

## **13) Appendix L**

**Statement of Heritage Impact  
Prepared by  
Extent Heritage**

# Dural Health Hub

## Statement of Heritage Impact

Prepared for Healing ONR Pty Limited

February 2022 – FINAL v2



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Extent Heritage project no.:	0221090
Client:	Healing ONR Pty Limited
Project:	Dural Health Hub SOHI
Site location:	679-685 Old Northern Road, Dural
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## Document control

Version	Internal reviewer	Date	Review type
Draft V01	E. Banaag	30.11.2021	QA
FINAL	E. Banaag	16.12.2021	Substantial client edits
FINAL v2	E. Banaag	04.02.2021	Additional heritage item included

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## List of abbreviations

Abbreviation	Meaning
DA	Development application
NSW DPIE	NSW Department of Planning, Industry and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
HCA	Heritage Conservation Area
Heritage Act	<i>Heritage Act 1977</i> (NSW)
LEP	Local Environmental Plan
NSW	New South Wales
SEPP	State Environmental Planning Policies
SHI	State Heritage Inventory, NSW
SHR	State Heritage Register
SOHI	Statement of Heritage Impact

# 1. Introduction

## 1.1 Project description

Extent Heritage Pty Ltd (Extent Heritage) have been commissioned by Healing ONR Limited on to prepare a Statement of Heritage Impact for a consolidated site located at 679-685 Old Northern Road, Dural ('site'). The purpose of the report is to analyse the proposed additional permitted use on the site, which will facilitate the construction of a health services facility (subject to development application approval) and assess potential impacts to the heritage significance of the adjacent local heritage item at 671-673 Old Northern Road, Dural.

## 1.2 Approach and methodology

The methodology used in the preparation of this Statement of Heritage Impact (SOHI) is in accordance with the principles and definitions as set out in the guidelines to *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (the *Burra Charter*) (Australia ICOMOS 2013) and the latest version of the *Statement of Heritage Impact Guidelines* (Heritage Office and Department of Urban Affairs and Planning 2002), produced by the former NSW Office of Environment and Heritage (now the NSW Department of Planning, Industry and Environment).

This SOHI will review the relevant statutory heritage controls, assess the impact of the proposal on the site and make recommendations as to the level of impact.

## 1.3 Limitations

The site was inspected and photographed by the author of this report on 15 October 2020. A further inspection was undertaken on 30 November 2021. The inspections were undertaken as a visual study only.

The historical overview provides sufficient historical background to provide an understanding of the place in order to assess the significance and provide relevant recommendations, however, it is not intended as an exhaustive history of the site.

This assessment does not include an assessment of Aboriginal heritage.

## 1.4 Authorship

The following staff members at Extent Heritage have prepared this statement of heritage impact:

- Ben Calvert, heritage advisor;
- Dom Caron, research assistant.

This report was reviewed by Eleanor Banaag, senior associate.

## 1.5 Ownership

The site is privately owned. The development of the site is being undertaken by Healing ONR Pty Ltd.

## 1.6 Terminology

The terminology in this report follows definitions presented in the *Burra Charter* (Australia ICOMOS 2013). Article 1 provides the following definitions:

**Place** means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

**Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*. Places may have a range of values for different individuals or groups.

**Fabric** means all the physical material of the *place* including elements, fixtures, contents and objects.

**Conservation** means all the processes of looking after a *place* so as to retain its *cultural significance*.

**Maintenance** means the continuous protective care of a *place*, and its *setting*. Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

**Preservation** means maintaining a *place* in its existing state and retarding deterioration.

**Restoration** means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

**Reconstruction** means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

**Adaptation** means changing a *place* to suit the existing *use* or a proposed use.

**Use** means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

**Compatible use** means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

**Setting** means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

**Related place** means a *place* that contributes to the *cultural significance* of another place.

**Related object** means an object that contributes to the cultural significance of a place but is not at the place.

**Associations** mean the connections that exist between people and a place.

**Meanings** denote what a place signifies, indicates, evokes or expresses to people.

**Interpretation** means all the ways of presenting the cultural significance of a place.



## 2. Site identification

The site comprises two properties located at 679-681 and 683-685 Old Northern Road, Dural. They are known as Lot 3, DP395437 and Lot 1, 120004. The total land parcel is shown below in Figure 1 and Figure 2.

