

O C P A R C H I T E C T S

HURSTVILLE CIVIC PRECINCT PLANNING PROPOSAL

HURSTVILLE, NSW



INDEPENDENT HERITAGE ASSESSMENT

For SJB Planning

Job No 16063

Issue A – January 2019

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1 INTRODUCTION

1.1 Purpose of this Document

Georges River Council is seeking approval for a planning proposal in the form of a site specific amendment to *Hurstville Local Environmental Plan 2012* to enable the future redevelopment of the Hurstville Civic Precinct to cater for civic, cultural, community and residential development within the Hurstville City Centre.

The subject site is known as the Hurstville Civic Precinct and is comprised of 12 allotments of land and a road reserve bound by Queens Road, Dora Street, MacMahon Street and Park Road.

OCP Architects were initially engaged by SJB Planning in 2016 to provide a preliminary review of Planning Proposal put forward by Georges River Council (the proponent). Following this preliminary review, the planning proposal was amended and a new planning proposal was put forward by the proponent in 2018.

The purpose of this report is to provide an independent assessment of the updated Civic Precinct Planning Proposal from a heritage perspective. This report provides a review of the Planning Proposal documentation put forward by the proponent, given consideration of the heritage issues pertaining to the site and the impacts of the Planning Proposal on the heritage significance of the Hurstville City Museum and Gallery at 14 MacMahon Street, listed as an item of local heritage significance on the *Hurstville Local Environmental Plan 1994* (HLEP 1994), as well as other heritage items in the vicinity of the site. This report is intended to inform the overall assessment of the Planning Proposal by SJB Planning.

1.2 Site Identification

The Hurstville Civic Precinct site is located in the northern portion of the Hurstville Town Centre approximately 200m to the north-east of Hurstville Railway Station.



Figure 1.1 - Location of the Hurstville Civic Precinct within Hurstville. The subject site is bound in red. (Source: Google Maps 2019)

The site is irregular in shape and has a total area of approximately 12,645.5m² comprising 12 parcels of land and a road reserve owned by Georges River Council. The site is bound by Queens Road to the north-west, Park Road to the east, MacMahon Street to the south-east and Dora Street to the south-west.

The site comprises the following properties in Hurstville:

ADDRESS	LOT	DEPOSITED PLAN	EXISTING BUILDINGS / SITE ELEMENTS
4-6 Dora Street, Hurstville	13	6510	Single storey brick residence
4-6 Dora Street, Hurstville	14	6510	Baptist Church
16-32 MacMahon Street, Hurstville	200	831931	Hurstville Council and Entertainment Centre
91 Queens Road, Hurstville	5	137320	Hurstville Senior Citizens Centre
91 Queens Road, Hurstville	6	137320	Hurstville Senior Citizens Centre
14 MacMahon Street, Hurstville	201	831931	Hurstville Museum and Gallery
14A MacMahon Street, Hurstville	B	321590	Carpark
3 Patrick Street, Hurstville	A	340310	Carpark
1 Patrick Street, Hurstville	B	340310	Carpark
6 MacMahon Street, Hurstville	1	137320	Carpark
2 Patrick Street, Hurstville	A	389008	Carpark
2 Patrick Street, Hurstville	B	389008	Carpark
Patrick Street	100	260103	Patrick Street Road Reserve



Figure 1.2 - Hurstville Civic Precinct, bound in red. (Source: SIX Maps, LPI, 2017)

1.3 Background

A Planning Proposal for the redevelopment of the Hurstville Civic Precinct site was put forward by Georges River Council in 2016, seeking to establish the following planning controls to the Hurstville Civic Precinct site which is currently referred to as ‘Deferred Matter’ under Hurstville Local Environmental Plan 2012 (HLEP 2012);

- Apply a B4 Mixed Use zoning across the site;
- Introduce a maximum allowable building height of 63m; and
- Introduce a maximum allowable floor space ratio of 4.9:1.
- Exclude any heritage listing of the Hurstville City Museum and Gallery in the Hurstville LEP 2012.

In addition to the proposed amendments to the HLEP 2012, the key features of the 2016 Masterplan included:

- Demolition of all buildings on the site including Hurstville City Museum and Gallery at 14 MacMahon Street which is listed as a local heritage item on the HLEP 1994
- Two high-rise residential buildings of 18 and 19 storeys;
- A 12 storey mixed use commercial, civic and community building with ground floor retail; and
- A four storey building component (connected to the 12 storey building) comprising community facilities and retail tenancies;
- A new plaza and park fronting MacMahon Street.

The 2016 masterplan is detailed in Figure 1.3 and Figure 1.4 below:



Figure 1.3 – 2016 Civic Precinct Masterplan (Source: Masterplan and Urban Design Report, DWP Suters)

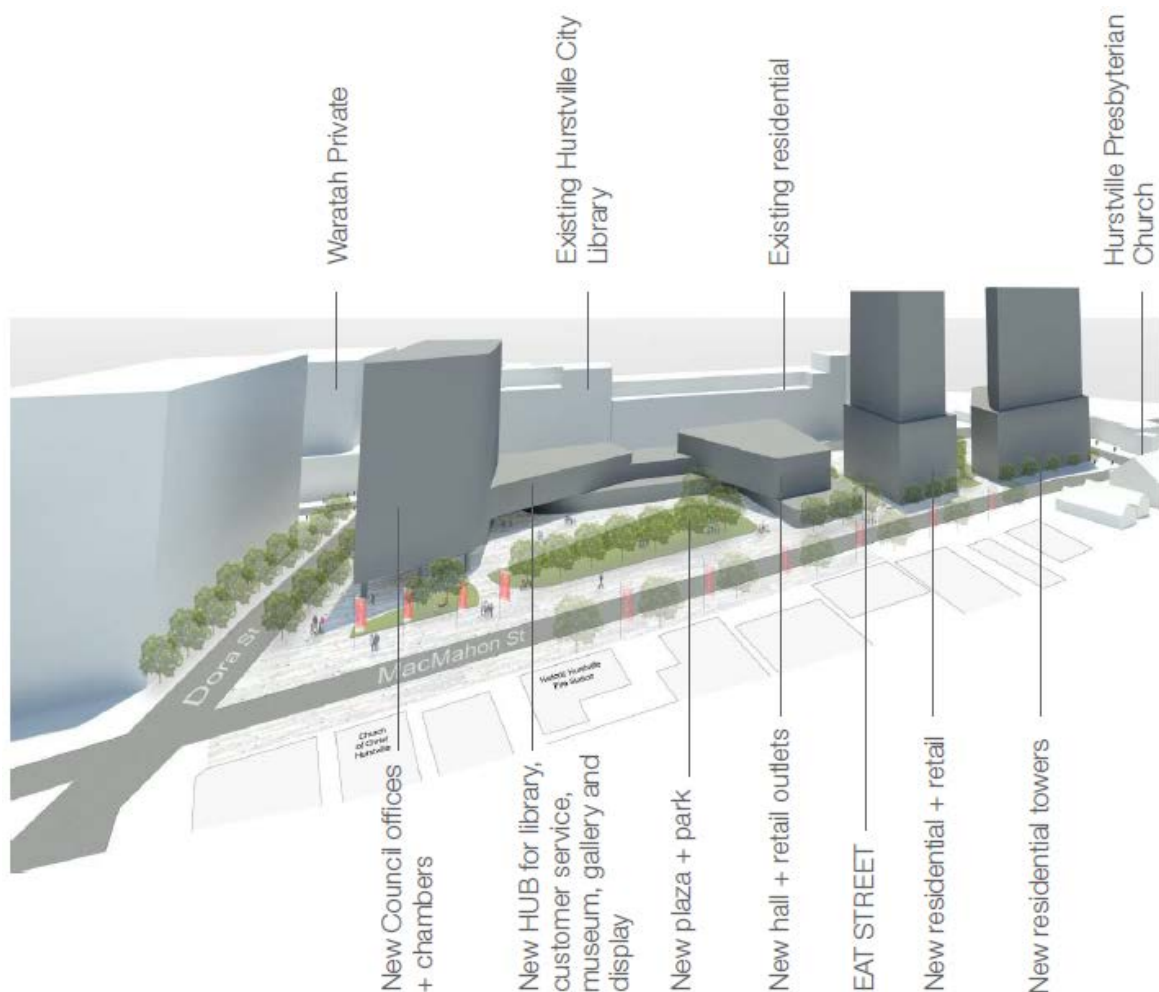


Figure 1.4 - 2016 Civic Precinct Masterplan (Source: Masterplan and Urban Design Report, DWP Suters)

In February 2017, OCP Architects provided a preliminary heritage assessment of the Civic Precinct Planning Proposal in order to inform the overall independent assessment of the proposal by SJB Planning. The key findings of the preliminary review of the planning proposal by OCP Architects in February 2017 are summarised below:

- *The exclusion of the Hurstville City Museum and Gallery from the Hurstville LEP 2012 and demolition of this building cannot be supported from a heritage perspective. The heritage item meets the criteria for local listing in terms of its historic, associative, aesthetic, social, rare and representative values. Therefore, the building should retain its status as a heritage item and be included on the HLEP 2012;*
- *The preliminary masterplan design options and existing site conditions indicate that the future redevelopment of the site could facilitate the retention of the heritage item whilst still providing the public benefits outlined in the Masterplan including community facilities, Council administration offices, commercial and retail floor space, residential units and open space. Further analysis of masterplan design options is required in order to establish an appropriate response to the heritage significance of the site;*
- *The site is located in close proximity to a number of items of local heritage significance. The impact of the planning proposal and future redevelopment of the site on the heritage significance of the surrounding heritage items should be considered as part of the justification of the planning proposal.*

Based on the key findings, OCP requested a number of amendments to the planning proposal and supporting documentation, including:

- Revising the planning proposal and Civic Precinct masterplan to include the retention of the significant elements of the site.
- Provision of a revised Heritage Report which includes the following analysis:
 - A full heritage assessment of the site, including the Baptist Church and adjoining residence on Dora Street, the heritage listed Museum and Gallery on MacMahon Street and the numerous commemorative plaques and monuments on the site;
 - A discussion of Masterplan design options and justification of the chosen Masterplan design;
 - A contextual analysis of the Civic Precinct site and surrounding areas;
 - An assessment of the impact of the planning proposal on the heritage significance of the numerous heritage items in the vicinity of the site;
 - A discussion of heritage and urban design considerations including recommendations on how future development on the site could be designed in order to mitigate the impact of the works on the heritage significance of buildings on the site as well as surrounding heritage items.

The preliminary review also identified the need for the preparation of a site specific Development Control Plan (DCP) in order to guide future development on the site. Given that the future redevelopment of the site is likely to significantly influence the changing character of the local area, the planning proposal and associated development controls should be guided by heritage advice and impact assessment.

This preliminary assessment is included in Appendix A of this report.

Since this time, Georges River Council has put forward a revised Planning Proposal scheme for the Civic Precinct site.

1.4 This Planning Proposal (2018 Planning Proposal)

The current planning proposal, put forward by Georges River Council in 2018, seeks to apply the following planning controls to the Hurstville Civic Precinct site:

- Apply a B4 Mixed Use zoning across the site;
- Introduce a maximum allowable building height of 60m;
- Introduce a maximum allowable floor space ration of 7:1;
- Reclassification of Lot 13 and Lot 14 in DP 6510 from Community land to Operational land (all trusts discharged).

This planning proposal does not seek to amend the listing of the Hurstville City Museum and Art Gallery on the HLEP 1994, noting that additional amendments will be required by Council to include this site as an item on Schedule 5 Environmental Heritage of the HLEP 2012.

In addition to the proposed amendments to the HLEP 2012, the key features of this Planning Proposal includes:

- Demolition of all buildings on the site, except for the Hurstville City Museum and Gallery;
- Two 18 storey residential buildings;
- A 12 storey mixed use commercial and civic building (including council chambers);
- A 4 storey building component (connected to the 12 storey building) comprising community auditorium, library and retail tenancies; and
- A new plaza and park fronting MacMahon Street.

The Hurstville Civic Precinct Masterplan is detailed in Figure 1.5 below:



Figure 1.5 - 2018 Civic Precinct Masterplan. (Source: DWP Australia, 2018).

1.5 Report Limitations

This report is limited to a review of the Planning Proposal based on an investigation of the European built heritage within and in the vicinity of the site. It is based on a visual inspection of the site and its surroundings in conjunction with a review of available information on heritage items in the vicinity

of the site, sourced via web based information. This report does not address Aboriginal cultural heritage or any impacts that the planning proposal may have on archaeological sites.

This report does not address the impact of the Planning Proposal on Baptist Church and neighbouring dwelling house at 4 – 6 Dora Street. These buildings are not listed as heritage items on the *Hurstville Local Environmental Plan 2012* (HLEP 2012) or the *Hurstville Local Environmental Plan 1994* (HLEP 1994). Approval was granted by Hurstville Council to the Baptist Union of NSW for the demolition of these buildings on 16 October 2013 (DA2013/0143). These sites were later acquired by Hurstville Council and form part of the Hurstville Civic Precinct, subject of this Planning Proposal.

The assessment contained within this report is based on a review of the Planning Proposal documentation submitted in 2018, with particular focus on the following documents:

- Planning Proposal – Site specific amendment to Hurstville Local Environmental Plan 2012, Hurstville Civic Precinct, prepared by City Plan Services on behalf of Georges River Council, July 2018.
- Appendix A – Hurstville Concept Design Report, prepared by DWP Australia Pty Ltd, 27 July 2018.
- Appendix B – Hurstville Civic Precinct Development Control Plan, prepared by TPG Town Planning and Urban Design, DWP Australia, and Stephen Pearse Architect, 25 June 2018.
- Heritage Impact Statement, Hurstville Civic Precinct Masterplan, prepared by Weir Phillips Heritage, November 2018.

1.6 Authorship

The report was prepared by OCP Architects Pty Ltd, written by Bianca Hollo, Conservation and Planning Consultant, and reviewed by Otto Cserhalmi, Principal.

1.7 Methodology and Terminology

This report has been prepared on the basis of the NSW Heritage Branch guideline for the preparation of Assessments of Heritage Impact. The principles contained in the Australian ICOMOS *Charter for the Conservation of Places of Cultural Significance (The Burra Charter)* 2013 are used as a methodology for assessing heritage impact.

2 HERITAGE MANAGEMENT FRAMEWORK

The Civic Precinct site contains the Hurstville City Museum and Gallery at 14 MacMahon Street, Hurstville. This building is listed as an item of local heritage significance under Schedule 2 of the Hurstville LEP 1994 (HLEP 1994). As the Civic Precinct is referred to as 'Deferred Matter', the site has not been listed under the HLEP 2012.

The site is also located within the vicinity of many heritage items which have been listed below;

ITEM NAME	ADDRESS	SIGNIFICANCE	ITEM NO. (HLEP 2012)
Fire Station	27 MacMahon Street	Local	I159
Friendly Societies' Dispensary Building	17 MacMahon Street	Local	I158
Presbyterian Church	1 MacMahon Street	Local	I156
Federation House	16 Patrick Street	Local	I40
"Gladwyn"	96 Queens Road	Local	I42
Victorian House	79 The Avenue	Local	I46
Victorian House	81 The Avenue	Local	I47
"Yarra-mundi"	75 Queens Road	Local	I41
Shop	244 Forest Road	Local	I142
Shop	237 Forest Road	Local	I140
Semi-detached Victorian terraces	33–47 Dora Street	Local	I119
Belmontes Pizza Shop	372 Forest Road	Local	I155
Hurstville Railway Substation	Between 309 and 309A Forest Road	Local	I1150
Rendered facade of building	307 Forest Road	Local	I149
Ritchie House	289–291 Forest Road	Local	I148
Shops	277–285 Forest Road	Local	I147
Rendered facade of building	263–273 Forest Road	Local	I145
Front facade of building	255–257 Forest Road	Local	I144
Hurstville Hotel	350 Forest Road	Local	I154
Rendered facade of building	342–344 Forest Road	Local	I153
Rendered facade of building	338–340 Forest Road	Local	I152

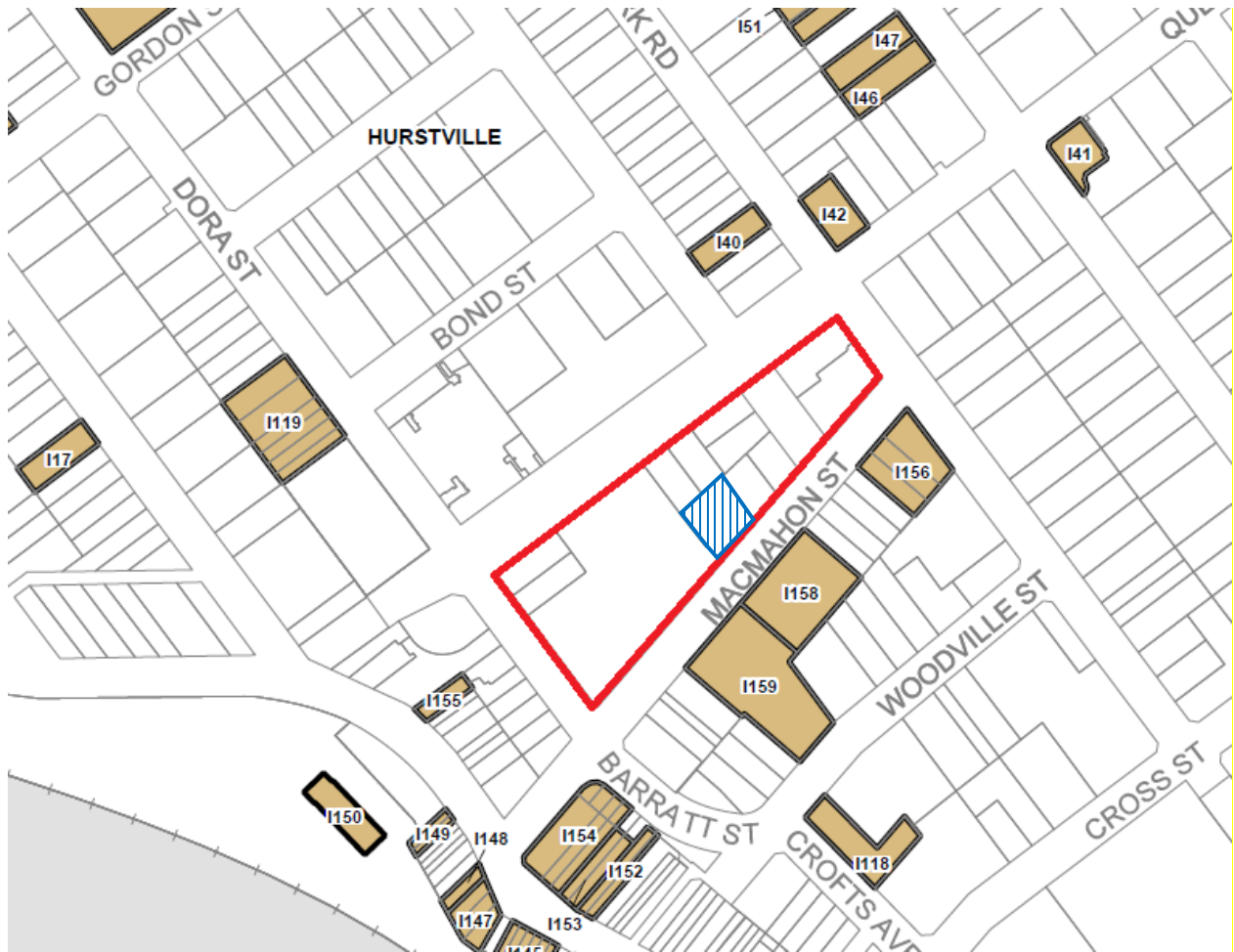


Figure 2.1 - Excerpt from the Hurstville LEP 2012 Heritage Map, Sheet 008A, showing the Civic Precinct, outlined in red, and numerous heritage items in the vicinity. Note – the subject site is referred to as ‘deferred matter’ in the HLEP 2012 and therefore, does not include the HLEP 1994 listing of the Hurstville Museum and Gallery at 14 MacMahon Street. The site of the Hurstville City Museum and Gallery which is listed on the HLEP 1994 is shown hatched in blue. (Source: HLEP 2012)

3 HISTORICAL CONTEXT

Hurstville, along with a number of the other southern Sydney Suburbs, was originally occupied by the Bidjigal clan of the Darug language group who occupied the area between the Cooks River and the Georges River, from Botany Bay to Rose Hill.

The area remained essentially undisturbed by European colonialists up until the early 1800s when the earliest land grants were made in the area later declared the Parish of St George. The first land grant was made in 1804 to Hannah Laycock, known as King's Grove Farm, comprising 500 acres. This was followed by a number of small grants adjacent to Kings Grove Farm and Salt Pan Creek.

On 11 April 1810, a grant of 1,950 acres was assigned to John Townson, known as Townson Farm which included much of the land that comprises present-day Hurstville, including the subject site. In 1812, Townson farm was sold to emancipated convict and Sydney entrepreneur, Simeon Lord. In addition to Townson Farm, the adjoining Kings Grove Farm was acquired by Lord and the area became known as Lord's forest.

Following the death of Simeon Lord in 1840, the largest of Townson's grants were transferred to John Holden and James Holt in 1844, and to Michael Gannon in 1850. The area soon became known as Gannon's Forest, with references from the mid-1850s to Gannon's Forest Road, which later became Forest Road, and Gannon's Village, which became the centre of what would become Hurstville.¹

From the 1850s a number of public buildings and local amenities were constructed, including a number of inns, a Methodist Chapel (1851), a Church of England (1855) which later provided the first school in the area, and a Wesleyan Chapel (1856). A number of major roads were constructed in the 1860s, including Rocky Point Road and the beginning of Kuggerah Road (later Princes Highway), as well as the opening of Gannon Forest Post Office at Charles Clagget's store on Forest Road.

The construction of the Illawarra Railway and the opening of the Railway Station at Hurstville in 1884 saw increased urban development and the creation of a number of municipalities, including the Municipality of Kogarah (1885) and the Municipality of Hurstville (1887). A commercial centre developed around the station with the construction of local amenities and new businesses. Largely undeveloped estates in Hurstville, Penshurst, Mortdale and Oatley were subdivided to provide homes for people who would be able to commute to the City on a daily basis. Rural activities, however, persisted in the region well into the twentieth century.

Urban development in Hurstville was intensified in the Inter War period with the quadruplication of the railway line between 1913 and 1925, and the increase in population from 15,500 in 1923 to over 23,200 by 1935. During this period over 3,800 new buildings were erected in the Municipality and property values doubled.²

During the late 20th Century, the population of Hurstville continued to increase, evidenced by the development of high density housing and the opening of Grace Brothers in Hurstville in 1965. Hurstville was proclaimed as a city in 1988. In 2016, Hurstville was amalgamated with Kogarah City Council to form Georges River Council.

¹ For a reference to 'Gannon's Forest Road' see, for example, Application to Bring Lands Under the Provisions of the Real Property Act No. 8600, NSW LPI.

² Binns, Bea (et al.), A Century of Progress: Rockdale 1871-1971, NSW, Rockdale Municipal Council, n.d, p. 46.

3.1 Hurstville Civic Precinct

The subject site formed part of an estate which was purchased by the MacMahon family in 1883 (originally part of Townson's grant). The MacMahon's land, referred to as Dalcassia Estate, encompassed the area bound by current Dora, Patrick and MacMahon Streets and Stoney Creek Road. The MacMahons lived on part of this estate in their mansion, Moyarta. The estate was gradually subdivided from 1884 onwards, however, the development of the site was intensified after 1912.

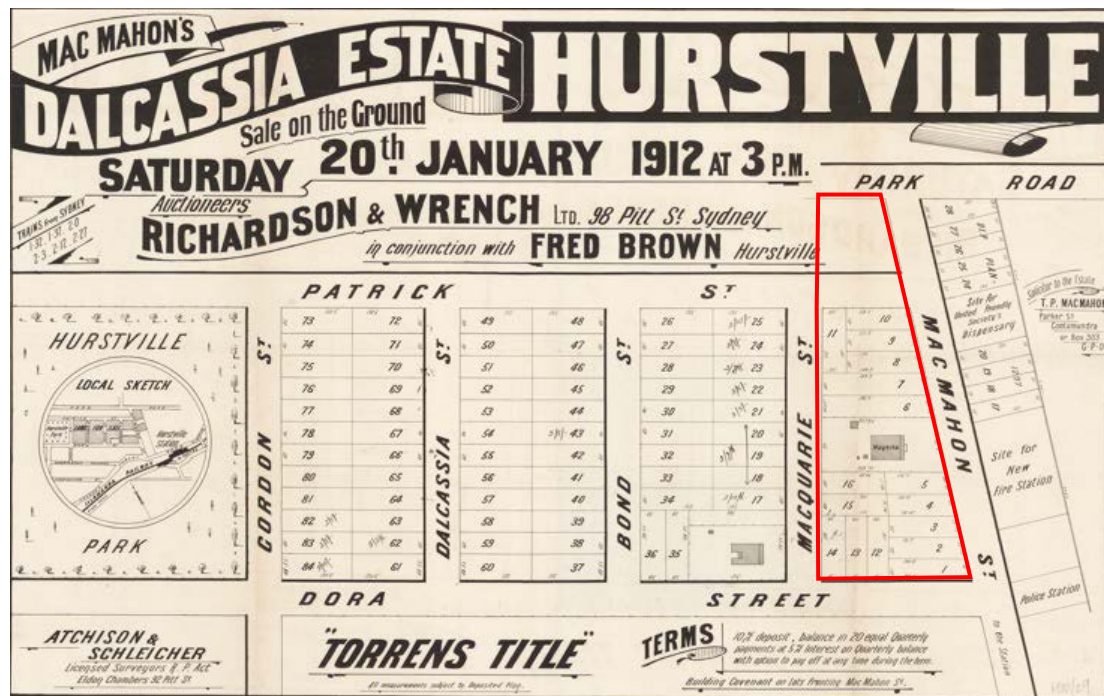


Figure 3.1 – Richardson & Wrench subdivision plan of the Dalcassia Estate, Hurstville, 1912. The approximate boundary of the subject site is shown in red. The house shown in the subdivision plan is likely the MacMahon's family home, Moyarta, which is also shown in the 1943 aerial in Figure 3.2. (Source: National Library of Australia).



Figure 3.2 - 1943 aerial photograph showing the subject Hurstville Civic Precinct site, outlined in red, and surrounds. (Source: SIX Maps, LPI).

By 1943, the subject site had been developed with the construction of a Baptist Church on the corner of Dora Street and Queens Road, as well as a number of residences (including Kenilworth, now known as the Hurstville Museum and Gallery) and commercial buildings (refer Figure 3.2).

Moyarta was eventually demolished to make way for the current Civic Centre at 16 – 32 MacMahon Street. Furthermore, with the exception of the Baptist Church and adjoining residence at 4 – 6 Dora Street and the Hurstville Museum and Gallery at 14 MacMahon Street, all of the other buildings dating from the early 20th Century have been demolished.

3.1.1 Hurstville Museum and Gallery (Kenilworth)

The Old English style house was designed by the architectural firm Peddle Thorp & Walker (Figure 3.3).³ It was built in 1929 for Dr John Saxon Crakanthorp, a local doctor who used the property as his practice, surgery and residence. The property was initially known as Kenilworth and numbered as 20 MacMahon Street, later being re-numbered as 14 MacMahon Street in 1962. The gardens surrounding the house were well known in the area and people would travel just to see the magnificent azaleas in bloom. Dr Crakanthorp's healing hands also had a green thumb, growing orchids in orchid houses he built on the property and selling them overseas.⁴

³ Hurstville City Library, Propeller, Special Supplement, Local Studies Collection, Hurstville City Library, 31 May 1962.

⁴ B Heilmann and B Leyshon, 'Oral history interview. Exhibition: If These Walls Could Talk: Stories From 14 MacMahon Street: Interviewee: Philippa Williams; Subject: Doctor Crakanthorp's home and practice at 14 MacMahon Street, 10 May, 2013, Hurstville Council, 2015.

Note: refer also to Hurstville Library and Museum blog archives for a summary of 'If These Walls Could Talk', accessed January 2019 from http://hurstvilleimg.blogspot.com/2014_03_01_archive.html

Kenilworth was designed by Sydney architectural firm Peddle Thorpe & Walker (PTW). Architect James Peddle, who established the firm in 1889, was known for his work in domestic architecture. Evidenced by the 'Old English' style of Crakanthorp's house, Peddle's designs were shaped from his experience in England and the United States. PTW continued to grow throughout the 20th Century, becoming well known for commercial architecture from the mid-1950s onwards.

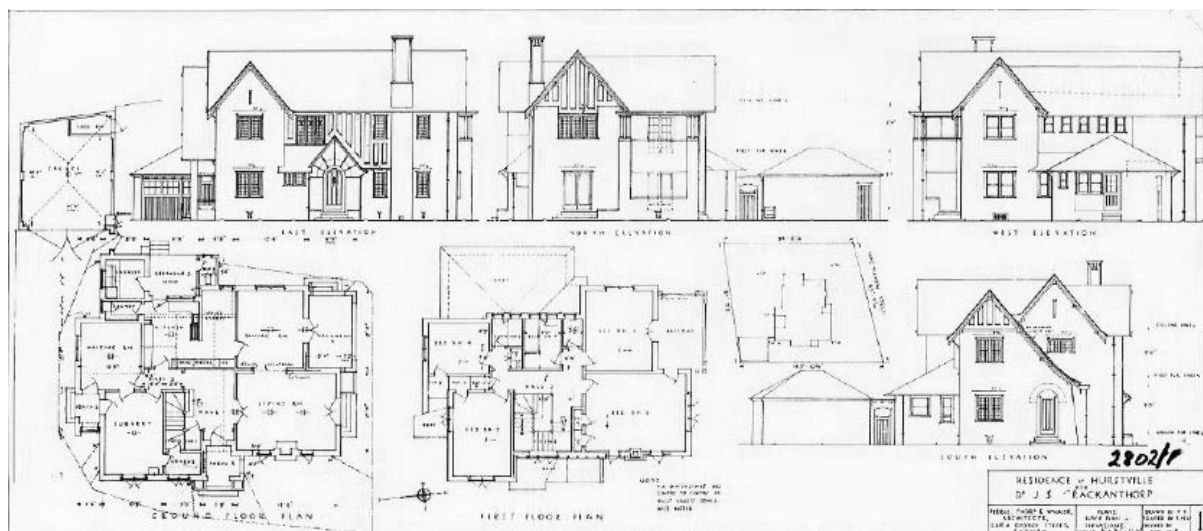


Figure 3.3 – Original architectural plans of the residence for Dr Crakanthorp. (Source: Peddle Thorpe and Walker Architects).

Dr Crakanthorp's surgery formed part of a small group of medical services, including the practice of Dr Edward R. Figtree across the street and the Hurstville and District United Friendly Society Pharmacy (listed as a heritage item on the Hurstville LEP 2012).

The building was later used as a Rugby Union Clubhouse during the 1960s and 1970s. The building was purchased by Hurstville Council in 1978 and was leased to various restaurants in the 1980s and 1990s before being converted into a Museum and Gallery in 2004.

3.1.2 Baptist Church

The land on the corner of Queens Road and Dora Street was acquired by the Baptist community. A new Church was constructed on the site in 1939, as indicated by the plaques embedded in the Queens Road.

The Baptist Church was put forward as a potential heritage item in the 2013 Hurstville Community Based Heritage Study but was not incorporated in the HLEP 2012 as a Heritage item. The Baptist Church, along with the adjoining residence, was approved for demolition in October 2013 and the property was acquired by Council in 2017.

3.1.3 Hurstville Civic Centre

Hurstville Council was established in 1887 and occupied a number of buildings temporarily before the purchase of land on the corner of MacMahon Street and Forest Road. Council Chambers were constructed in 1913 and rebuilt in 1931, responding to the growing size of the municipality.

In the 1950s, Council purchased extra land on the MacMahon Street for the construction of a new, up to date administrative complex with entertainment centre and community facilities. The

MacMahon's original family mansion, *Moyarta*, was demolished and the first stage of the new Civic Centre was opened in 1962 to the design of Peddle, Thorp and Walker. The engineers were Woolacott, Hale & Bond.⁵

The Hurstville Civic Centre was put forward as a potential heritage item in the 2013 Hurstville Community Based Heritage Study Review but was not incorporated as a heritage item on the HLEP 2012.

⁵ 'Hurstville Civic Centre (Marana Entertainment Centre)' contained within the *Report on Hurstville Community Based Heritage Study Review, Volume 2*, prepared by City Plan Heritage in September 2013 for Hurstville Council.

4 DESCRIPTION OF THE SITE AND SURROUNDS

4.1 The Site

The Hurstville Civic Precinct, subject of this planning proposal, is bound by Queens Road to the north-west, Park Road to the east, MacMahon Street to the south-east and Dora Street to the south-west.

The site consists of 12 parcels of land and a road reserve owned by Georges River Council. The site currently comprises the Georges River Council Administration Building, Civic and Entertainment Centres at 16 – 32 MacMahon Street; the Hurstville City Museum and Gallery at 14 MacMahon Street; a public car park on the north portion of the site with frontages to MacMahon Street, Park Road and Queens Road; the Hurstville Senior Citizens and Community Centre at 91 Queens Road; a Baptist Church at 6 Dora Street and an Inter War brick and sandstone residence at 4 Dora Street. Despite the Inter War construction period and considerable aesthetic appeal of the Baptist Church and adjoining residence, these buildings are not listed as heritage items on the HLEP 1994 or HLEP 2012.

The existing collection of buildings within the Civic Precinct site date from a range of construction periods from the 1920s to the 1970s and include a range of building forms, materials, features and colours owing to the range of architectural styles and intended purposes of the buildings. Furthermore, the variation in setbacks and building forms across the subject site has resulted in a varied urban environment and an inconsistent approach to the public domain. The footpaths around the subject site are inconsistently paved with a combination of standard brick pavers laid in a herringbone pattern, zig-zag pavers, concrete, and bitumen. The lack of consistency across the subject site in terms of architectural language, building forms and urban design is representative of the Hurstville Town Centre in general.

4.1.1 Hurstville Civic Centre

The Hurstville Civic Centre is a collection of 2-3 storey buildings along MacMahon and Dora Streets, including the 1962 two storey Civic Centre and Marana auditorium constructed in the 20th Century Stripped Classical style and the 1970s administration building on the corner of MacMahon and Dora Streets.

Constructed in 1962, the Civic Centre and Marana auditorium is a two storey building / complex comprises a steel frame (curtain wall) divided into bays by expressed vertical columns with a green exposed aggregate outer face framed by off-white concrete panels (refer Figure 4.1). The remainder of the facade is made up of aluminium framed windows with spandrels comprising copper panels with decorative relief that is unique to each panel (refer Figure 4.2), and blonde face brick walls. The base of the Civic Centre building features the 1913 and 1930 foundation stones of the former Council chambers.

The façade of the Marana Auditorium features face brick walls with a geometric pattern formed by expressed brickwork, as well as a curtain wall and spandrels which match the façade of the remainder of the civic centre. Access to the civic centre and auditorium is via two metal framed curved awnings (refer Figure 4.3).

The Civic Centre and auditorium are setback from the street behind a wide footpath/ forecourt paved with standard brick pavers in a herringbone pattern, and landscaped gardens. The forecourt consists of a single flagpole, as well as a number of commemorative plaques, both set into the paving and on low sandstone plinths.

While not heritage listed, the Hurstville Civic Centre and Auditorium building / complex is a good example of 20th Century Stripped Classical architecture, and may be considered to hold historic, aesthetic, social values and is associated with the prominent architectural firm, Peddle Thorp and Walker.

The 1970s council administration offices is a 2-3 storey cubiform building with a flat roof with pre-cast concrete panel walls and bands of anodized aluminium windows. Access to the offices is gained via a ramp and protruding portico on the corner of MacMahon and Dora Streets (refer Figure 4.4).



Figure 4.1 – Hurstville Civic Centre and paved forecourt, showing the flagpole, garden beds, and a number of commemorative plaques. (Source: OCP Architects, 2019)



Figure 4.2 – Detail photo of the spandrels to the principal façade of the Civic Centre. The spandrels comprise individual copper panels with decorative relief that is unique to each panel. (Source: OCP Architects, 2019)



Figure 4.3 – Hurstville Civic Centre and Marana Auditorium, showing the paved forecourt and curved entrance canopies. (Source: Google Streetview, Sept 2017)



Figure 4.4 – Georges River Council administration offices on the corner of MacMahon and Dora Streets. (Source: OCP Architects, 2019)

4.1.2 Hurstville City Museum and Gallery

The Hurstville City Museum and Gallery, originally called *Kenilworth* was constructed to in 1929 to the design of Peddle Thorpe and Walker in the Inter War Old English style. The building is constructed of face brick with half-timbered walls and gable ends. The building is contained under multiple high pitched roofs with glazed terracotta tiles. Other features of the building that are typical of the Inter War Old English style include the asymmetrical massing of the facades, terracotta cat-

slide roof, textured brickwork (see radiating bands of textured brickwork to the entrance portico), tall chimney, casement windows and leadlight glazing.



Figure 4.5 – The Hurstville City Museum and Gallery at 14 MacMahon Street. (Source: OCP Architects, 2019)



Figure 4.6 – The Hurstville City Museum and Gallery at 14 MacMahon Street, showing the side elevation and single storey modern addition at the rear (Source: OCP Architects, 2017)

4.1.3 Carpark

The carpark on the north-east portion of the site occupies a number of allotments and a road reserve, and is bound by Queens Road, Park Road, MacMahon Street, the Hurstville City Museum and Gallery and Senior Citizens and Community Centre. The car park is open and features a number of large mature trees (refer Figure 4.7).



Figure 4.7 – View of the carpark, looking west. (Source: OCP Architects, 2019)

4.1.4 Baptist Church and Adjoining Residence

Constructed in 1939, Hurstville Baptist Church is a 1 – 2 storey face brick building on a rendered masonry base with a gabled terracotta tiled roof. The front façade facing Dora Street features bands of decorative brickwork, a pair of timber framed windows with louvred fanlights and rendered quatrefoil motifs, and an entrance vestibule with a hipped roof, timber doors, and small timber windows. The side elevation facing Queens Road features engaged brick piers, arched timber casement windows with leadlight glazing. The rear of the building is two storeys and features a parapeted gable, arched double hung sash windows and bands of decorative brickwork.

The residence at 4 Dora Street is a single storey Inter War face brick bungalow contained under a hipped terracotta tiled roof. The front façade of the house features a bay window on a sandstone base and a sandstone verandah, as well as timber framed double hung sash windows with lead-light glazing. The house retains its original tessellated tiled path between the street and the front sandstone and terrazzo steps.

The Church and adjoining residence appear to be in reasonably good condition and exhibit a high degree of integrity. However, the Baptist Church and adjoining residence are not listed as heritage items on the HLEP 1994 or HLEP 2012, and were approved for demolition in 2013.



Figure 4.8 – View of the Baptist Church at 6 Dora Street. (Source: OCP Architects, 2019)



Figure 4.9 – View of the face brick and sandstone residence at 4 Dora Street. (Source: OCP Architects, 2019)

4.1.5 Hurstville Senior Citizens and Community Centre

The Hurstville Senior Citizens and Community Centre at 91 Queens Road is a free-standing single storey building constructed in the c1970s. The building features face brick walls contained under a flat roof with a deep fascia clad in corrugated steel sheeting. The front façade of the building is asymmetrical and features a pair of vertically proportioned aluminium framed windows and a recessed entrance with aluminium framed glazed doors and a cantilevered concrete awning.



Figure 4.10 – View of the single storey Senior Citizens and Community Centre (left), and the rear of the Hurstville Civic Centre / Auditorium. (Source: OCP Architects 2019)

4.2 Context

The Hurstville Civic Precinct forms part of the Hurstville town centre which is comprised of a combination of retail and commercial buildings, offices, pubs, restaurants, hospitals, churches, and civic buildings interspersed with contemporary high-rise residential developments.

The Hurstville town centre is comprised of buildings from numerous building periods with no consistent urban design, architectural language or façade treatment. The large variety of building types, architectural styles and construction periods has resulted in the use a variety of building materials, varying building setbacks and an inconsistent treatment of the public domain which has resulted in a highly varied urban environment.

The area surrounding the Civic Precinct site is characterised by a range of buildings of varying heights and construction periods. Queens Road directly to the north of the site consists of a number of buildings ranging from seven to ten storeys with commercial / civic uses at street level. The 10 storey building at 20 Dora Street (corner of Queens Road) is a face brick mixed use building with the Hurstville Library and other commercial uses at ground level, and residential apartments above. The adjacent 7-10 storey building at 112 Queens Road also comprises retail / commercial uses, however, the regularly placed basement vents / planter boxes, lack of visual permeability at ground level and over-abundance of signage creates visual clutter whilst also reducing street activation.