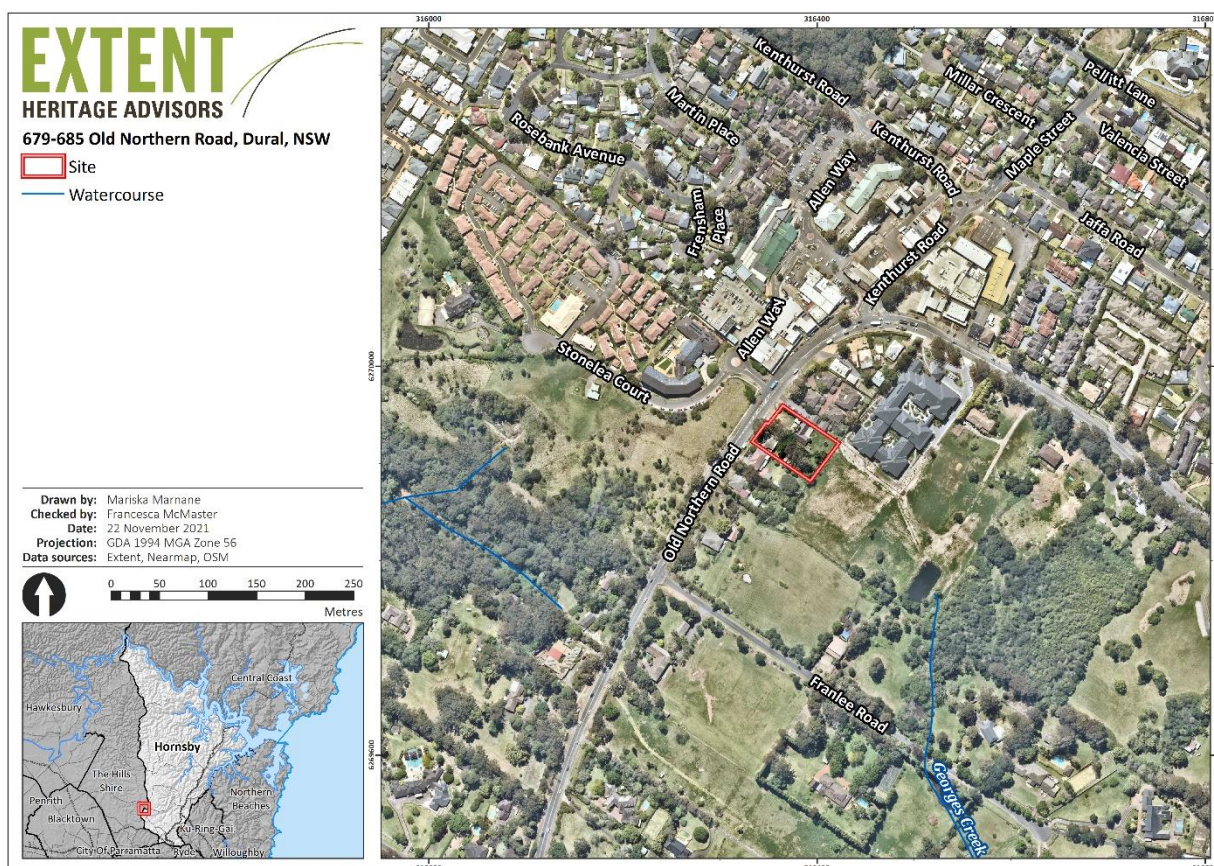


Figure 1. Aerial showing 679-685 Old Northern Road, Dural, the site, outlined in red within the wider residential context of Dural. (Source: Extent Heritage).



Figure 2. Aerial showing 679-685 Old Northern Road, Dural, the site, outlined in red.



## 3. Planning context

### 3.1 Heritage status

The following table outlines the heritage status of the site.

Table 1. Summary of heritage status of the site.

Register/listing	Item listed (Y/N)	Item name	Item number
<b>Statutory listings</b>			
World Heritage List	N	-	-
National Heritage List	N	-	-
Commonwealth Heritage List	N	-	-
State Heritage Register	N	-	-
Hornsby Local Environmental Plan 2013, Schedule 5	N	-	-
<b>Non-statutory listings</b>			
Register of the National Trust (NSW)	N	-	-

### 3.2 Heritage items in the vicinity

As shown in Figure 3 there are two local heritage items listed on the *Hornsby LEP 2013*, Schedule 5 Part 1, that are located in the immediate vicinity of the site.

- *House* (item No. 347)
- *Roadside Trees* (item No. 448)

The figure also shows that one archaeological item on *The Hills LEP 2019*, Schedule 5 Part 3, is located directly adjacent to the site.

- *Old Northern Road*, Old Northern Road between Dural and Wisemans Ferry (item No. A12)



Figure 3. Site outlined in red. Local heritage item *House* (item No.347) shaded in brown, local heritage item *Roadside Trees* (item No. 448) shaded in green, archaeological item *Old Northern Road* (item No. A12) is shaded in yellow. (source: NSW Planning Portal, overlay by Extent Heritage).

## 4. Historical context

Colonial activity in Dural likely began with early timber getters, who cleared large tracts of land, opening the area for later agricultural use. Prized timbers included blue gums and grey ironbarks as they offered a strong timber, though, as timber was a primary fuel source in the early colony, all types of vegetation were felled or cleared by the getters.

Looking to connect the region to Paramatta, the Government Surveyors Office identified a northern route to Dural in 1817, later becoming the Old Northern Road. The next section, from Dural to Wisemans Ferry, was surveyed in 1825. Later, a plan was put forth by the Government to create the Great Northern Road, which would link Wisemans Ferry to the Hunter Valley. To complete the works, convict labour was employed. Nonetheless, the road would soon be disused in favour of a shorter route that was plotted further to the south.



Figure 4. Surveyor General Mitchell's map of the Hornsby area in 1835. The approximate area of the site is outlined in red (source: Hornsby Municipal Library, call No.316712).





Figure 5. Old Northern Road, n.d. This image shows the nature of the road prior to sealing and also provides an illustration of the early rural environment around Dural (source: Hornsby Municipal Library, Ralph Hawkins collection)

During the formal construction of the Great Northern Roadway, yeoman sized grants of between fifty to one-hundred acres were made along its length, ostensibly to encourage small-scale market gardening activities. Many of these grants were handed out between the 1820s and 1840s, usually to free men who had served the crown, though occasionally also to convicts who had faithfully completed their sentences. In 1823, John Taylor was the beneficiary of a modest fifty-acre grant at the locality of Round Corner. It is not known whether Taylor took up this land with the intention of cultivating it or sold it to another owner.