Figure 4.11 – View along Queens Road opposite the subject site, showing the 7 storey brick building at 20 Dora Street and the adjoining 7-10 storey rendered concrete building at 112 Queens Road. (Source: OCP Architects 2019)



Figure 4.12 – View of the ground floor of 112 Queens Road. Note the inconsistent paving, high planter boxes / basement vents, lack of visual permeability into retail / commercial premises and abundance of signs. (Source: OCP Architects 2019)

The streets to the north-east of the site are generally characterised by low scale single and two storey dwellings dating from the Victorian, Federation and Inter War periods, including a number of heritage listed dwellings. Diagonally opposite the subject site on the corner of Queens Road and Park Road, “Gladwyn” is a Victorian cottage with verandah setback behind a small garden with a number of mature trees and shrubs. This property is heritage listed on the HLEP 2012 (I42). The single and two-storey residences to the north of the subject site are interspersed with three storey flat buildings constructed in the c1970s and late 20th Century.

Park Road to the east of the site consists of a number of three storey flat buildings constructed in the c1970s setback from the street behind small front gardens, and a number of mature trees.



Figure 4.13 – Heritage listed Victorian cottage “Gladwyn” at 96 Queens Road, diagonally opposite the subject site. (Source: OCP Architects 2019)



Figure 4.14 – View south-east along Park Road, showing the three storey c1970s apartment buildings opposite the subject site. (Source: OCP Architects 2019)

Opposite the subject site on Dora Street lies a six storey commercial building and a recently constructed fourteen storey residential flat building. Further to west on Forest Road lies the heritage listed Inter War period Hurstville Hotel and a number of two storey shops constructed from the Federation period to the late twentieth century.



Figure 4.15 – View north-west along Dora Street, showing the new 14 storey residential flat building opposite the subject site, indicated by the red arrow, and another multi-storey building currently under construction. (Source: OCP Architects 2019)



Figure 4.16 – View south-west along MacMahon Street towards Forest Road, showing the heritage listed Inter War Hurstville Hotel on the left, and the group of Inter War shops along Forest Road in the distance. (Source: OCP Architects 2019)

The southern side of MacMahon Street opposite the Civic Precinct site contains a number of heritage buildings including the former Fire Station, the former Friendly Societies’ Dispensary Building, three bungalows dating from the Federation and Inter War periods and the Presbyterian Church. Interspersed between and behind these low scale historic buildings are a number of medium and high-rise residential buildings ranging from six to twelve storeys in height.



Figure 4.17 – View of the heritage listed Presbyterian Church on the corner of MacMahon Street and Park Road. (Source: OCP Architects, 2019).



Figure 4.18 – View of the heritage listed Friendly Societies' Dispensary Building on MacMahon Street, showing high-rise residential apartments in the background. (Source: OCP Architects, 2019).



Figure 4.19 – View of the heritage listed Fire Station on MacMahon Street, showing the high-rise residential apartments at the rear of the site. (Source: OCP Architects, 2019)



Figure 4.20 – View of a two storey Inter War apartment building, c1970s Church and 6 storey mixed use building on the corner of MacMahon and Dora Street. (Source: OCP Architects, 2019).

The Hurstville town centre contains a large concentration of heritage buildings dating from the Victorian, Federation and Inter-War periods. Many, but not all, of these buildings are listed as items of local heritage significance on the HLEP 2012.

5 OVERVIEW OF THE PLANNING PROPOSAL

The need for new development provisions in the Hurstville City Centre have been considered for some time, with numerous strategic planning and urban design studies being identified by or on behalf of Council, including:

- Hurstville City Centre Concept Master Plan (Government Architects Office 2004).
- Hurstville City Centre Urban Form Study (Dickson Rothschild 2007).
- Hurstville Public Domain Plan (Hurstville City Council 2007).
- Open Space, Recreation, Community and Library Facilities Strategy (Hurstville City Council 2010).
- Draft Hurstville City Centre Urban Design Strategy (SJB Architects, 2017).

The current planning proposal (2018), underpinned by the Hurstville Civic Centre Concept Design Report, prepared by DWP in 2018.

This Planning Proposal seeks an amendment to the Hurstville Local Environmental Plan 2012 to achieve the necessary land classification, land use zoning, building height and floor space ratio to enable the future redevelopment of the existing Hurstville Civic Precinct for a mixed use civic, cultural, commercial and residential development.

The majority of the Civic Precinct site is currently classified as operational land. The former Baptist Church and adjoining residence at 2 – 4 Dora Street (i.e. Lot 13 and Lot 14 in DP 6510) were acquired by Council on 31 March 2017 under the Land Acquisition (Just Terms Compensation) Act 1991 and was therefore transferred to Council with a default ‘community’ classification, including associated trusts. The planning proposal includes the reclassification of the land at 2 – 4 Dora Street as ‘operational’ land in order to allow for the redevelopment of the site in accordance with the proposed B4 Mixed Use zoning.

As the subject site is currently referred to as ‘deferred matter’ in the HLEP 2012, the LEP will need to be amended to include all planning provisions applicable to the future development of the site, including the heritage listing of the Hurstville Museum and Gallery at 14 MacMahon Street, Hurstville.

The proposed site specific amendments to the HLEP 2012 are summarised in the table below:

HLEP 2012 PROVISION	EXISTING	PROPOSED
Land Zoning and Principal Development Standards		
Land Zoning (LZN)	Deferred Matter	B4 Mixed Use
Height of Buildings (HOB)	No HOB designation	48m, 17m and 60m, to be referred to respectively as ‘X1’, ‘P1’, and ‘AA’ on the HLEP 2012 HOB Map.
Floor Space Ratio (FSR)	No FSR designation	3:1, 7:1, and 5:1, to be referred to respectively as ‘V’, ‘AB’, and ‘Z’ on the HLEP 2012 FSR Map.
Reclassification of Public Land (2-4 Dora Street)		
Land Classification	Community	Operational (all trusts discharged)

The proposed amendments to the HLEP 2012 are intended on allowing the future redevelopment of the site to provide the following uses, as set out in the Hurstville Civic Precinct Concept Design Report, 2018:

- Community space including library, museum and gallery display areas;
- Customer service centre, Council offices/chambers;
- Flexible auditorium/function space for a range of performance presentation activities (500 seats);
- Residential floor and commercial uses;
- Cafés and a range of recreation, relaxation or study areas;
- Basement car parking including underground parking for 1,200 vehicles including 500 potential public car parking spaces;

The Masterplan provides an indicative site layout and building envelope which incorporates the above uses. These include:

- Building A – 18 storey residential building;
- Building B – 18 storey residential / mixed use building;
- Building C – 4 storey building accommodating library, retail spaces and an auditorium;
- Building D – 12 storey mixed use building incorporating community uses, Council Chambers and commercial uses.
- Open spaces including a Civic Plaza fronting MacMahon Street and a small park fronting Queens Road.



Figure 5.1 – Indicative site layout and building envelopes illustrated in the Hurstville Civic Precinct Masterplan. (Source: DWP, 2018)

The Master Plan and site-specific Development Control Plan aim to provide a framework for the detailed design of the Civic Centre precinct. The site specific Development Control Plan sets out the guiding vision for the overall redevelopment of the site provides broad development provisions for the site layout, design excellence, built form, public realm, vehicle access and parking, and heritage. These DCP provisions are discussed in greater detail in section 6.3 below.

6 INDEPENDENT HERITAGE ASSESSMENT

The following sections provide an assessment of the proposed site specific amendments to the HLEP 2012, as well as the proposed masterplan, indicative building envelope plan and *Hurstville Civic Precinct DCP 2018* from a heritage perspective.

6.1 Proposed Site Specific Amendments to HLEP 2012

As the subject site is referred to as ‘deferred matter in the HLEP 2012, the site is not currently subject to a land use zone. The site currently accommodates a range of civic and community uses consistent with the B4 mixed use zone. The application of the B4 mixed use zone to the subject site will enable the redevelopment of the site to include a number of civic, community and commercial uses, well as residential apartments. Given the existing uses of the site, and the presence of a number of mixed use commercial / residential buildings in the surrounding streets, the application of a B4 mixed use zone is acceptable in heritage terms.

As described above, the Hurstville Civic Precinct Planning Proposal seeks to apply new maximum building height provisions the site, comprising; 48m (approximately 12 storeys) on the south-west portion of the site adjoining Dora Street; 12m (approximately 4 storeys) in the central portion of the site adjoining Queens Road; and 60m (approximately 18m) at the north-east portion of the site adjoining Park Road. Along with these proposed maximum building height provisions, the planning proposal seeks to apply FSR of 5:1 on the south-west portion of the site adjoining Dora Street; 3:1 in the central portion of the site adjoining Queens Road; and 7:1 at the north-east portion of the site adjoining Park Road.

The existing HLEP 2012 maximum building height (HOB) and floor space ratio (FSR) provisions for the areas surrounding the Civic Precinct site are illustrated in Figure 6.1 and Figure 6.2 below.



Figure 6.1 - Existing HLEP HOB provisions for the areas surrounding the Hurstville Civic Precinct site, bound in red. (Source: HLEP 2012, HOB map, sheet 008A)



Figure 6.2 - Existing HLEP FSR provisions for the areas surrounding the Hurstville Civic Precinct site, bound in red. (Source: HLEP 2012, FSR map, sheet 008A)

The area surrounding the Civic Precinct site is characterised by a mix of buildings dating from the Victorian period through to the late 20th Century and early 21st Century, including a number of 10-14 storey mixed use and residential flat buildings. On the south-west side of Dora Street directly opposite the subject site is a 14 storey building constructed relatively recently, as well as a new multi-storey building currently under construction. As shown in Figure 6.2, these sites are currently subject to a FSR provision of 6:1. The proposed HOB and FSR for the building form along Dora Street is therefore comparable with the height of nearby buildings. However, the proposed HOB provision of 60m and maximum FSR of 7:1 at the north-east portion of the site is significantly greater than the heights and scale of existing buildings and HLEP 2012 provisions that apply to the sites immediately adjacent to the site, although it is noted that other nearby sites within the Hurstville Civic Centre have maximum building height controls of 45m – 65m. For example, further to the south of the subject site on the corner of Cross Street and Park Road is a high rise apartment building comprising of 17 storeys of apartments set back from a 3 storey podium which occupies the entire site.

The heritage items in the vicinity of the development are low scale buildings comprising one to two storeys, the main consideration of new developments is the architectural treatment of the lower levels of new buildings and the treatment of the public domain which would be determined through future development applications for the detailed design of new buildings. These considerations are discussed in greater detail in Section 6.3 below in relation to the Hurstville Civic Precinct DCP 2018. However, when considering the impact of the proposed new planning provisions alone, an increase in the HOB and FSR provisions that apply to the site would result in the following built form outcomes which may have the potential to impact on the heritage significance of the site and the surrounding neighbourhood:

- Demolition of all buildings within the Hurstville Civic Precinct, with the exception of the heritage listed Hurstville City Museum and Gallery at 14 MacMahon Street (the impact of demolition is discussed in section 6.2.2 below);
- An increased in the bulk and scale of built forms in close proximity to heritage items in a manner that may overwhelm or detract from the heritage items;

- An Increase in the visibility of new developments from the surrounding streets due to their height.

The planning proposal does not seek to amend the HLEP 1994 heritage listing of the Hurstville City Museum and Gallery. This building is considered to be a significant remnant of the Inter War period development of Hurstville and possesses a number of heritage values that are significant at a local level, including its historic, associative, aesthetic, social and rare values. If the proposed site specific amendments to the HLEP 2012 detailed in this Planning Proposal were to be approved, the HLEP 2012 should also be amended to include the listing of the Hurstville City Museum and Gallery at 14 MacMahon Street under Schedule 5 Environmental Heritage (refer to the recommended condition in 7.1.1 below).

The proposed new HOB and FSR controls would allow for the construction of new multi-storey buildings that would be visible from a number of surrounding areas. Site lines towards the site from the north-west, west and south would likely be obscured by the numerous existing medium and high-rise buildings in the Hurstville town centre. Furthermore, where new high-rise developments on the subject site would be visible from the east and south, any additional impacts would be minimal due to the existing scale of buildings in these areas. However, the construction of an 18 storey building at the north-eastern edge of the subject site would introduce a new high-rise building element adjacent to a predominantly low-scale suburban area that would be visible from a number of surrounding streets (including a number of heritage listed properties) including Patrick Street, Park Road, and The Avenue. As the construction of new high-rise buildings on the subject site has the potential to affect the setting of a number of heritage items, appropriate design strategies should focus on providing high quality of design, appropriate massing and architectural detailing that responds to the surrounding urban form (refer to sections 6.2 and 6.3 below).

In terms of the potential heritage impacts resulting from the bulk and scale arising from the proposed HOB and FSR provisions; given consideration to the changing character of the Hurstville Town Centre, and the numerous existing multi-storey residential and mixed use buildings that are interspersed with low scale heritage items, the proposed rezoning, HOB and FSR provisions for the subject site is considered to be reasonable, provided that an appropriate framework is established to guide the future detailed design and ensure a high quality outcome.

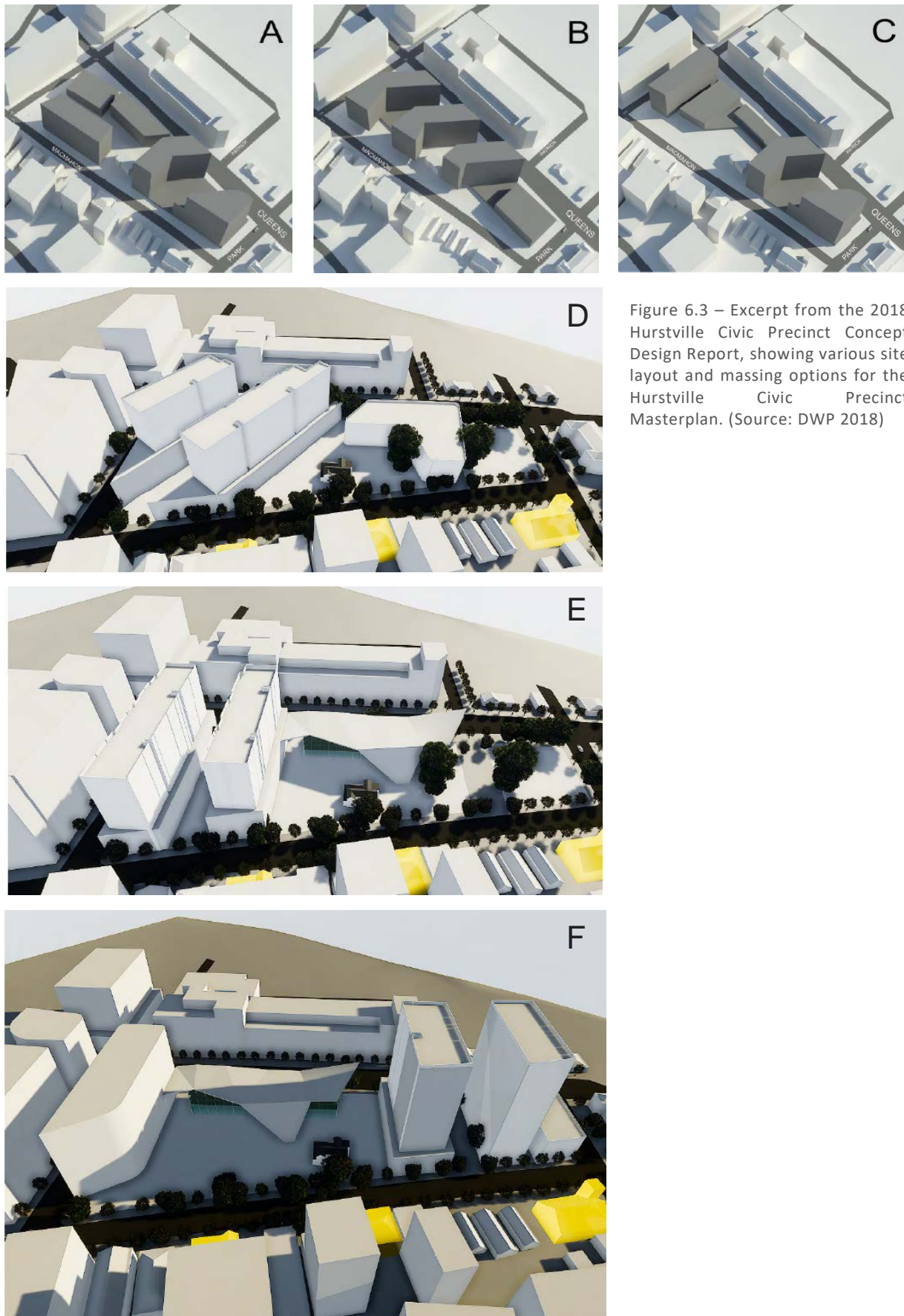
The impact of the future redevelopment of the Civic Precinct site on the heritage significance of the Hurstville City Museum and Gallery and other nearby heritage items will depend on the site layout, massing and architectural detailing and urban design qualities which is discussed further in sections 6.2 and 6.3 below.

6.2 Hurstville Civic Precinct Masterplan

6.2.1 Options Analysis

A number of different options for the overall configuration and building layout for the Hurstville Civic Precinct were prepared as part of the Hurstville Civic Precinct Concept Design Report, prepared by DWP in 2018. These options were considered in relation to a range of criteria including commercial objectives, urban design and public domain benefits. It is also important to note that the current planning proposal supersedes an earlier proposal put forward by Georges River Council in 2016 which involved the demolition of all buildings within the Civic Precinct site, including the heritage listed Museum and Gallery.

The design options, including the 2016 planning proposal, are illustrated below.



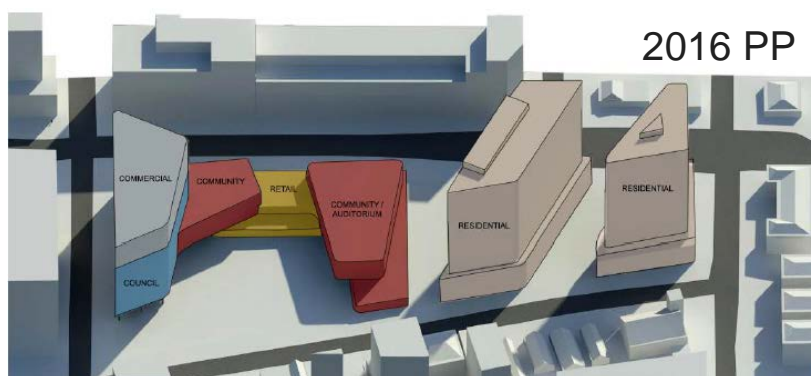


Figure 6.4 – Excerpt from the 2016 Hurstville Civic Precinct Concept Design Report, showing the site layout and massing proposed in the masterplan in the 2016 Planning Proposal. (Source: DWP 2016)



Figure 6.5 – Excerpt from the 2016 Hurstville Civic Precinct Concept Design Report, showing the site layout and massing proposed in the masterplan in the 2016 Planning Proposal. (Source: DWP 2018)

With the exception of the 2016 Planning Proposal, all of the above options allow for the retention of the heritage listed Museum and Gallery at 14 MacMahon Street.

Options A and B involve the construction of buildings with considerably large floorplates throughout the entire site, with limited space made available for a civic plaza and very little breathing space around the heritage item at 14 MacMahon Street. Options A, B and C all include a single storey retail component connecting two multi-storey buildings on the north-east portion of the site, increasing the site cover of the development and reducing the potential for public domain benefits.

Options D and E involve the concentration of building mass on the south-western portion of the site, with open areas surrounding the heritage item and on the north east portion of the site adjoining Park Road. These open areas fronting MacMahon Street and on the north-east portion of the site would be a positive outcome for the Hurstville City Museum and Gallery, as well as the Fire Station, Friendly Societies' Dispensary Building and Presbyterian Church along MacMahon Street, and the Victorian Cottage 'Gladwyn' on the corner of Queens Road and Park Road. However, it is acknowledged that the concentration of the majority of the building bulk on the south-west portion of the site would result in the visual separation of the civic plaza and community facilities from the Hurstville Town Centre.

Option F involves the concentration of massing along the south-west, north-west and north-east boundaries of the site with a large civic plaza fronting MacMahon Street. Furthermore, the setback of building D to MacMahon Street would provide some sightlines between Forest Road and the Civic Plaza.

The option put forward in the 2018 Hurstville Civic Precinct Masterplan builds on Option F, with some similarities to the 2016 Planning Proposal. However, the proposed orientation of buildings A and B in the 2018 Planning Proposal results in a 'V' shaped reserve in between the two high-rise

buildings which would reduce the perceived bulk of the high rise buildings when viewed from the Victorian Cottage 'Gladwyn' located diagonally opposite the subject site. The inclusion of a number of mature trees in the 'V' shaped reserve would further mitigate the impact of the development on 'Gladwyn' and the streetscapes of Patrick Street and Queens Road. It is also noted that the location and form of building A, directly opposite the Presbyterian Church on the corner of MacMahon Street and Park Road, would affect the setting of this heritage item. This is discussed further in Section 6.2.2 below.

6.2.2 Proposed Hurstville Civic Precinct Master Plan 2018

The following sections of this report provides a more detailed review of the Hurstville Civic Precinct Masterplan 2018 (the Masterplan) in terms of the proposed scale and architectural form, setbacks, views, public domain, impacts on the heritage significance of the site, and impacts of heritage items in the vicinity of the site.

Scale and Architectural Form

The overall scale and architectural form of the indicative building envelopes for Buildings A, B, C and D illustrated in the Masterplan is consistent with the existing height and scale of a number of recent developments within the Hurstville Town Centre. In arriving at this form, various options were explored by DWP (refer 6.2.1 above). The masterplan involves the construction of two 18 storey mixed use / residential buildings on the northern portion of the site (Buildings A and B), the construction of a 4 storey building comprising retail and community uses (including an auditorium) (Building C) which is to be connected to a 12 storey mixed use commercial and council building (Building D).

The new high-rise residential buildings on the site (Buildings A and B) will form part of the new skyline of the Hurstville City Centre which will be visible from a number of surrounding areas, including the residential area to the north which contains a number of heritage listed properties. The construction of new high-rise buildings, in this context, is considered to be acceptable given the presence of a number of other high-rise buildings within the Hurstville Town Centre. Nevertheless, the detailed design of the buildings should focus on design excellence so that the visible elements of the site do not degrade the urban environment. Recommendations relating to design excellence are made in Section 6.3 below.

Buildings B, C and D form are intended on forming an active edge to an open Civic Plaza fronting MacMahon Street. The scale and architectural form of Buildings B, C and D formed around a civic plaza will improve views towards the heritage listed Hurstville City Museum and Gallery at 14 MacMahon Street from within the site and will provide new views of this building from Queens Road. Furthermore, the indicative building envelopes of Building C and D adopt a reverse podium building typology with open, publicly accessible areas on the ground floor which would improve access and views towards the civic plaza. The under-croft area on the ground floor of Building D would likely improve views towards the Hurstville City Museum and Gallery and Fire Station from Dora Street and further to the west on MacMahon Street.

The building forms include a combination of the podium and tower typology, as well as a reverse podium typology. Both approaches have merit through introducing a human scale and by providing a design response which references the existing heights of surrounding built forms. Overall, the masterplan provides a site layout and indicative building envelope which appears to provide enough flexibility for the future detailed design to respond to various height datums of the surrounding buildings.

Setbacks

The Masterplan provides an indicative building envelope which specifies a 14m setback between Buildings B and Buildings C for the creation of a laneway / 'eat street' destination. Apart from the separation between Building B and Building C, no specific numerical setbacks are provided. The Masterplan and the Hurstville Civic Precinct Development control plan should stipulate minimum setback requirements to all street frontages and between all buildings, including minimum setbacks of Buildings B and C to the heritage listed Hurstville City Museum and Gallery at 14 MacMahon Street.

Public Domain

The Masterplan provides for three main open areas within the site which include the Civic Plaza fronting MacMahon Street, the Patrick Street Pocket Park fronting Queens Road, and the 'Eat Street' laneway between Queens Road and MacMahon Street. In addition, Building A appears to have setbacks and tree plantings along the street frontages. The provision of open spaces and sufficient setbacks to allow for landscaping within and around the site is considered to be essential for the mitigation of impacts on the Hurstville City Museum and Gallery and other heritage items in the vicinity of the site. In addition to providing landscaping, the public domain areas will accommodate a range of urban design features, including seating, shade, lighting, public art, signage and heritage interpretation. These elements should also be designed in a sympathetic manner to the heritage buildings within and nearby the site. Furthermore, there should be an integrated approach to urban design and public domain elements in order to achieve design excellence and a harmony between different elements of the site, and to prevent visual clutter. This is explored in greater detail in relation to the DCP provisions for the public realm in Section 6.3 below.

Impact of Demolition

The Masterplan involves the demolition of all buildings on the subject site, including the Baptist Church and adjoining Inter War residence at 4 – 6 Dora Street and the Hurstville Civic Centre and Marana Auditorium, constructed in the 1960s to the design of Peddle Thorp and Walker Architects.

The Baptist Church and adjoining residence provide evidence of the Inter War period development of Hurstville. These buildings appear to be in reasonably good condition and exhibit a high degree of integrity. However, the Baptist Church and adjoining residence are not listed as heritage items on the HLEP 1994 or HLEP 2012, and were approved for demolition in 2013. The Hurstville Civic Centre was put forward as a potential heritage item in the 2013 Hurstville Community Based Heritage Study Review but was not incorporated as a heritage item on the HLEP 2012 (refer to Appendix B – Hurstville Civic Centre and Marana Auditorium – Draft Heritage Inventory Form Extracted from the Hurstville Community Based Heritage Study Review)

Despite these buildings not being protected by any statutory heritage listing, the buildings are more than 50 years old and contribute to the character and historic value of the Civic Precinct and the Hurstville Town Centre generally. It is therefore considered necessary that appropriate provisions are included in the Hurstville Civic Precinct DCP 2018 for the recording, salvage of elements and interpretation of these buildings as part of the redevelopment of the site. Refer to OCP's recommendations in relation to Section 3.6 Heritage of the Hurstville Civic Centre DCP 2018 (Section 6.3 below).

Impact on the Hurstville City Museum and Gallery and Heritage Items in the Vicinity of the Hurstville Civic Precinct site.

The Planning Proposal and proposed Masterplan retains the heritage listed Hurstville City Museum and Gallery at 14 MacMahon Street. This is a significant aspect of the updated Planning Proposal put forward in 2018 and is supported from a heritage perspective. Nevertheless, the Planning Proposal, and intended redevelopment of the site, would have an impact on the setting of this heritage item, as well as the other heritage items in the vicinity of the site.

The construction of high-rise buildings on the north-east portion of the site (Buildings A and B) would reduce views of the north-east façade of the Hurstville City Museum and Gallery and would create considerable overshadowing to this heritage item. The negative impact of these new building forms is mitigated somewhat by the setback of Building B and creation of a laneway (presumed to be 14m wide based on the illustrations in the Concept Design Report), and the creation of a Civic Plaza fronting MacMahon Street to the south-west of the Hurstville City Museum and Gallery. Furthermore, the low scale of Building C is intended on providing solar access to the Civic Plaza. The Hurstville City Museum and Gallery would provide an interesting focal point of the new Civic Plaza which, in turn, would enhance the setting and views towards this heritage item from MacMahon and Dora Streets.

The openness created by the Civic Plaza on MacMahon Street and the 'Eat Street; laneway between Queens Road and MacMahon Street, if designed in a sensitive manner, would positively enhance the setting of the heritage listed Fire Station at 27 MacMahon Street and the Friendly Societies Dispensary Building at 17 MacMahon Street.

Nevertheless, the height and scale of Buildings A and B will impact on the setting of the Friendly Societies Dispensary Building, as well as the Presbyterian Church at 1 MacMahon Street and 'Gladwyn', the Victorian cottage at 96 Queens Road. It is therefore considered to be essential that appropriate design strategies are developed in the detailed design of these buildings to provide a sympathetic outcome and mitigate the impacts of these buildings on the surrounding heritage items. The provision of adequate landscaping within the open areas of the site and along the site boundary of Queens Road, Park Road and MacMahon Street will also help to mitigate the impact of the development on the surrounding heritage items. This is discussed in more detail in Section 6.3 below.

The proposed Building B would also be visible from the Federation House at 16 Patrick Street. However, this new building is unlikely to further reduce the setting of this building, given the 10 storey mixed use / residential apartment building directly opposite on the corner of Patrick Street and Queens Road. The impact of the proposed new development on this heritage item would be mitigated by landscaping within the Patrick Street Pocket Park at the intersection of Queens Road and Patrick Street.

The setback of Building D to MacMahon Street and the open under-croft area at the ground floor of Building D will reduce the impact of this building on the Hurstville Hotel on the corner of MacMahon Street and Forest Road, however, it is noted that the setting of the Hurstville Hotel is already affected by a number of large scale developments in close proximity to the site. It is therefore noted that views from the Hurstville Hotel into the Civic Plaza may improve the setting of this heritage items.

In addition to the abovementioned heritage items, there are a number of other heritage items in streets surrounding the Hurstville Civic Precinct site. Due to the high-rise building form of Buildings A

and B, the new development on the Civic Precinct site would likely be visible from a number of heritage listed properties. Therefore, a focus on design excellence is considered to be essential so that the visible elements of the site do not degrade the urban environment. This is discussed in further in Section 6.3 below.

6.3 Proposed Hurstville Civic Precinct Development Control Plan 2018

The following paragraphs provide a review of the proposed Hurstville Civic Precinct Development Control Plan 2018 from a heritage perspective.

Whilst the DCP is intended to provide a broad framework to guide the future detailed design of the Hurstville Civic Precinct, the provisions contained within the *Hurstville Civic Precinct DCP 2018* are considered to be too general. Whilst it is acknowledged that a certain amount of flexibility is desired for the detailed design stage, more detailed and descriptive provisions are considered to be necessary in order to ensure a successful outcome and a high quality design which reduces the impacts of the future redevelopment of the site on the surrounding heritage items.

The existing urban context surrounding the Hurstville Civic Precinct site is representative of an ad-hoc approach to urban design with no consistent architectural language or treatment of the public domain. The redevelopment of the Hurstville Civic Precinct provides an important opportunity to create a new focal point of the Hurstville town centre, and to set a new standard for high quality architectural and urban design within the local area.

The following sections provide a discussion of the development control provisions provided in the Hurstville Civic Precinct DCP 2018. Where relevant, text from the DCP has been reproduced in this report, shown in *italics*, followed by analysis and recommendations by OCP Architects. For consistency, the following paragraphs adopt the numbering of the relevant sections of the DCP.

1.0 Introduction

1.3 Purpose and Aims of DCP

This DCP notes that a precinct wide public domain plan will be required to achieve a coordinated and cohesive approach to the application of hard and soft landscape surfaces as well as the installation of street furniture, play and other structures, wayfinding, signage, artwork and engineering. This will extend across adjoining roads to include neighbouring footpaths and road surfaces in key areas as a holistic consideration for public realm in the precinct.

Consideration should be given to achieving consistency of certain public domain elements to link site to broader Hurstville City Centre and specifically, nearby train and bus stations.

As described in section 4.2 above, the Hurstville Town Centre is characterised by a lack of consistent urban design, architectural language or façade treatment. The public domain within and around the subject site is also highly varied with the inconsistent detailing and materiality of footpaths and varied approaches to landscaping (including a general lack of soft landscaping in the public domain). The lack of unity resulting from the ad-hoc approach to urban design significantly reduces the quality of the public domain.

Given consideration to the current ad-hoc character of Hurstville Town Centre, the consideration of the public realm in a holistic manner, as outlined in Section 1.3 of the DCP, is considered to be necessary and is supported from a heritage perspective. In addition to a unified approach, architecture and public domain elements should also be of a high quality. The improvement of the public domain, in general, would likely have flow-on benefits for heritage items within and in the vicinity of the site.

OCP recommends that the following recommendation be included in Section 1.3 of the DCP:

- 1 Careful consideration should be given to the public domain as an integral part of the redevelopment of the site. The detailed design should employ an integrated approach which equally considers the design of buildings, landscaping, urban design and heritage conservation in order to achieve unity and harmony between the various site elements.

2.0 Vision and principles

The key aims for the Hurstville Civic Precinct are to:

- *establish a new civic place in the 'heart' of Hurstville, the 'Hurstville Living Room';*
- *create unique community, cultural shared space experience, combining government services, art, performance, residential, work and learning environments, food, retail, open space and play areas for all the community;*
- *facilitate design excellence in the creation of new public places, buildings and residential development; and*
- *deliver the public urban space that is shaped and located to maximise solar access and amenity through the design and location of the new buildings while recognising the form of the adjacent developments.*

It is intended that these aims will be achieved by Council in conjunction with private investment. It will involve the creation of a number of development parcels and buildings for residential, commercial, public, retail and community spaces in a mixed-use outcome. This is to deliver a coordinated design outcome across the precinct. Successful delivery will be dependent on the quality of the design and build outcome as well as achieving the right mix of functionality and flexibility.

With the creation of a number of development parcels, Council should ensure that the project has consistent oversight is maintained during the detailed design development to ensure a unified approach to the redevelopment of the site. The following recommendation is made accordingly:

- 1 Council should consider holding a competition for the integrated design of new buildings the public domain in order to encourage design excellence. The design competition should be reviewed by a panel of industry experts which may include representatives from the Government Architects Office and the Australian Institute of Architects.
- 2 Following the selection and engagement of a design team, the design development should be reviewed by a panel of industry experts which may include representatives from the Government Architects Office and the Australian Institute of Architects.

3.0 Development Controls

3.1 Indicative Site Layout Plan

The Hurstville Civic Precinct DCP provides the following indicative site layout plan.



Figure 6.6 – Indicative site layout plan. (Source: Hurstville Civic Precinct DCP 2018).

b. Controls

i. Development is to be consistent with the key land use elements in Table 1 and the indicative site layout plan at Figure 2.

OCP recommends the following additional provisions in relation to site layout:

- 1 The building footprints and envelopes illustrated in the indicative site layout plan and the Hurstville Civic Precinct Masterplan set out the maximum parameters for new buildings on the site.
- 2 The setbacks to all street frontages and setbacks of buildings B and C to the heritage item at 14 MacMahon Street should be maintained as a minimum.

It is noted that the above site layout plan in section 3.1 of the DCP, as well as the plan on pages 29 and 35 of the Concept Design Report do not identify 'Gladwyn' at 96 Queens Road (corner of Park Road) as a heritage item. These documents should be updated to show the heritage listing of 96 Queens Road, as this is an important consideration in the detailed design of Building A and the treatment of the public domain on the corner of Queens Road and Park Road, and within the Patrick Street Pocket Park.

3.2 Design Excellence

b. Controls

- *Development in the Hurstville Civic Precinct is to exhibit design excellence. In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters:*

- (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
- (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,*
- (c) whether the development detrimentally impacts on view corridors,*
- (d) how the development addresses the following matters:*
 - (i) the suitability of the land for development,*
 - (ii) existing and proposed uses and use mix,*
 - (iii) heritage issues and streetscape constraints and opportunities,*
 - (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form, (v) bulk, massing and modulation of buildings,*
 - (vi) street frontage heights,*
 - (vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,*
 - (viii) the achievement of the principles of ecologically sustainable development,*
 - (ix) pedestrian, cycle, vehicular and service access, circulation and requirements,*
 - (x) the impact on, and any proposed improvements to, the public domain.*
 - (xi) achieving appropriate interfaces at ground level between the building and the public domain,*
 - (xii) excellence and integration of landscape design, and*
 - (xiii) The development objectives and controls of this DCP.*
- *The site is to demonstrate sustainable principles for energy production, waste management towards carbon neutral and provide 5 Star Green Star outcome (rating system to be confirmed with Council).*

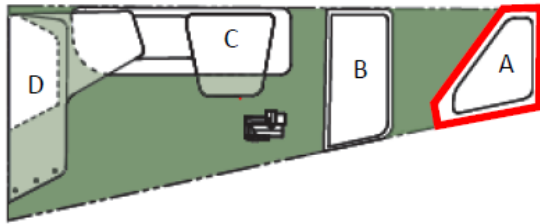
The redevelopment of the site should be focused on achieving unity and harmony between the different buildings and site elements. Accordingly, OCP recommends the following additional provisions in relation to design excellence:

- 1 New buildings should be designed so that there is a strong visual relationship between each building and site element in terms of geometry and form, materials and detailing.

In addition to addressing the above issues, Council should ensure that the project has consistent oversight throughout the detailed design development to ensure a unified approach to the redevelopment of the site. Refer to the recommendations in relation to Section 2.0 *Vision and Principles* above.

3.3 Built Form

3.3.2 Building A



a. Objectives

- i. To create dramatic edge to the civic precinct and a 'signifier' to the surrounding neighbourhood.
- ii. To provide a design response that highlights the significance of Building A in both day and night time hours.
- iii. Ensure a visual relationship between Building A and the Patrick Street Pocket Park.

b. Controls

- i. The design of the building and its roof top elements are to create a unique landmark 'beacon' or significant marker to reinforce the gateway nature of this corner site.
- ii. The building is to be designed to create clear articulation of base, middle and top.
- iii. The lower levels of the building are to be formed as podium edge to step the tower form away from street edge.
- iv. The podium level is to be a maximum of 4 levels.
- v. Provide awnings to all non-residential ground level frontages.
- vi. Provide civic quality fenced private space incorporating small garden, address point and entry gate for terrace-style residences at the base of Building A on all facades.
- vii. Balconies are to be designed to prevent visibility into internal living spaces and clothes drying areas.
- viii. Balconies are to be integrated/recessed within the façade (i.e. balconies are not to cantilever beyond the external 'skin' or cladding of the building).
- ix. Engineering plant such as air conditioning units and the like are not to be visible on balconies or the facades of the building.
- x. Balconies are to be a combination of solid, opaque and open balustrade elements and may be constructed to include a variety of materials to form a composed and harmonious back drop that accentuates the building's form.

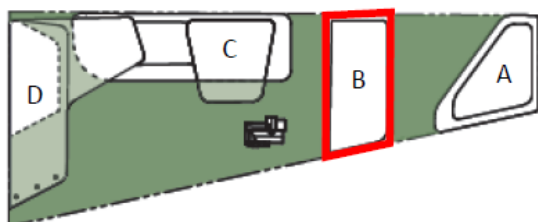
Building A, on the north-east portion of the site, is directly opposite two heritage listed sites including 'Gladwyn' at 96 Queens Road and the Presbyterian Church at 1 MacMahon Street. The proximity of Building A to both of these heritage items will need to be considered in the detailed design and appropriate design strategies should be adopted in order to mitigate the impact of the new development on these heritage items. The following recommendations are made accordingly:

- 1 The lower levels of Building A should be designed in a sympathetic manner to the Presbyterian Church at 1 MacMahon Street and the Victorian Cottage 'Gladwyn' at 96

Queens Road through the adoption of appropriate architectural form and detailing, materials and colours.

- 2 Building A should be sited and designed to allow for landscaping along the site boundary of Queens Road, Park Road, and MacMahon Street, including large enough building and basement setbacks to allow for large mature trees. This is considered to be essential to soften new development and to mitigate the impact of the new building on the adjoining heritage items and suburban area to the north and east.

3.3.3 Building B



a. Objectives

- i. To ensure that Building B is appropriately scaled in form, detail and architectural articulation to reduce its visual mass.
- ii. To establish an eat street destination.
- iii. To ensure appropriate solar access is achieved to the Civic (MacMahon Street) Plaza.

b. Controls

- i. The commercial/ retail levels should be designed with an appropriate floor to ceiling height and provide for adaptation to accommodate air filtration and extraction to facilitate restaurant type uses to the western ground floor tenancies.
- ii. The form of the building is to accentuate the three horizontal divisions of base, middle and top. The design of the base should be a human scale and relate the heritage item and the 'eat street' in scale and texture.
- iii. Provide podium height similar to the heritage ridge line to base of Building B. This may include up to two storeys of retail dining and balconies with top floor being terraces for first floor of residential. Create podium from one form element with punched openings.
- iv. Vertical breaks within the façade are to be provided which create visual articulation that gives the appearance of at least two forms. These breaks should visually relate to any through-site links and /or residential lobbies connecting to the Civic (MacMahon Street) Plaza and the Patrick Street Pocket Park.
- v. Balconies are to be designed to prevent visibility into internal living spaces and clothes drying areas.
- vi. Engineering plant such as air conditioning units and the like are not to be visible on balconies or the facades of the building.
- vii. Balconies are to be a combination of solid, opaque and open balustrade elements and may be constructed to include a variety of materials to form a composed and harmonious back drop that accentuates the building's form.

- viii. Balconies are to be integrated/recessed within the façade (i.e. balconies are not to cantilever beyond the external 'skin' or cladding of the building).*
- ix. The design of eat street is to incorporate retractable material/fabric awnings attached to the podium form to provide variety, colour and scale. The awnings together with outdoor seating across the eat street area will allow for flexible adaption to suit events and environmental conditions.*
- x. Provide civic quality fenced private open space incorporating small garden, address point and entry gate for terrace style residences at the base of Building B on pocket park facades, MacMahon Street and Queens Road facades.*

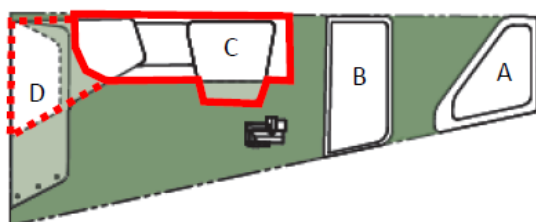
The development controls above include provisions for appropriate podium height and massing of Building B in relation to the Hurstville City Museum and Gallery at 14 MacMahon Street. This is supported, however, OCP recommends the following in addition to the above provisions:

- 1 The lower levels of building B should be designed in a sympathetic manner to the adjoining heritage listed Hurstville City Museum and Gallery through the adoption of appropriate form, massing and detailing.

Furthermore, while the provision of an active laneway alongside Building B and the heritage item at 14 MacMahon Street is supported, the southwest orientation of the 'eat street' destination provides a challenge for creating a comfortable pedestrian environment and active indoor / outdoor dining area. The following recommendation is made accordingly:

- 2 The lower two levels of Building B should be designed in a manner which allows for transparency through the building to allow some of the light from the north side of the building to carry through to the south side of the building. Consideration should be given to the size and layout of the tenancies on the ground floor, as well as the materiality of external walls, for example, through the use of glazing as a façade material.
- 3 Consider a ground floor layout that enables dining areas to open up towards Patrick Street pocket park on the north side of the building.
- 4 Consider a range of options for the design and detailing of the podium levels, especially where there is a visual link between building B and the heritage listed Hurstville City Museum and Gallery. Suitable options may include varying geometric architectural forms, lightweight construction including glazing, and garden walls. The creation of a podium from one form element with punched openings may not be the most sympathetic design outcome.

3.3.4 Building C



a. Objectives

- i. To provide a sculptural form for the Civic Building (Building C) to denote its role as a key destination and special public place.*

- ii. To ensure appropriate solar access is achieved to the Civic (MacMahon Street) Plaza.*
- iii. To establish a high degree of interaction between Building C and adjacent landscape of the Civic (MacMahon Street) Plaza that reads as a singular integrated form.*
- iv. To provide visual permeability through site for Building C and internal activities.*
- v. To provide public access between the Civic (MacMahon Street) Plaza and Queens Road.*
- vi. To reinforce the north western edge of plaza as civic in nature with visual and physical accessibility and outward facing active non-residential uses at ground level.*
- vii. Integrate heritage item into active edge of Civic Plaza by investigating arrangement of uses and potential connection to Building C.*

b. Controls

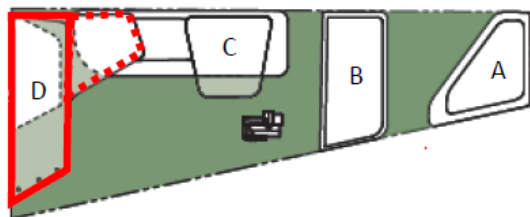
- i. The new civic buildings are to innovate in their design and management opportunities to create a flexible multipurpose outcome.*
- ii. Any commercial/ retail levels on the north eastern frontage should be designed with an appropriate floor to ceiling height and provide for adaptation to accommodate air filtration and extraction to facilitate restaurant type uses to the western ground floor tenancies.*
- iii. Provide an integrated approach to the design of Building C and the adjacent landscape of the Civic Plaza so as to create a built form and landscape that reads as a unified form. This may include the incorporation of publicly accessible terraces and stepped landscape levels integrating with the roof and south eastern walls of Building C.*
- iv. Provide a physical connection between Building C and Building D to enable the integration of internal uses. The connection between Buildings C and D should read as unified architectural form creating an internal active civic /commercial street.*
- v. Lower levels of Building C to be visually permeable at ground level and provide public link between Queens Road and the Civic (MacMahon Street) Plaza.*
- vi. Provide active, non-residential ground level edges to Queens Road, Civic (MacMahon Street) Plaza and through site pedestrian links.*
- vii. Provide awnings to all ground level frontages.*

The objectives for the design of Building C suggest that there could be a connection between Building C and the heritage listed Hurstville City Museum and Gallery (refer objective vii). The Hurstville City Museum and Gallery should be maintained as a free-standing detached building. The extension of Building C to connect with the heritage item is not considered to be a good heritage outcome and should be avoided. A Conservation Management Plan should be prepared for the Hurstville City Museum and Gallery at 14 MacMahon Street to guide the future management and adaptive re-use of the building. The adaptive re-use of the Hurstville City Museum and Gallery should be based on the assessed significance of the place. Refer to the recommendations below in relation to Section 3.6 of the DCP as well as the recommendations in Section 7 of this report.

The building envelope for building C adopts a reverse podium typology. This building form may be acceptable provided that sufficient separation is maintained between the cantilever and the heritage item, and the reverse podium adopts a height datum that bears a relationship to ridge line of the Hurstville City Museum and Gallery. The following recommendation is made accordingly:

- 1 Provide a podium height for the reverse podium element which is similar to the ridge line of the heritage listed Hurstville City Museum and Gallery;
- 2 The DCP should stipulate minimum setbacks for all building envelopes. The setback of Building C from the Hurstville City Museum and Gallery should be no less than the setback illustrated in the site layout plan. This applies to both the recessed lower levels and the cantilevered upper levels. New buildings should not encroach into these minimum setbacks.

3.3.5 Building D



b. Controls

- i. The design of Building D is to be of a high quality and architecturally reinforce the Dora Street/Queens Road and Dora Street/ MacMahon Street corners as well as provide façades with a high degree of articulation to Dora Street and the adjacent Civic (MacMahon Street) Plaza.
- ii. Provide a physical connection between Building D and Building C to enable the integration of internal uses. The connection between Buildings C and D should read as unified architectural form.
- iii. Provide active, non-residential ground level edges to Queens Road, Civic (MacMahon Street) Plaza, Dora Street and MacMahon Street.
- iv. Provide ground level pedestrian access between the Civic (MacMahon Street) Plaza and Dora Street that is open in perpetuity.
- v. Provide a finely scaled façade through inclusion of façade elements that create detail through depth of scale and colour. This is specifically important for east façade facing the Civic (MacMahon Street) Plaza and west façade facing residential buildings on the opposite side of Dora Street.
- vi. Limit reflectivity of facades through careful selection of materials to minimise reflection to existing dwellings on Dora Street.
- vii. Provide awnings to all non-residential ground level frontages.

OCP recommends the following additional provisions in relation to Building D:

- 1 The setback of Building D from MacMahon Street, as shown in the site layout plan, should be maintained at a minimum.
- 2 The architectural detailing and colours of the façades of Building D (in particular, the south and east facades facing the Civic Plaza) should adopt an architectural form, colours, materials and details which are sympathetic to the aesthetic qualities of the Hurstville City Museum and Gallery at 14 MacMahon Street.
- 3 Building D should adopt a reverse podium typology (as shown in the Hurstville Civic Precinct Masterplan) with an open under-croft area at ground level on the corner of MacMahon and

Dora Streets in order to improve views towards the Civic Plaza from Forest Road, and to provide improve views towards the heritage items along MacMahon Street.

3.4 Public Realm

3.4.1 Public Domain Strategy

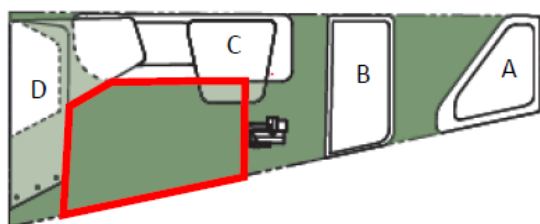
b. Controls

- i. A public domain plan is to be prepared in support of any future DA and agreed with Georges River Council as a part of a detailed design process. The public domain plan is to denominate an integrated approach to precinct design and with the broader network of streets and public places.*
- ii. At minimum, public domain plan is to address:*
 - a. Role and function of key open space elements and linkages;*
 - b. Application of soft and hard landscaping surfaces;*
 - c. Tree planting and other soft landscaping elements.*
 - d. Lighting and service infrastructure.*
 - e. Provision of shelter and awnings.*
 - f. Street furnishings including seating and play structures which may include active water play feature.*
 - g. Fencing (where necessary).*
 - h. Public art across the site and with at least one focal art piece within plaza.*
 - i. Transition between public, semi public and private space.*
 - j. Wayfinding and signage.*
 - k. Pedestrian connectivity and active transport.*
 - l. Solar access.*
 - m. Maintenance and upkeep.*
- iii. Consideration is to be given for connection with nearby transit (i.e. Hurstville Train Station and Nelson Street Bus interchange). As such wayfinding, signage is to be considered to establish a legible and intuitive urban structure and wayfinding system.*
- iv. The fittings and all elements of this plan are to demonstrate a minimum the 50-year life span.*
- v. The public domain plans shall consider treatment of the public domain both on the site and across the adjoining streets where appropriate.*
- vi. The public domain plan is to be developed with consideration for any other public domain plan prepared by or endorsed by Council.*
- vii. Materials are to include durable natural stone providing long life and a quality befitting a major civic place.*

In order to encourage a high quality public domain outcome, OCP recommends the following additional provisions:

- 1 The precinct wide Public Domain Plan should be guided by a multi-disciplinary team of professionals, including (but not necessarily limited to) architects, urban designers, heritage architects/consultants, and landscape consultants.
- 2 The Public Domain Plan should facilitate an integrated approach to architecture and urban design, including landscaping, shelter, seating, public art, lighting, signage, heritage interpretation and any other public domain elements (e.g. water features, sculptures, etc). Where possible, urban design features should be integrated to avoid visual clutter (e.g. planters / garden beds with in-built seating);
- 3 The Public Domain Plan should address signage, outdoor furniture and shade structures for all retail and outdoor dining facilities within the Hurstville Civic Precinct to achieve unity and reduce visual clutter (refer to recommendations in relation to Section 2.4.4 of the DCP below);
- 4 The Public Domain Plan should identify areas for deep soil plantings so that the detailed design of the basement parking can provide adequate setbacks. Areas for deep soil planting include (but not limited to):
 - a. Civic Plaza fronting MacMahon Street
 - b. Patrick Street Pocket Park
 - c. The front setback area in front of Building A from the Patrick Street Pocket Park, along the corner of Queens Road and Park Road, along Park Road, and along MacMahon Street opposite the Presbyterian Church and the Friendly Societies' Dispensaries Building.
 - d. When considering areas for deep soil planting, the Public Domain Plan should specify a range of suitable vegetation species given the anticipated access to natural light and space available.
- 5 The Public Domain Plan should investigate opportunities for the re-use of elements / materials salvaged from site (refer to recommendations in relation to *Section 3.6 Heritage* on page 47).

3.4.2 Civic (MacMahon Street) Plaza



b. Controls

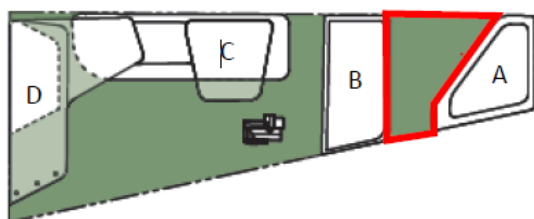
- i. Provide plaza with minimum dimensions of 60m x 40m, equating to a minimum required area of 2,400m². This minimum area shall be open to sky.
- ii. The plaza is to contain a mix of soft and hard surfaces and allow for intergenerational activities with accessible opportunity for all within the community. A total of soft accessible landscape of 40% of minimum required area is to be provided.
- iii. Provide accessible plaza areas at MacMahon Street level with solar access mid-winter for at least 4 hours between the hours of 9am and 3pm.

- iv. *The materials and all elements to be included within the plaza are to provide long term civic quality outcomes designed for 50-year life.*
- v. *A public art provision is to be made either at grade or integrated with key building facades to Building B, C and D.*
- vi. *Key elements to be provided in the plaza are to cater for a broad range of intergenerational activities and are to include children's play equipment, water feature, low level planting beds, significant mature plantings including trees set into plaza at grade level, earth mounds and seating.*
- vii. *Consideration for the incorporation of mature trees into the Civic Plaza shall be considered in the design of all basement parking structures to ensure provision of sufficient deep soil to facilitate healthy tree growth. Refer section 3.5 of this DCP.*

The Civic Plaza will provide improved views towards the heritage listed Hurstville City Museum and Gallery from within the site, and may also improve the visibility of the heritage listed Fire Station and the Friendly Societies Dispensary Building. The Hurstville City Museum and Gallery would provide an interesting focal point to the new Civic Plaza. However, it is noted that the 40m x 60m open area specified for the Civic Plaza is not a very large area. Therefore, the urban design and landscaping of this space should therefore be streamlined to avoid visual clutter that may result from a number of competing elements. Where the opportunity arises, multiple urban design features should be combined into one element (e.g. combined seating and planter boxes).

Refer to recommendations above and below in relation to provisions for deep soil planting.

3.4.3 Patrick Street Pocket Park

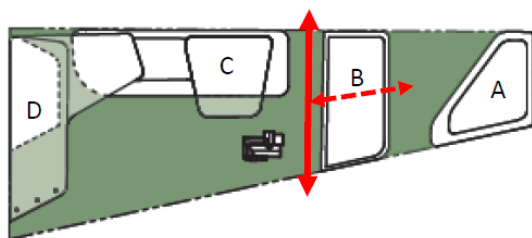


b. Controls

- i. *A landscaped pocket park is to be provided to align with the Patrick Street.*
- ii. *Landscape elements with significant trees and low-level greening is to be included in the Patrick Street Pocket Park.*
- iii. *The plaza is to contain a mix of soft and hard surfaces that aligns hardscape surfaces with Patrick Street.*
- iv. *Adjoining residential gardens and entrances to be defined through high quality fencing allowing visual connection from garden to pedestrian way.*
- v. *All fencing to be reflect a common design approach and materials palette.*

Refer to recommendations above and below in relation to provisions for deep soil planting.

3.4.4 Eat street and laneway connections



a. Objectives

- i. To develop retail food and entertainment activities to the base of Building B and C to create an active food and dining precinct.
- ii. To connect Queens Road, Park Street, Patrick Street Pocket Park and Civic Plaza.
- iii. To incorporate the heritage item as an integrated element in the precinct.
- iv. To provide indoor and outdoor dining options.

b. Controls

- i. Retail floor space mix with a restaurant/ café/ small bar focus is to be included to provide café and dining experiences.
- ii. The intended retail mix is to be economically tested and submitted as part of any design discussion and/or development application.
- iii. The provision of mini market and whole foods type offers are encouraged. Full scale supermarkets are not supported in this location, however small format supermarkets incorporating up to 800m² of retail floorspace may be considered in conjunction with satisfying the stated objective of a mix of cafes and restaurants being achieved as part of a co-ordinated retail strategy. A single outcome of a small format supermarket is not supported for the site.

The creation of an active laneway / eat street could be supported from a heritage perspective, provided that appropriate consideration is given to the detailed design of tenancies, signage and outdoor amenities. In addition to the recommendations made above in relation to the lower levels of Building B, the following additional recommendations are made:

- 1 The Public Domain Plan should specifically outline provisions for signage for all tenancies facing the Civic Plaza and the heritage item at 14 MacMahon Street. In general, signage should be kept to a minimum, be of a restricted colour palette, and should avoid visual clutter. Reasonable allowances for signage should be investigated for each tenancy (i.e. maximum number, size and colour palette);
- 2 Outdoor furniture should be selected from a restricted range of items with a restricted colour palette which should be stipulated in the Public Domain Plan.
- 3 Exterior shade elements (e.g. retractable awnings, umbrellas, etc.) should not restrict views towards the Hurstville City Museum and Gallery at 14 MacMahon Street.

3.5 Vehicle Access and Parking

The DCP provisions for vehicle access and parking include the following:

- v. Basement car parking design shall allow sufficient deep soil provision to enable the incorporation of mature trees into the Civic Plaza to facilitate healthy tree growth.*

The provision of mature trees is considered to be essential in order to mitigate the impact of the proposed development on the surrounding streetscapes and heritage items. Therefore, this control is considered to be essential. In addition, OCP recommend that the detailed design of the basement car parking and provision of deep soil areas should be based on further analysis of the required locations for mature trees and suitable vegetation species (based on the anticipated site conditions).

3.6 Heritage

a. Objectives

- i. To appropriately address the significance of the existing heritage item within the precinct.*
- ii. To facilitate the conservation and adaptive reuse of the existing heritage item within the precinct.*

b. Controls

- i. Facilitate adaptive reuse of the existing two-storey heritage building for an active use that is accessible to the public.*
- ii. Facilitate the conservation of the heritage building through removal of unsympathetic existing additions and consider a design response that enhances its physical and visual relationship to new Civic Building C.*
- iii. Conservation and adaptive reuse of the building is to be undertaken in conjunction with the preparation and approval of a heritage conservation management plan.*
- iv. Consider the design of Building B and its visual relationship with the heritage item in terms of its scale, colour and material.*
- v. Develop interpretive strategies for the site that support the visitors understanding of the heritage item.*

The above objectives and provisions provide some broad guidelines for heritage conservation which are predominantly focused on the Hurstville City Museum and Gallery at 14 MacMahon Street. In terms of heritage conservation, development on the site should have consideration of the Hurstville City Museum and Gallery, as well as all of nearby heritage items, with particular emphasis on the items adjoining the Civic Precinct. These include:

- Fire Station, 27 MacMahon Street, (Item I159)
- Friendly Societies' Dispensary Building, 17 MacMahon Street (Item I158)
- Presbyterian Church, 1 MacMahon Street, (Item I156)
- Federation House, 16 Patrick Street, (Item I140)
- "Gladwyn", 96 Queens Road, (Item I42)
- Hurstville Hotel, 350 Forest Road, (Item I154)

In addition, it is noted that the planning proposal would facilitate the demolition of all buildings on the subject site, including the Baptist Church and adjoining Inter War residence at 4 – 6 Dora Street

and the Hurstville Civic Centre and Marana Auditorium, constructed in the 1960s to the design of Peddle Thorp and Walker Architects.

Despite these buildings not being protected by any statutory heritage listing, these buildings are considered to have some heritage value and therefore, the Hurstville Civic Centre DCP should include provisions for the recording, salvage of elements and interpretation of these buildings as part of the redevelopment of the site.

The following additional detailed provisions are considered to be necessary in order to mitigate the impacts of the redevelopment on the site on the Hurstville City Museum and Gallery at 14 MacMahon Street and other nearby heritage items (the above development controls may need to be re-written to encompass the recommendations below):

General Heritage Provisions:

- 1 Heritage conservation should be integrated into the design approach for the redevelopment of the site, the design of buildings A, B, C, and D and all aspects of the public domain.
- 2 A Heritage Interpretation Strategy should be considered for the entire Hurstville Civic Precinct site. The Heritage Interpretation Strategy should provide consideration of the history and significance of the site, any existing interpretation at the site, and potential formats and locations for interpretive media within the Hurstville Civic Precinct.
 - a. The Strategy should identify themes and possible interpretive measures for the following:
 - i. The Hurstville City Museum and Gallery, including historic gardens;
 - ii. The Baptist Church and adjoining Inter War residence at 4 – 6 Dora Street;
 - iii. The Hurstville Civic Centre and Marana Auditorium;
 - iv. Existing plaques and any other commemorative elements on the site (e.g. foundation stones of former Hurstville Council Chambers on the façade of the existing Civic Centre Building.
 - b. The Interpretation Strategy should investigate opportunities for integrating Heritage Interpretation with Public Art and the design of other public domain elements within the Hurstville Civic Precinct. The salvage and re-use of building elements (refer to item 5 below) may also provide an opportunity for the interpretation of the site.
- 3 Following the review and approval of the Heritage Interpretation Strategy, A Heritage Interpretation Plan should be prepared to provide more specific guidance on the type, number, size and scale of interpretive media, text, graphics, lighting and media to be used.
- 4 A Photographic Archival Recording should be prepared for the entire Hurstville Civic Precinct site in order to form a record of the all site elements (including those to be retained and those to be demolished) prior to the commencement of any works on site.
 - a. The Archival Recording should include:
 - i. Exteriors, interiors and gardens of the Hurstville City Museum and Gallery, 14 MacMahon Street;
 - ii. Exteriors, interiors and setting of the Baptist Church and adjoining residence at 4 – 6 Dora Street;
 - iii. Exteriors, interiors and setting of the Hurstville Civic Centre and Marana Auditorium (including the landscaped area along MacMahon Street and all place identity / commemorative plaques);
 - iv. Exteriors of the Georges River Council office building on the corner of MacMahon and Dora Streets;
 - v. Exteriors of the Hurstville Senior Citizens and Community Centre.

- b. The Archival Record should be prepared in accordance with the NSW Heritage Office Heritage Information Series Guidelines *How to Prepare Archival Records of Heritage Items*.
 - c. Digital copies of the archival recording should be made available to the public in the Hurstville Library.
 - 5 A Salvage and Re-Use Plan should be prepared in order to identify significant aspects of the buildings proposed to be demolished and potential for their re-use within the site:
 - a. The Salvage and Re-Use Plan should address the following:
 - i. Salvage of building materials from the Baptist Church and adjoining Inter War residence at 4 – 6 Dora Street (e.g. investigate the possibility of the re-use of sandstone in the landscaped areas of the site, Marseille roof tiles and other elements which may be useful for future restoration works to the Hurstville City Museum and Gallery at 14 MacMahon Street, and any other building elements which could be used for interpretive purposes);
 - ii. Salvage of building materials from the Hurstville Civic Centre and Marana Auditorium (e.g. investigate the possibility of re-using the decorative copper panels for interpretation as a wall feature in the lower levels of one of the new buildings fronting the Civic Plaza, or in the interiors of the new auditorium within Building C)
 - b. For any building elements of value that are not able to be re-used within the site, the Salvage and Re-Use Plan should identify opportunities for materials to be recycled and / or sold on the heritage restoration market.
 - c. The Salvage and Re-Use Plan should accompany any applications for demolition of the above buildings.
 - d. Details of the re-use of salvaged site elements should be incorporated in future Development Applications for the detailed design for the Civic Precinct buildings and public domain.
 - 6 Due to their long association with the site through the design of 14 MacMahon Street and the Civic Centre and Marana Auditorium, Peddle Thorp and Walker Architects should be included in the detailed design process for the Hurstville Civic Precinct, either on the design team, or on a design review panel for the detailed design.
 - 7 The detailed design of all buildings and public domain areas within the site should investigate a range of sympathetic design options in relation to the heritage listed Hurstville City Museum and Gallery, and the heritage items in the vicinity of the site. Heritage Input should be provided from the preliminary stages of the detailed design. Future Development Applications for the detailed design of the buildings and public domain elements within the Hurstville Civic Precinct should be accompanied by a Heritage Impact Assessments. Heritage Impact Assessments should be prepared by suitably qualified heritage consultants in accordance with the Heritage Council Guidelines *Statements of Heritage Impacts*, and the *The Burra Charter 2013*.

Hurstville City Museum and Gallery, 14 MacMahon Street Hurstville:

- 8 The Hurstville City Museum and Gallery at 14 MacMahon Street should be conserved and managed. The owners and managers of the site should ensure that the heritage significance of this building guides future decisions about all development to the building, and in the vicinity of the building.

- 9 A Conservation Management Plan (CMP) should be prepared for the Hurstville City Museum and Gallery, including exteriors, interiors and gardens. The CMP should guide the future conservation of the site, outline suitable opportunities for the adaptive re-use, and include detailed policies for the design and architectural form of buildings and public realm elements in the vicinity of the site.
 - c. The CMP should be prepared by a suitably qualified heritage consultant in accordance with the following:
 - i. Australia ICOMOS, *The Burra Charter, The Australia ICOMOS Charter for Places of Cultural Significance*, 2013.
 - ii. NSW Office of Environment and Heritage, *Conservation Management Documents: Guidelines on Conservation Management Plans and Other Management Documents*
 - iii. James Semple Kerr, *The Conservation Plan*, 7th Edition, 2013.
 - d. The CMP should address the following:
 - i. Conservation and maintenance
 - ii. Adaptive reuse
 - iii. Possible themes for Heritage Interpretation / Public Art
 - iv. Opportunities for the removal of later unsympathetic elements
 - e. The CMP should be independently reviewed by a heritage consultant.
- 10 All changes to the Hurstville City Museum and Gallery should be based on the assessed significance of the place and policies contained within the CMP for the site.
- 11 The adaptive re-use of the Hurstville City Museum and Gallery should be based on the assessed significance of the site and any specific policies contained within the CMP. In general, any potential alternate use of the site should be compatible with the significance of the place in that it is suited to existing features and allow for an adaptive 'loose fit' that involves minimal intervention to significant fabric. Appropriate future uses should be determined with consideration for the following criteria:
 - i. sympathetic to the significance of the site and the configuration of existing buildings;
 - ii. sympathetic to the character of the place;
 - iii. sympathetic to established uses within the locality;
 - iv. utilise traditional entry points and circulation routes;
 - v. do not result in unacceptable levels of wear and tear on extant fabric to be retained.
- f. The use of the place must be organised in a way that allows the conservation of the significant fabric with consideration for:
 - i. the effect of structural loadings and the effect of service installations;
 - ii. the effect of statutory requirements, including code compliances and meeting access needs.
- 12 A Long Term Costed Maintenance Plan (minimum 20 years) should be prepared for the Hurstville City Museum and Gallery in order to provide a basis for regular maintenance and repair. The Maintenance Plan should set down what is to be inspected, at what intervals it is to be inspected, who is responsible for each aspect of the program and with recommendations for timely repair when required. It should incorporate condition and restoration advice of a number of specialist consultants and tradespeople with experience in heritage restoration.

- 13 Heritage Interpretation for the Hurstville City Museum and Gallery should be prepared as part of the integrated heritage interpretation of the Hurstville Civic Precinct site as a whole (refer to recommendations 2 and 3 above).
- 14 An Archival Recording should be prepared for the Hurstville City Museum and Gallery as part of the archival recording for the entire site (refer to recommendation 4 above).
- 15 The Hurstville City Museum and Gallery should be maintained as a free-standing detached building.
- 16 The detailed design of Buildings B, C and D, as well as the public realm, the Civic Plaza and the 'eat street' laneway should be developed with consideration of significance of the Hurstville City. Rather than considering a design for 14 MacMahon Street that responds to the design of Building C, Building C should consider an appropriate design response to the building at 14 MacMahon Street.
- 17 Future development applications for any works (including change of use) to the Hurstville City Museum and Gallery, or areas of the site in the vicinity of the Hurstville City Museum and Gallery should be accompanied by a Statement of Heritage Impact report which

Heritage items in the vicinity of the site:

- 18 All new buildings and public domain elements within the Hurstville Civic Precinct site should be designed with consideration of all heritage items in the vicinity of the site, in particular, the heritage items immediately adjoining the Hurstville Civic Precinct. These include:
 - i. Fire Station, 27 MacMahon Street, (Item I159)
 - ii. Friendly Societies' Dispensary Building, 17 MacMahon Street (Item I158)
 - iii. Presbyterian Church, 1 MacMahon Street, (Item I156)
 - iv. Federation House, 16 Patrick Street, (Item I140)
 - v. "Gladwyn", 96 Queens Road, (Item I42)
 - vi. Hurstville Hotel, 350 Forest Road, (Item I154)
- 19 New buildings should adopt appropriate design strategies to mitigate impacts on nearby heritage items. Appropriate design strategies may include:
 - i. Podium heights or other design features which provide reference to the ridge heights of nearby heritage items;
 - ii. Architectural detailing of the façade to provide reference to the main aesthetic qualities (i.e. form, geometry, materials, colours) of nearby heritage items;
 - iii. Adoption of appropriate setbacks to street frontages;
 - iv. Inclusion of landscaping and mature trees to soften the appearance of new buildings and to provide a transition between the new development and the adjoining suburban area.
- 20 Development applications for the future detailed design of new buildings and public domain elements should be accompanied by Heritage Impact Assessments (refer to recommendation 7 above).

7 CONCLUSION & RECOMMENDATIONS

This Independent Assessment has reviewed the Hurstville Civic Precinct Planning Proposal, proposed Masterplan and site specific Development Control Plan from a heritage perspective.

In general, the site specific LEP provisions are considered to be consistent with the existing qualities of the Hurstville Town Centre. The indicative building envelope plan presents a potential built form outcome for the site that, if combined with a sensitive, high quality design, could result in an acceptable outcome which respects the significance of the heritage items within and in the vicinity of the subject site.

The planning proposal is accompanied with a Concept Design Report and site specific Development Control Plan which outline a vision and provide broad guidelines for the detailed design of the development.

The current Masterplan and indicative building envelope plan embodies a number of design strategies that, from a heritage perspective, are considered to appropriately respond to the site constraints and surrounding urban form. These include:

- Retaining the Hurstville City Museum and Gallery at 14 MacMahon Street as part of the Civic Precinct, allowing for a high degree of openness and visibility, and incorporating this heritage item as a focal point within a new civic plaza;
- The setback of built form of Building D to MacMahon Street, allowing for greater visibility into the site MacMahon Street to the south-west and Dora Street to the south-east;
- The inclusion of landscaping and mature trees in the reserve fronting Queens Road between building A and building B (i.e. the Patrick Street Pocket Park) to soften the edge of the precinct adjoining the low scale residential area and nearby heritage listed Victorian, Federation and Inter War dwellings;
- The introduction of podiums to introduce a human scale which relates to existing surrounding development, and the break-up of the massing of building forms.

The overall scale and architectural form of the building envelope proposed in this Hurstville Civic Precinct Planning Proposal (amended 2018) is considered to be acceptable from a heritage perspective. This proposal, however, does not seek to obtain approval for the detailed design of the building, including the architectural detailing and materials, which will be developed further as part of future Development Applications. As such, the development of a comprehensive framework for the future detailed design buildings urban design features and landscaping within the Hurstville Civic Precinct is considered to be crucial for the ongoing management of heritage impacts. The following conditions of consent are therefore recommended to ensure that a positive heritage outcome is achieved through application(s) for the detailed design of the building:

7.1 Conditions Relating to Heritage Conservation

7.1.1 Hurstville LEP 2012, Schedule 5

Georges River Council should amend the *Hurstville Local Environmental Plan 2012* to include the Hurstville City Museum and Gallery at 14 MacMahon Street, Hurstville, including interiors, as a heritage item under Schedule 5 Environmental Heritage.

Given the potential for the adaptive re-use of the Hurstville City Museum and Gallery, OCP Architects recommends that the name of the site on Schedule 5 of the HLEP 2012 be recorded so that it references the earlier building name or uses of the building, i.e. 'Kenilworth, including interiors', or, 'Dr Crakanthorp's house and surgery, including interiors'.

7.1.2 Conservation Management Plan

A Conservation Management Plan (CMP) should be prepared for the Hurstville City Museum and Gallery, including exteriors, interiors and gardens. The CMP should guide the future conservation of the site, outline suitable opportunities for the adaptive re-use, and include detailed policies for the design and architectural form of buildings and public realm elements in the vicinity of the site.

The CMP should be prepared by a suitably qualified heritage consultant in accordance with the following:

- Australia ICOMOS, *The Burra Charter, The Australia ICOMOS Charter for Places of Cultural Significance*, 2013.
- NSW Office of Environment and Heritage, *Conservation Management Documents: Guidelines on Conservation Management Plans and Other Management Documents*
- James Semple Kerr, *The Conservation Plan*, 7th Edition, 2013.

The CMP should address the following:

- Conservation and maintenance
- Adaptive reuse
- Possible themes for Heritage Interpretation / Public Art
- Opportunities for the removal of later unsympathetic elements

The CMP should be independently reviewed by a heritage consultant.

7.1.3 Adaptive Re-Use the Hurstville City Museum and Gallery

The adaptive re-use of the Hurstville City Museum and Gallery should be based on the assessed significance of the site and any specific policies contained within the CMP. In general, any potential alternate use of the site should be compatible with the significance of the place in that it is suited to existing features and allow for an adaptive 'loose fit' that involves minimal intervention to significant fabric. Appropriate future uses should be determined with consideration for the following criteria:

- sympathetic to the significance of the site and the configuration of existing buildings;
- sympathetic to the character of the place;
- sympathetic to established uses within the locality;
- utilise traditional entry points and circulation routes;
- do not result in unacceptable levels of wear and tear on extant fabric to be retained.

The use of the place must be organised in a way that allows the conservation of the significant fabric with consideration for:

- the effect of structural loadings and the effect of service installations;
- the effect of statutory requirements, including code compliances and meeting access needs.

7.1.4 Long Term Costed Maintenance Plan (minimum 20 years)

A Long Term Costed Maintenance Plan (minimum 20 years) should be prepared for the Hurstville City Museum and Gallery in order to provide a basis for regular maintenance and repair. The Maintenance Plan should set down what is to be inspected, at what intervals it is to be inspected, who is responsible for each aspect of the program and with recommendations for timely repair when required. It should incorporate condition and restoration advice of a number of specialist consultants and tradespeople with experience in heritage restoration.

7.1.5 Heritage Inventory

Upon incorporating the Hurstville City Museum and Gallery at 14 MacMahon Street as a heritage item on Schedule 5 of the *HLEP 2012*, and upon completion of the CMP for this building, the heritage inventory form should be updated to include a summary of the updated historical physical analysis, significance assessment and management recommendations for the site.

7.1.6 Interpretation of the Hurstville Civic Precinct Site

A Heritage Interpretation Strategy should be considered for the entire Hurstville Civic Precinct site. The Heritage Interpretation Strategy should provide consideration of the history and significance of the site, any existing interpretation at the site, and potential formats and locations for interpretive media within the Hurstville Civic Precinct.

The Strategy should identify themes and possible interpretive measures for the following:

- the Hurstville City Museum and Gallery, including historic gardens;
- the Baptist Church and adjoining Inter War residence at 4 – 6 Dora Street;
- the Hurstville Civic Centre and Marana Auditorium;
- existing plaques and any other commemorative elements on the site (e.g. foundation stones of former Hurstville Council Chambers on the façade of the existing Civic Centre Building).

The Interpretation Strategy should investigate opportunities for integrating Heritage Interpretation with Public Art and the design of other public domain elements within the Hurstville Civic Precinct. The salvage and re-use of building elements (refer to condition 7.1.8 below) may also provide an opportunity for the interpretation of the site.

Following the review and approval of the Heritage Interpretation Strategy, A Heritage Interpretation Plan should be prepared to provide more specific guidance on the type, number, size and scale of interpretive media, text, graphics, lighting and media to be used.

7.1.7 Archival Recording of the Hurstville Civic Precinct Site

A Photographic Archival Recording should be prepared for the entire Hurstville Civic Precinct site in order to form a record of the all site elements (including those to be retained and those to be demolished) prior to the commencement of any works on site.

The Archival Recording should include:

- exteriors, interiors and gardens of the Hurstville City Museum and Gallery, 14 MacMahon Street;
- exteriors, interiors and setting of the Baptist Church and adjoining residence at 4 – 6 Dora Street;
- exteriors, interiors and setting of the Hurstville Civic Centre and Marana Auditorium (including the landscaped area along MacMahon Street and all place identity / commemorative plaques);
- exteriors of the Georges River Council office building on the corner of MacMahon and Dora Streets;
- exteriors of the Hurstville Senior Citizens and Community Centre.

The Archival Record should be prepared in accordance with the NSW Heritage Office Heritage Information Series Guidelines *How to Prepare Archival Records of Heritage Items*.

Digital copies of the archival recording should be made available to the public in the Hurstville Library.

7.1.8 *Salvage and Re-Use of Existing Buildings*

A Salvage and Re-Use Plan should be prepared in order to identify significant aspects of the buildings proposed to be demolished and potential for their re-use within the site.

The Salvage and Re-Use Plan should address the following:

- salvage of building materials from the Baptist Church and adjoining Inter War residence at 4 – 6 Dora Street (e.g. investigate the possibility of the re-use of sandstone in the landscaped areas of the site, Marseille roof tiles and other elements which may be useful for future restoration works to the Hurstville City Museum and Gallery at 14 MacMahon Street, and any other building elements which could be used for interpretive purposes);
- salvage of building materials from the Hurstville Civic Centre and Marana Auditorium (e.g. investigate the possibility of re-using the decorative copper panels for interpretation as a wall feature in the lower levels of one of the new buildings fronting the Civic Plaza, or in the interiors of the new auditorium within Building C)

For any building elements of value that are not able to be re-used within the site, the Salvage and Re-Use Plan should identify opportunities for materials to be recycled and / or sold on the heritage restoration market.

The Salvage and Re-Use Plan should accompany any applications for demolition of the above buildings.

Details of the re-use of salvaged site elements should be incorporated in future Development Applications for the detailed design for the Civic Precinct buildings and public domain.

7.1.9 *Section 195AT of the Copyright Act 1968*

Prior to the demolition of the Hurstville Civic Centre and Marana Auditorium, Hurstville Council should ensure that they have fulfilled their obligations under Section 195AT of the *Copyright Act 1968* (Federal legislation), with regards to the original designers of the buildings, PTW Architects.

<https://www.legislation.gov.au/Details/C2019C00042>

7.2 Conditions for the Design of New Development

7.2.1 *Design Excellence*

The future development proposals for the Hurstville Civic Precinct, including the design of new buildings and public domain, should demonstrate design excellence through a competitive design process. Achieving the proposed maximum building heights and massing across the site is dependent on achieving design excellence. The design competition should focus on the integrated design of new buildings the public domain in order to achieve a high quality urban environment, and a unified approach throughout the site which is harmonious with the surrounding heritage items and built form. The design competition should be reviewed by a panel of industry experts which may include representatives from the Government Architects Office and the Australian Institute of Architects.

7.2.2 *Consistent Approach to Design*

Following the selection and engagement of a design team, the design development should be reviewed by a panel of industry experts which may include representatives from the Government Architects Office and the Australian Institute of Architects.

7.2.3 Relationship of New Buildings and Site Elements to Heritage Items

The detailed design of all buildings and public domain areas within the site should investigate a range of sympathetic design options in relation to the heritage listed Hurstville City Museum and Gallery, and the heritage items in the vicinity of the site. Heritage Input should be provided from the preliminary stages of the detailed design. Future Development Applications for the detailed design of the buildings and public domain elements within the Hurstville Civic Precinct should be accompanied by a Heritage Impact Assessments. Heritage Impact Assessments should be prepared by suitably qualified heritage consultants in accordance with the Heritage Council Guidelines *Statements of Heritage Impacts*, and the *The Burra Charter 2013*.

The architectural design of new buildings subject to future development applications should adopt appropriate design strategies to respond to the scale and character of nearby heritage items. Appropriate design strategies may include:

- podium heights or other design features which provide reference to the ridge heights of nearby heritage items;
- architectural detailing of the façade to provide reference to the main aesthetic qualities (i.e. form, geometry, materials, colours) of nearby heritage items;
- adoption of appropriate setbacks to street frontages;
- inclusion of landscaping and mature trees to soften the appearance of new buildings and to provide a transition between the new development and the adjoining suburban area.

7.2.4 Link Between New Buildings and the Hurstville City Museum and Gallery

The Hurstville City Museum and Gallery should be maintained as a free-standing detached building. New buildings should not be linked to the Hurstville City Museum and Gallery.

7.2.5 Building Forms and Setbacks

The architectural design of new development subject to future Development Applications should be modulated and articulated to reduce the appearance of bulk and scale, in particular for new tower buildings.

New buildings should adopt a distinct tower and podium typology (or reverse podium typology with greater setbacks at ground level) that responds to the scale of adjacent heritage buildings. The upper levels must be visually distinguished from the podium by the materiality and design, adopting a neutral aesthetic above podium level that allows the character of the existing heritage buildings to remain prominent.

The setbacks to all street frontages and setbacks of buildings B and C from the heritage item at 14 MacMahon Street as illustrated in the indicative site layout plan and the Hurstville Civic Precinct Masterplan should be maintained as a minimum.

7.2.6 Urban Design and Landscaping

The precinct wide Public Domain Plan should be guided by a multi-disciplinary team of professionals, including (but not necessarily limited to) architects, urban designers, heritage architects/consultants, and landscape consultants.

The Public Domain Plan should facilitate an integrated approach to architecture and urban design, including landscaping, shelter, seating, public art, lighting, signage, heritage interpretation and any other public domain elements (e.g. water feature). Where possible, urban design features should be integrated to avoid visual clutter (e.g. planters / garden beds with in-built seating);

The Public Domain Plan should address signage, outdoor furniture and shade structures for all retail and outdoor dining facilities within the Hurstville Civic Precinct to achieve unity and reduce visual clutter (refer to recommendations in relation to Section 2.4.4 of the DCP below);

The Public Domain Plan should identify areas for deep soil plantings so that the detailed design of the basement parking can provide adequate setbacks. Areas for deep soil planting include (but not limited to):

- Civic Plaza fronting MacMahon Street
- Patrick Street Pocket Park
- the front setback area in front of Building A from the Patrick Street Pocket Park, along the corner of Queens Road and Park Road, along Park Road, and along MacMahon Street opposite the Presbyterian Church and the Friendly Societies' Dispensaries Building.

When considering areas for deep soil planting, the Public Domain Plan should specify a range of suitable vegetation species given the anticipated access to natural light and space available.

The Public Domain Plan should investigate opportunities for the re-use of elements / materials salvaged from site, as detailed in the Salvage and Re-Use Plan (refer Condition 7.1.8).

7.2.7 Views from Surrounding Areas

The scale of the proposed building envelopes are considerably higher than the existing development on the subject site, including surrounding streets with a number of heritage items. The development will therefore will be visible from a range of vantage points, creating a more prominent site. Any new development subject to future Development Applications should be detailed to not detract from views to the site within the locality and views within the locality generally.

7.2.8 Hurstville Civic Precinct DCP 2018

The Hurstville Civic Precinct DCP 2018 should be updated to incorporate the above conditions as well as OCP Architects' recommendations contained in Section 6.3 of this report.

Upon following the above recommended conditions of consent, the redevelopment of the site would provide an opportunity to showcase design excellence, and achieve a new creative, coherent and harmonious built form that will establish a higher benchmark for the standard of development within the Hurstville town centre.

APPENDIX A – PRELIMINARY INDEPENDENT HERITAGE ASSESSMENT, OCP ARCHITECTS (FEBRUARY 2017)

O C P A R C H I T E C T S

1 February 2017

Stuart McDonald
Director
SJB Planning
Level 2, 490 Crown Street
Surry Hills NSW 2010

RE: INDEPENDENT ASSESSMENT OF HURSTVILLE CIVIC PRECINCT PLANNING PROPOSAL

Dear Stuart,

OCP Architects have undertaken a preliminary assessment of the planning proposal based on a review of the documentation provided, the existing heritage management framework and inspection of the Hurstville Civic Precinct and surrounds on 17th January 2017.

BRIEF DESCRIPTION OF THE SITE AND SURROUNDS

The Hurstville Civic Precinct site is located in the northern portion of the Hurstville Town Centre approximately 200m to the north-east of Hurstville Railway Station. The site is bound by Queens Road to the north-west, Park Road to the east, MacMahon Street to the south-east and Dora Street to the south-west.

The site currently consists of 12 parcels of land and a number of buildings with various civic uses including: the Hurstville City Council Administration Building, Civic and Entertainment Centres, Hurstville Seniors Centre and Hurstville Museum & Gallery which is listed as an item of local heritage significance on the Hurstville Local Environmental Plan 1994. The north-eastern portion of the site is occupied by a car park. The north-western corner of the site is occupied by Church building constructed in 1934 and an adjoining face brick and sandstone residence. Despite their Inter War construction period and considerable aesthetic appeal, these buildings are not listed as heritage items on the HLEP 1994 or HLEP 2012.

The area surrounding the Civic Precinct site is characterised by a range of buildings of varying heights and construction periods. Queens Road directly to the north of the site consists of a number of buildings ranging from seven to ten storeys with commercial uses at street level. The streets to the north-east of the site are generally characterised by low scale development including single and two storey dwellings dating from the Victorian, Federation and Inter War periods interspersed with three storey flat buildings constructed in the c1970s and late 20th Century. Park Road to the east of the site consists of a number of three storey flat buildings constructed in the c1970s. Opposite the subject site on Dora Street lies a six storey commercial building and a new fourteen storey residential flat

building. Further to west on Forest Road lies the Hurstville Hotel and a number of two storey shops constructed from the Federation period to the late twentieth century. The southern side of MacMahon Street opposite the Civic Precinct site contains a number of heritage buildings including the former Fire Station, the former Friendly Societies' Dispensary Building, three bungalows dating from the Federation and Inter War periods and the Presbyterian Church. Interspersed between these low scale historic buildings are a number of medium rise residential and mixed use buildings ranging from six to twelve storeys in height.

The Hurstville town centre, including the area surrounding the Westfield site, contains a large concentration of heritage buildings dating from the Victorian, Federation and Inter-War periods. Many, but not all, of these buildings are listed as items of local heritage significance on the Hurstville Local Environmental Plan 2012.



Figure 1 - Aerial photograph of the Civic Precinct site, bound in red. The Hurstville City Museum and Gallery is outlined in yellow and the Baptist Church and adjoining residence is outlined in blue. (Source: SIX Maps 2017)

HURSTVILLE CIVIC PRECINCT PLANNING PROPOSAL

The planning proposal seeks to establish a set of development controls for the Civic Precinct site which is currently referred to as 'Deferred Matter' under Hurstville Local Environmental Plan 2012 (HLEP 2012).

The intended outcome of the planning proposal is to amend the HLEP 2012 in order to provide the following planning controls to the Hurstville Civic Precinct site;

O C P A R C H I T E C T S

- Apply a B4 Mixed Use zoning across the site;
- Introduce a maximum allowable building height of 63m; and
- Introduce a maximum allowable floor space ratio of 4.9:1.
- Exclude any heritage listing of the Hurstville City Museum and Gallery in the Hurstville LEP 2012.

The planning proposal is accompanied by a Masterplan and Urban Design Report. In addition to the proposed amendments to the HLEP 2012, the key features of the Masterplan include;

- Two high-rise residential buildings of 18 and 19 storeys;
- A 12 storey mixed use commercial, civic and community building with ground floor retail; and
- A four storey building component (connected to the 12 storey building) comprising community facilities and retail tenancies;
- A new plaza and park fronting MacMahon Street.

The masterplan involves the demolition of all buildings on the site including Hurstville City Museum and Gallery at 14 MacMahon Street which is listed as a local heritage item on the HLEP 1994 and the Baptist Church and adjoining residence at 2-6 Dora Street which are not listed as heritage items on either the HLEP 1994 or HLEP 2012.



Figure 2 - Proposed Civic Precinct Masterplan (Source: Masterplan and Urban Design Report, DWP Suters)

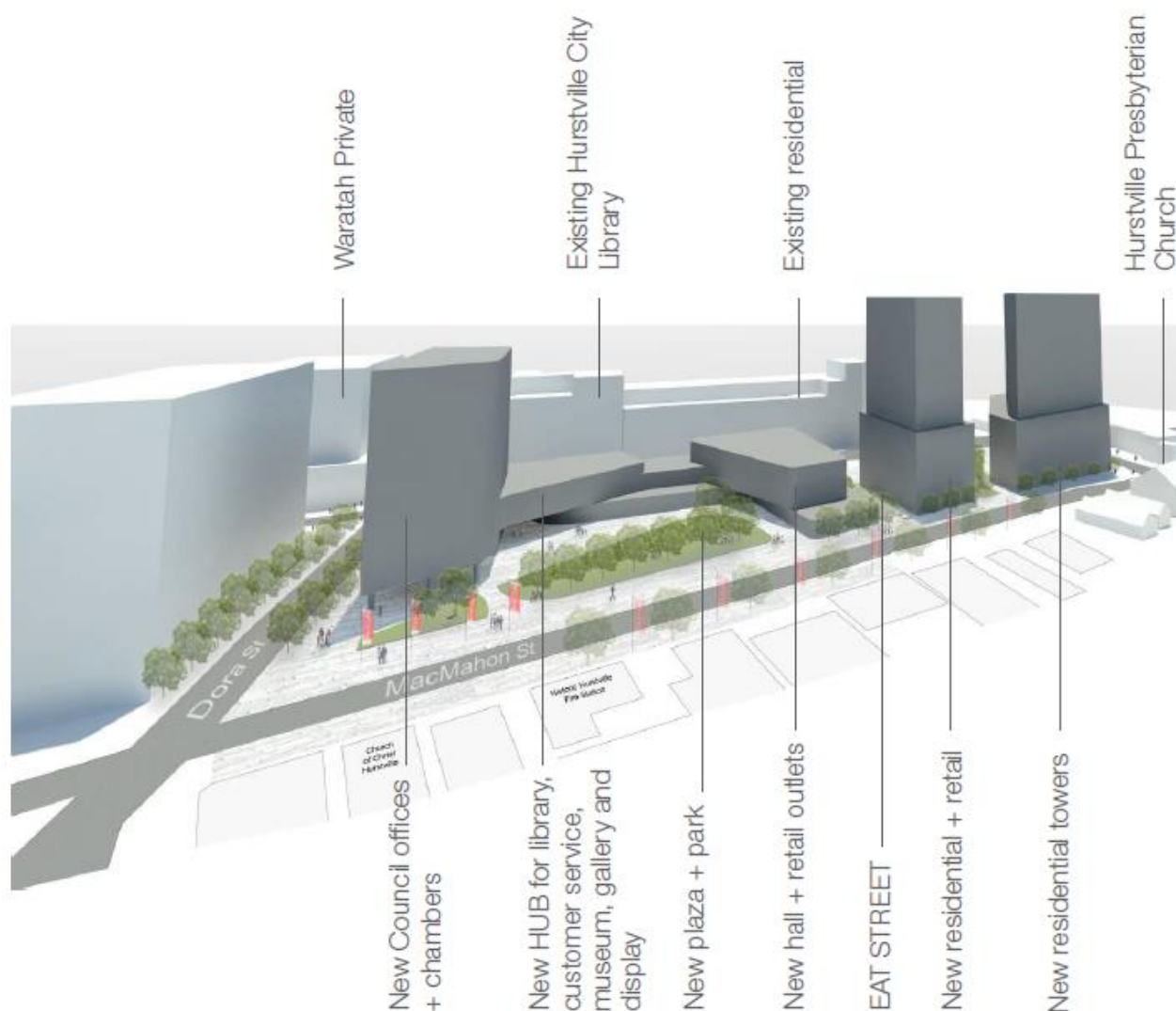


Figure 3 - Proposed Civic Precinct Masterplan (Source: Masterplan and Urban Design Report, DWP Suters)

HERITAGE MANAGEMENT FRAMEWORK

The Civic Precinct site contains the Hurstville City Museum and Gallery at 14 MacMahon Street, Hurstville. This building is listed as an item of local heritage significance under Schedule 2 of the Hurstville LEP 1994 (HLEP 1994). As the Civic Precinct is referred to as 'Deferred Matter', the site has not been listed under the HLEP 2012.

The site is also located within the vicinity of many heritage items which have been listed below;

O C P A R C H I T E C T S

ITEM NAME	ADDRESS	SIGNIFICANCE	ITEM NO. (HLEP 2012)
Fire Station	27 MacMahon Street	Local	I159
Friendly Societies' Dispensary Building	17 MacMahon Street	Local	I158
Presbyterian Church	1 MacMahon Street	Local	I156
Shop	244 Forest Road	Local	I142
Shop	237 Forest Road	Local	I140
Semi-detached Victorian terraces	33–47 Dora Street	Local	I119
Belmontes Pizza Shop	372 Forest Road	Local	I155
Hurstville Railway Substation	Between 309 and 309A Forest Road	Local	I150
Rendered facade of building	307 Forest Road	Local	I149
Ritchie House	289–291 Forest Road	Local	I148
Shops	277–285 Forest Road	Local	I147
Rendered facade of building	263–273 Forest Road	Local	I145
Front facade of building	255–257 Forest Road	Local	I144
Hurstville Hotel	350 Forest Road	Local	I154
Rendered facade of building	342–344 Forest Road	Local	I153
Rendered facade of building	338–340 Forest Road	Local	I152

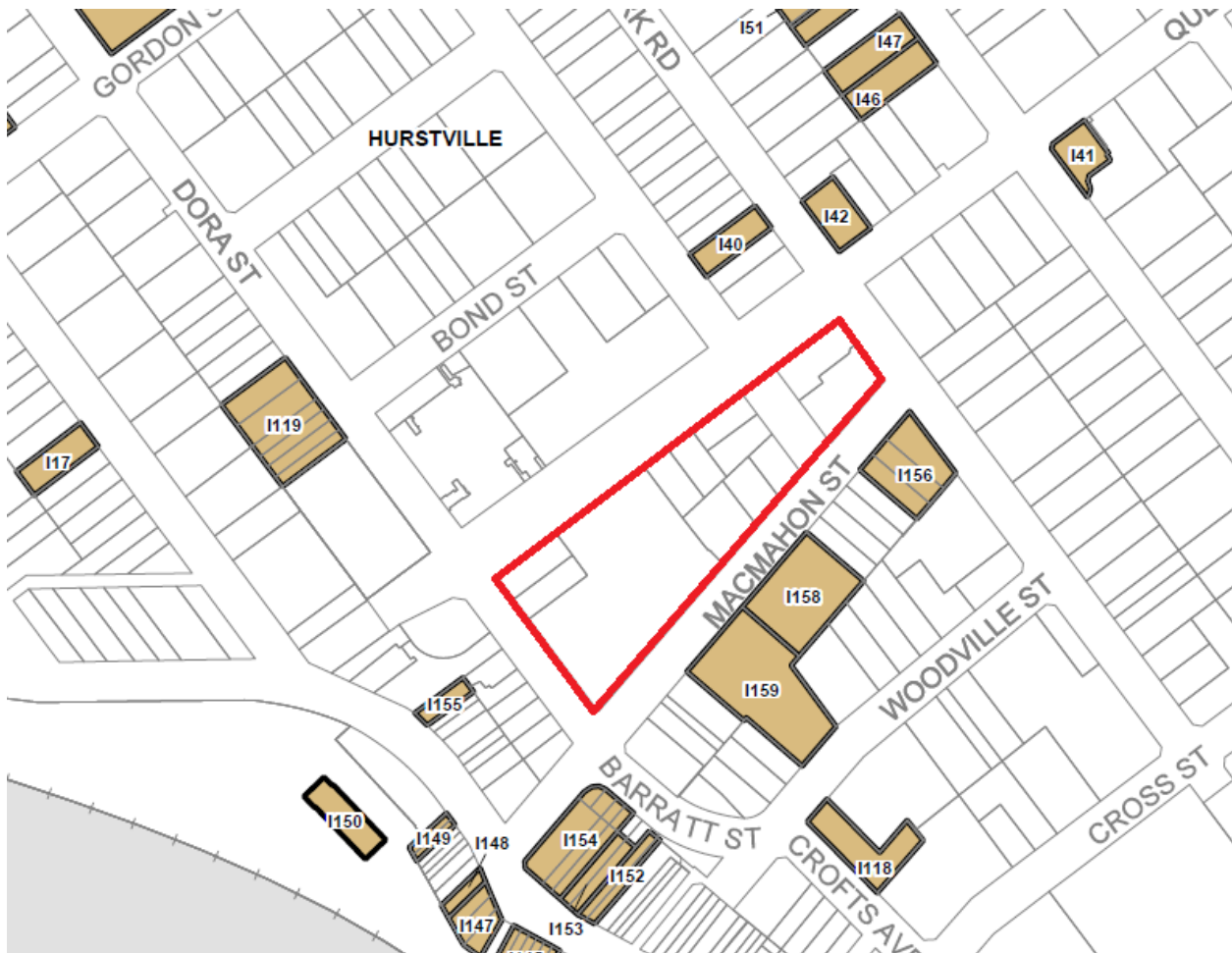


Figure 4 - Excerpt from the Hurstville LEP 2012 Heritage Map, Sheet 008A, showing the Civic Precinct, outlined in red, and numerous heritage items in the vicinity. (Source: HLEP 2012)

HURSTVILLE MUSEUM AND GALLERY

As noted above, the site contains the Hurstville City Museum and Gallery at 14 MacMahon Street. The site is listed as an item of local heritage significance on the HLEP 1994. The following statement of significance for the Hurstville Museum and Gallery was obtained from the NSW State Heritage Inventory report for the site;

The building, known as Kenilworth, at 14 MacMahon Street, Hurstville has historic, association, aesthetic and social significance. It is evidence of the extensive Inter-War development in Hurstville. It is associated with Dr. J.S. Crakanthorp, a prominent local doctor and civic citizen, who constructed the place for use as a residence and surgery. It is an excellent example of the Inter-War Old English style of architecture, retaining most of the distinguishing characteristics of the style despite progressive interior modifications. It is an important element in the historic streetscape along MacMahon Street. It is associated with the St George District Rugby Union Football Club, who used it as a clubhouse between 1962 and 1978. The building is rare in the Hurstville town centre with no other

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examples of the style and it is representative of the Inter-War Old English architectural style.¹

PRELIMINARY REVIEW

Given consideration to the changing character of Hurstville town centre and the numerous multi storey residential and mixed-use buildings in the vicinity of the site, the rezoning and future redevelopment of the Civic Precinct could be supported in heritage terms. However, the planning proposal and current masterplan involving the demolition of all buildings on the site needs to be carefully reviewed from a heritage perspective.

The NSW Department of Planning and Environment document entitled '*Planning Proposals; A guide to preparing planning proposals*' provides a checklist of matters for consideration on a case by case basis during the preparation and justification of a planning proposal. These matters include, but are not limited to, the heritage impact of the planning proposal.

A Planning Justification Report was prepared by JBA in July 2016. This report was informed by a Masterplan and Urban Design Report, Heritage Impact Assessment, Traffic Impact Assessment and Community Consultation Report.

The Heritage Impact Assessment, prepared by Artefact Heritage in March 2016, assesses the impact of the proposed demolition of the Hurstville Museum and Gallery. The report does not provide a full heritage assessment of the site or assess the impact of the proposed redevelopment of the site on the heritage significance of the surrounding heritage items.

The NSW Heritage Office publication *Statements of Heritage Impact* provides guidelines and a series of questions for consideration for both individuals who wish to carry out works to a heritage item, and councils who must consider whether or not to approve such development.² The questions outlined in this publication relating to the demolition of heritage items have been included below in **bold** for consideration in relation to the planning proposal and Civic Precinct Masterplan;

Have all options for retention and adaptive re-use been explored?

Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?

The Hurstville Civic Precinct is a large site of approximately 12,645.5m² with frontages to Queens Road, Park Road, MacMahon Street and Dora Street. The Hurstville City Museum and Gallery partially occupies Lot 201 of DP 831931 which has a total area of approximately 794m² which is a relatively small portion of the Civic Precinct site.

¹ NSW State Heritage Inventory database report for the local heritage listing of the Hurstville City Museum and Gallery, accessed January 2017 from;

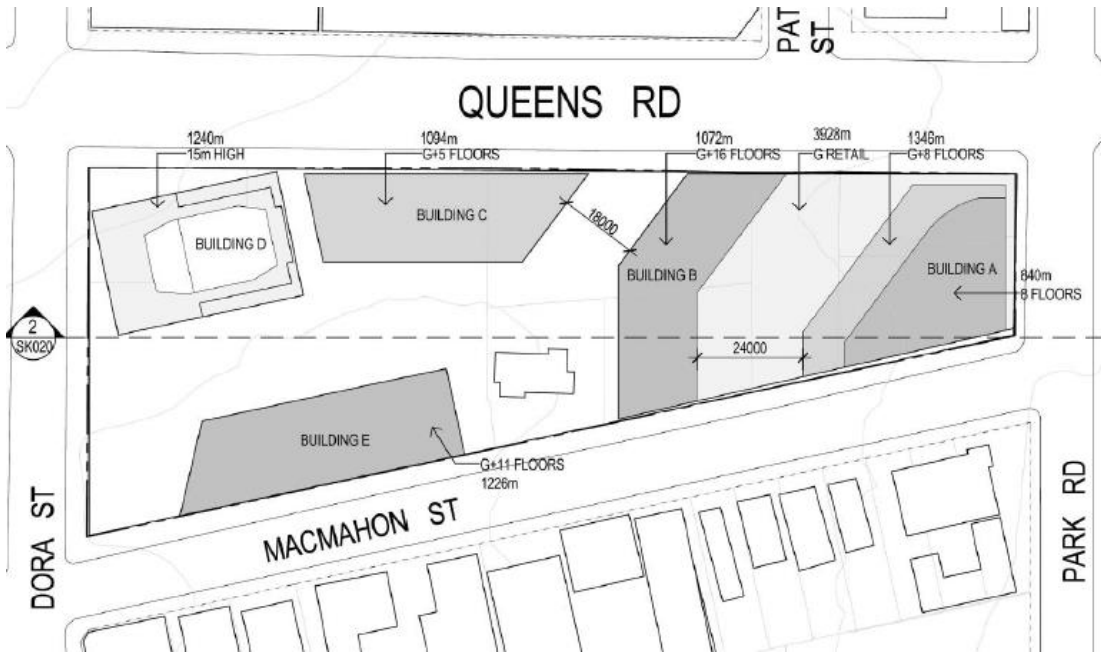
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1810094>

² Heritage Office and Department of Urban Affairs & Planning, 1996, revised 2002. *Statements of Heritage Impact*. <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>

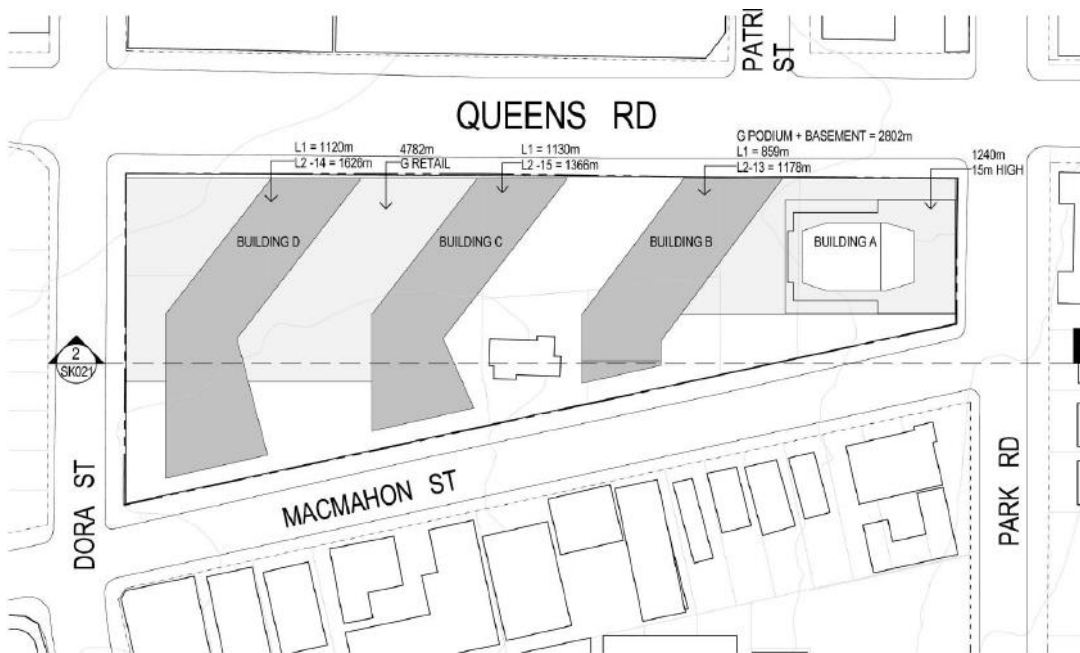
O C P A R C H I T E C T S

Appendix B of the Masterplan and Urban Design Report includes a number of design options for the redevelopment of the site which appear to enable the retention of this heritage item. However, there has been limited or no explanation in the Masterplan and Urban Design Report, Planning Proposal Report and Heritage Impact Report as to why these options could not be implemented. These preliminary design options have been included below.

Option A:



Option B:



Option C:

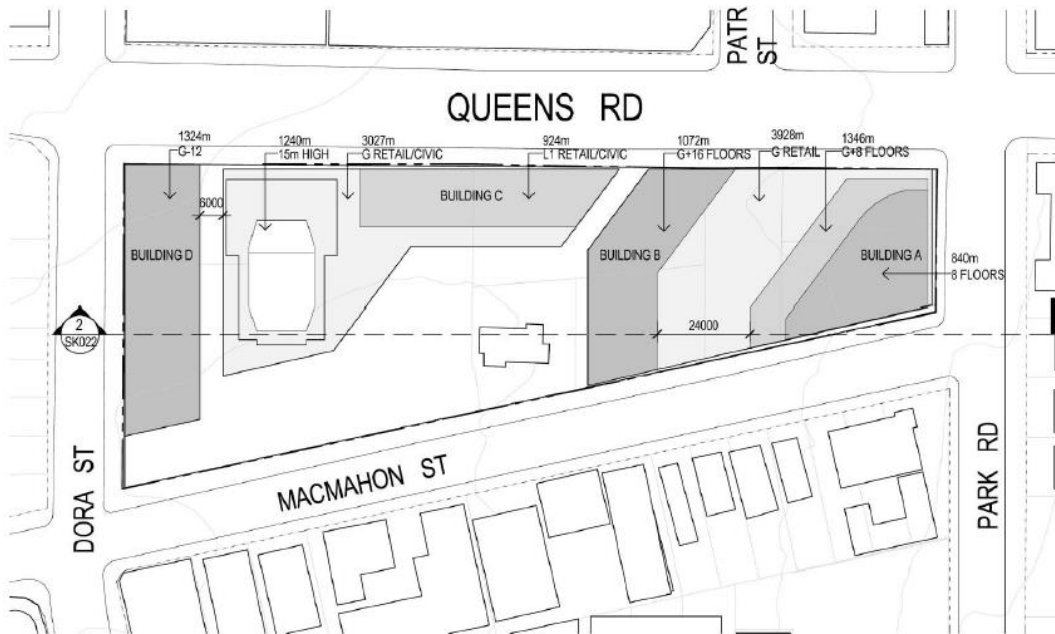


Figure 5 - Civic Precinct Masterplan preliminary design studies. (Source: DWP Suters, Masterplan and Urban Design Report, Appendix B)

Based on a review of the planning proposal and supporting documentation, it is suggested that the redevelopment of the Civic Precinct does not necessitate the demolition of the heritage listed Museum and Gallery. Whilst the current masterplan was designed to maximise solar access to public open space, the preliminary design options shown above demonstrate a variety of possibilities for the redevelopment of the site which would enable the provision of adequate solar access to the public open spaces and surrounding buildings whilst also providing the range of public benefits intended from the development.

Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?

As part of the proposed amendments to the Hurstville LEP 2012, the planning proposal seeks to exclude the listing of the Hurstville City Museum and Gallery from the HLEP 2012. This would result in the removal of the statutory framework for the management and protection of this building which would facilitate the demolition of the building.

The Hurstville City Museum and Gallery is considered to be significant to the local area for its association with prominent local doctor, Dr Crakanthorp, who constructed the building as a surgery and residence in 1929. The building is an excellent example of Inter-War Old English style Architecture and makes a significant contribution to the streetscape of MacMahon Street. The building displays a high degree of integrity and has been assessed as having historical, associative, aesthetic, social and rare significance. Therefore, it is recommended that the Hurstville City Museum and Gallery at 14 MacMahon Street is listed as an item of local heritage significance on the HLEP 2012. Demolition of this heritage item should be postponed to a later stage in case future circumstances make the retention and conservation of the heritage item more feasible.

Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?

The Heritage Impact Assessment, prepared by Artefact Heritage in March 2016, provides a brief discussion of the impact of the proposed demolition of the Hurstville Museum and Gallery. This discussion has been included below;

The loss of this building would result in an impact to the heritage of the locality. However, there would be community benefits created by the development as a major library, community facilities and public open space.

Environmental heritage is one of a number of considerations in the balanced assessment of the Planning Proposal for the Hurstville Civic Centre. The demolition of the building would facilitate future development of the site in accordance with the relevant planning instruments, including the proposed Master Plan, to create a site that is in the public interest and creates a site that is functional and provides a public benefit.

As discussed above, the preliminary design studies included in Appendix B in the Masterplan and Urban Design Report show a range of possibilities for the redevelopment of the site which include the retention of the heritage item. Therefore, it seems likely that future development on the site could enable the retention of the heritage item whilst still providing the public benefits outlined in the Masterplan including community facilities, Council administration offices, commercial and retail floor space, residential units and open space.

The heritage impact report provided a significance assessment of the Hurstville City Museum and Gallery. The following is an excerpt from the assessment of significance in relation to the SHR Criteria f) rarity;

Old English style houses are uncommon in the area. However there are several comparative examples in the wider Sydney area. Inter-War buildings are not rare the area or wider Sydney area. Old English style bouses (sic) are not considered to be endangered as there are examples in established residential suburbs and heritage listed in other LGAs.

The item does not meet the local significance threshold under this criterion.

The assessment of significance provided in State Heritage Inventory database listing form for the subject site states;

The building is rare in the Hurstville town centre with no other examples of the style.

Whilst there may be some other examples of Inter War Old English style buildings in other suburbs of Sydney, the Hurstville Museum and Gallery is considered to have significance as the only example of this style of architecture within the Hurstville Area. Therefore, contrary to the significance assessment provided in the Heritage Impact Report, the building is considered to meet the threshold for local heritage listing in terms of its rarity, as well as its historical, associative, aesthetic, social and representative values.

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Given consideration to the above discussion, the Heritage Impact Assessment report does not provide sufficient justification for the demolition of this heritage item.

FURTHER DISCUSSION

In addition to the Hurstville City Museum and Gallery, the Civic Precinct site contains the Baptist Church and adjoining residence which were also constructed during the Inter War period. These buildings are not listed as heritage items on the HLEP 2012 or HLEP 1994. Whilst these buildings are not listed heritage items, they form a significant contribution to the Inter War development of the Hurstville town centre, display a high degree of integrity and have significant aesthetic appeal. The demolition of these buildings would result in a negative impact on the heritage significance of the local area. It is the opinion of OCP Architects that these buildings should be considered for heritage listing, and the retention of these buildings be considered as part of the future redevelopment of the site.

As noted in the table above, the Civic Precinct is located in the vicinity of a number of local heritage items. The proposed amendments to the HLEP 2012 involve a significant increase in height restrictions and floor space ratio which would enable the construction of a number of medium to high-rise buildings that will be visible from numerous vantage points within the Hurstville town centre. The Heritage Impact Report does not include an assessment of the impact on the proposed rezoning and masterplan on the heritage significance of the surrounding heritage items.

SUMMARY AND RECOMMENDATIONS

The preliminary review of the planning proposal and supporting documentation has led to the following key findings;

- The exclusion of the Hurstville City Museum and Gallery from the Hurstville LEP 2012 and demolition of this building cannot be supported from a heritage perspective. The heritage item meets the criteria for local listing in terms of its historic, associative, aesthetic, social, rare and representative values. Therefore, the building should retain its status as a heritage item and be included on the HLEP 2012;
- Demolition of the heritage item is not considered to be necessary at this stage. At the very least, demolition should be postponed to a later stage in case future circumstances make the retention and conservation of the heritage item more feasible;
- The preliminary masterplan design options and existing site conditions indicate that the future redevelopment of the site could facilitate the retention of the heritage item whilst still providing the public benefits outlined in the Masterplan including community facilities, Council administration offices, commercial and retail floor space, residential units and open space. Further analysis of masterplan design options is required in order to establish an appropriate response to the heritage significance of the site;
- Although not listed as heritage items, the Baptist Church and adjoining residence on Dora Street have considerable aesthetic appeal and are likely to hold significance to the historical and social development of Hurstville. Subject to

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further investigation, including a full heritage assessment of the site, the demolition of these buildings is not acceptable from a heritage perspective;

- The site is located in close proximity to a number of items of local heritage significance. The impact of the planning proposal and future redevelopment of the site on the heritage significance of the surrounding heritage items should be considered as part of the justification of the planning proposal.

In accordance with these findings, OCP Architects request that the applicant provides the following amendments to the planning proposal and supporting documentation;

- The applicant should consider revising the planning proposal and Civic Precinct masterplan to include the retention of the significant elements of the site.
- Provide a revised Heritage Report which includes the following analysis:
 - A full heritage assessment of the site, including the Baptist Church and adjoining residence on Dora Street, the heritage listed Museum and Gallery on MacMahon Street and the numerous commemorative plaques and monuments on the site;
 - A discussion of Masterplan design options and justification of the chosen Masterplan design;
 - A contextual analysis of the Civic Precinct site and surrounding areas;
 - An assessment of the impact of the planning proposal on the heritage significance of the numerous heritage items in the vicinity of the site;
 - A discussion of heritage and urban design considerations including recommendations on how future development on the site could be designed in order to mitigate the impact of the works on the heritage significance of buildings on the site as well as surrounding heritage items.

It is anticipated that the planning proposal would trigger the need to prepare amendments to the existing Development Control Plan (DCP) provisions in order to guide future development on the site. The establishment of new planning controls and redevelopment of the site is likely to have a significant influence on the changing character of the local area. Therefore, the provision of heritage advice and heritage impact assessment as part of the development of the planning proposal is considered to be essential.

If you wish to discuss these matters, please do not hesitate to contact Bianca Hollo or Otto Cserhalmi on 9319 4126 during business hours.

Kind regards,



Bianca Hollo
Heritage Consultant

OCP Architects

APPENDIX B – HURSTVILLE CIVIC CENTRE AND MARANA AUDITORIUM – DRAFT HERITAGE INVENTORY FORM EXTRACTED FROM THE HURSTVILLE COMMUNITY BASED HERITAGE STUDY REVIEW

Hurstville Heritage Inventory

State Heritage Inventory

SHI Number

1810171

Study Number

8

Item Name: **Hurstville Civic Centre (Marana Entertainment Cen**

Location: **16-32 Macmahon Street, Hurstville [Hurstville]**

Address: 16-32 Macmahon Street

Planning: Sydney South

Suburb / Nearest Town: Hurstville 2220

Historic Region: Sydney

Local Govt Area: Hurstville

Parish:

State: NSW

County:

Other/Former Names: Hurstville Entertainment Centre

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Built

Group: Government and Adm Category: Council Chambers

Owner: Local Government

Admin Codes:

Code 2:

Code 3:

Current Use: Council chambers & Entertainment Centre

Former Uses: Council chambers & Entertainment Centre

Assessed Significance: **Local**

Endorsed Significance:

Statement of Significance: Constructed in 1962, Marana Entertainment Centre is of local significance as an evidence of the local government's activities in provision of educational and cultural facilities to the community. It has aesthetic significance as an example of the 20th Century Stripped Classical architectural style with steel framed early aluminum facade known as curtain wall. It is also important in demonstrating the work of the well known architectural company Peddle, Thorp and Walker at the time.
The Centre has a strong social value to the local community as a cultural and educational facility since the 1960s.

Historical Notes or Provenance: The first Hurstville Council was elected in 1887. They met in a number of different temporary buildings for years until the purchase of land on the corner of MacMahon St and Forest Rd and the construction of Council Chambers. These were rebuilt in 1913, and again in 1931 according to the size of the Hurstville Municipality. Finally in the 1950s extra land at the present site of the Civic Centre was purchased for the construction of an entirely new, larger and more up to date administrative complex. Also to be included were entertainment facilities for residents. The first stage was officially opened in June 1962. The Council Chambers and Marana Auditorium complex was designed by the well known architectural company Peddle, Thorp and Walker in 1961. The engineers were Woolacott, Hale & Bond.

Themes: National Theme

State Theme

Local Theme

7. Governing

Government and administra (none)

State Heritage Inventory

Date: 13/02/2013

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Hurstville Heritage Inventory

State Heritage Inventory

SHI Number

1810171

Study Number

8

Item Name: **Hurstville Civic Centre (Marana Entertainment Cen**

Location: **16-32 Macmahon Street, Hurstville [Hurstville]**

Designer: Paddle, Thorp and Walker

Maker / Builder: Woolacott, Hale, and Bond

Year Started: 1960 Year Completed: 1962 Circa: No

Physical Description: Covering an area of 3716 sq m, the building consists of an administration and entertainment sections, housing meeting rooms and two halls. One of the halls has a capacity of 1264 people with facilities for stage productions and the other with 500 capacity for concerts and presentations. It is a two-storey building and constructed of a steel frame (curtain wall) with vertical solid bays at each book end of the building and around each entry emphasised with blonde face brick. The remainder of the facade is made up of aluminium framed windows with coloured spandrels reflecting the characteristics of the 20th Century stripped classical architectural style.

Physical Condition: Good condition, well maintained.

Modification Dates: A covered pathway and awning over the entrances have been added.

Recommended Management: Hurstville Entertainment Centre should be retained and maintained as a community place. The structure is capable of being improved and upgraded as well added to sympathetically to allow for up-to-date facility. Adaptation of the existing facility will significantly aid to the Hurstville Council's Environmental Sustainability and Social and Cultural Development objectives under the Community Strategic Plan. It is also recommended that the original architects of the Entertainment Centre, Peddle Thorp & Walker, be consulted during the redevelopment of the Civic Centre. It is recommended that incorporation of the existing building in particular its external walls and form within the new civic precinct redevelopment be explored prior to making decision for its complete demolition. The building has heritage and social values that are important for the local community and should be protected under the heritage listing. Archival recording and interpretation strategy should be part of any future redevelopment of the Centre.

Management: Statutory Instrument List on a Local Environmental Plan (LEP)

Further Comments:

- Criteria a)** Constructed in 1962, the Hurstville Entertainment Centre and the Hurstville Civic Centre has historical importance as an evidence of the local government's activities in provision of educational and cultural facilities to the community.
- Criteria b)** The Council Chambers and Marana Auditorium (part of Hurstville Entertainment Centre) has association with the well known architectural company Peddle, Thorp and Walker.

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Item Name: **Hurstville Civic Centre (Marana Entertainment Cen**

Location: **16-32 Macmahon Street, Hurstville [Hurstville]**

Criteria c) The Entertainment Centre represents aesthetic qualities of the 20th Century Stripped Classical architectural style and work of the architectural company Peddle, Thorp and Walker in the 1960s.

Criteria d) Hurstville Entertainment Centre has strong social significance to the local community as an entertainment centre since the early 1960s.

Criteria e) The building provides evidence of steel framed 20th Century construction known as curtain wall.

Criteria f) Hurstville Entertainment Centre is a rare 20th Century Stripped Classical style building with curtain wall in Hurstville LGA.

Criteria g) Hurstville Entertainment Centre is a representative example of the works of the architectural company Peddle, Thorp and Walker in the 1960s. It is also representative of 20th Century Stripped Classical style architecture with curtain wall.

Integrity / Intactness: Largely intact externally

References:	Author	Title	Year
	Davis, Pedr	The Hurstville Story	1986
	Royal Australian Institute of Architects	Survey and Listing cards for Hurstville Municipal Council Chambers and Marana Auditorium	

Studies:	Author	Title	Number	Year
	City Plan Heritage	Hurstville Community Based Heritage Study Review	8	2012

Parcels:

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings:	Name:	Title:	Number:	Date:
	Referred to local council to consider listing on LEP			3/07/2012

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

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Date: 13/02/2013

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Hurstville Heritage Inventory

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SHI Number

1810171

Study Number

8

Item Name: **Hurstville Civic Centre (Marana Entertainment Cen**

Location: **16-32 Macmahon Street, Hurstville [Hurstville]**

Data Entry:

Date First Entered: 03/07/2012

Date Updated: 13/02/2013

Status: Basic

Image:



Caption: Hurstville Municipal Council Chambers circa 1970s

Copyright: RAIA

Image by: Royal Australian Institute of Architects

Image Date:

Image Number:

Image Path:

Image File: civic-centre.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory

Date: 13/02/2013

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Hurstville Heritage Inventory

State Heritage Inventory

SHI Number

1810171

Study Number

8

Item Name: **Hurstville Civic Centre (Marana Entertainment Cen**

Location: **16-32 Macmahon Street, Hurstville [Hurstville]**

Image:



Caption: Hurstville Municipal Council Chambers circa 1970s

Copyright: RAIA

Image by: Royal Australian Institute of Architects

Image Date:

Image Number:

Image Path:

Image File: Hurstville Council Chambers_Marana wing.jpg

Thumb Nail Path:

Thumb Nail File:

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SHI Number

1810171

Study Number

8

Item Name: **Hurstville Civic Centre (Marana Entertainment Cen**

Location: **16-32 Macmahon Street, Hurstville [Hurstville]**

Image:



Caption: Marana Entertainment Centre

Copyright: Hurstville City Council

Image by: City Plan Heritage

Image Date:

Image Number:

Image Path:

Image File: Marana_1.JPG

Thumb Nail Path:

Thumb Nail File:

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Hurstville Heritage Inventory

State Heritage Inventory

SHI Number

1810171

Study Number

8

Item Name: **Hurstville Civic Centre (Marana Entertainment Cen**

Location: **16-32 Macmahon Street, Hurstville [Hurstville]**

Image:



Caption: Marana Entertainment Centre

Copyright: Hurstville City Council

Image by: City Plan Heritage

Image Date:

Image Number:

Image Path:

Image File: Marana_2.JPG

Thumb Nail Path:

Thumb Nail File:

Hurstville Heritage Inventory

State Heritage Inventory

SHI Number

1810171

Study Number

8

Item Name: **Hurstville Civic Centre (Marana Entertainment Cen**

Location: **16-32 Macmahon Street, Hurstville [Hurstville]**

Image:



Caption: Marana Entertainment Centre

Copyright: Hurstville City Council

Image by: City Plan Heritage

Image Date:

Image Number:

Image Path:

Image File: Marana_3.JPG

Thumb Nail Path:

Thumb Nail File:

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