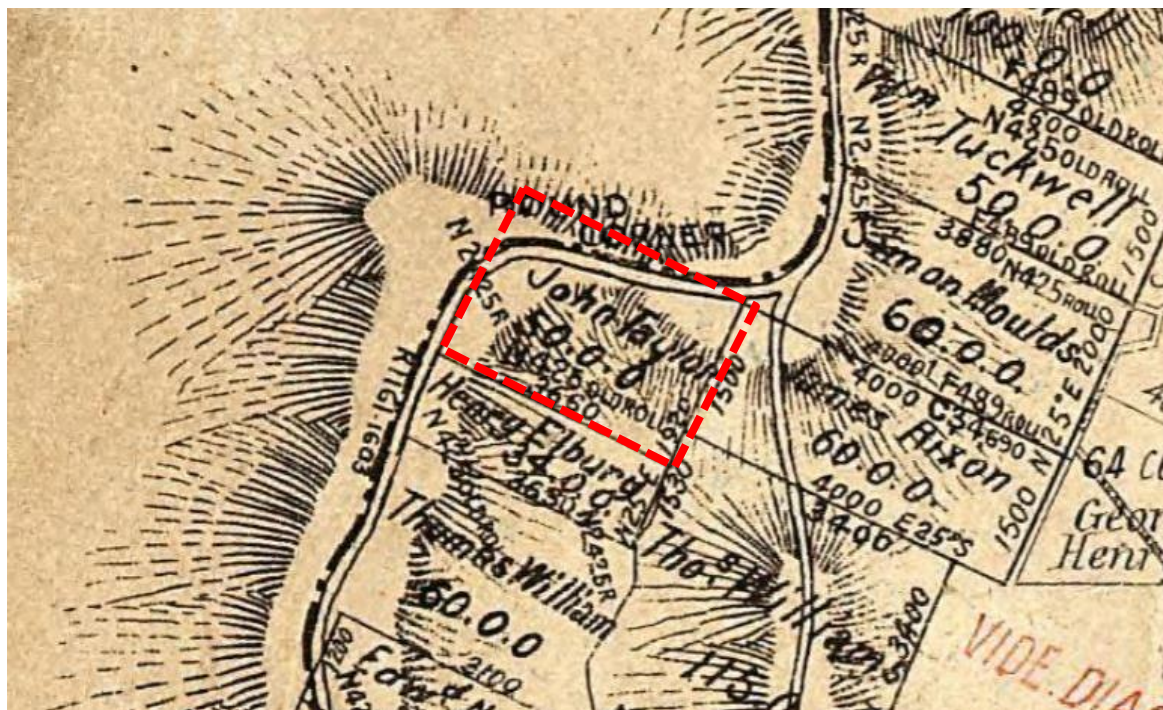


Figure 6. Extract from Map of the Parish of South Colah, n.d. Showing John Taylor's grant at Round Corner in red (source: Historical Lands Record Viewer).

Later becoming a significant part of the region's economy, the practice of orcharding started in 1829, with orange orchards planted in Pennant Hills. In the following decades it would spread to neighbouring areas. At Galston and Dural, colonists were cultivating grapes and stone and citrus fruits by the 1860s. From there, orcharding activities spread throughout Arcadia and Glenorie.<sup>1</sup>

Unlike most other areas in the Cumberland Plains, market garden activities proved relatively successful in The Hills and Hornsby, largely owing to the achievements of early orchardists. Successful early orcharding families created a desirable lifestyle that began a regional tradition, with many later orchards being established by companies interested in imitating those successes. Communities of small holders, under key families, began to take up much of the land, and networks of landownership began to develop as holdings joined under marriages or divided following deaths.

With the coming of the railway line in 1886, an increase in subdivision occurred, though it was mostly centred around Hornsby. These subdivisions were typically focused on land accessible from the railway station but, as interest in the area grew, subdivisions were prompted for nearby localities, often promoting market garden sized blocks for sale.

Though it existed since 1858, the Municipalities Act had not affected the incorporation of a local government in the areas north of Parramatta and North Sydney. In 1906 the State government

<sup>1</sup> Terry Kass, 1993. Thematic History of Hornsby, p. 11.

compulsorily incorporated the areas of the State which still lacked local governance. This included the areas around Hornsby, which amalgamated into the Hornsby Shire Council.

Many early twentieth century houses built in Dural and the areas surrounding it were subject to planning ordinances established by the newly instituted local authorities. The intention of these ordinances was to put a minimum limiting fee on housing price for particular properties, effectively controlling the quality of newly constructed dwellings. These limiting fees were also often illustrative of the means by which local authorities would encourage a preferred class of persons to live in the area. These policies would dominate early suburb development and also influence later building standards.

The establishment of these minimum limiting fees in the early twentieth century coincided with a growing class of professionals, seeking to escape the conditions of the city and live in what was seen to be the healthier conditions of the northern mountains. In 1922, the current arrangement of smaller lots along Old Northern Road, toward Round Corner was established, with the purchaser of the property at that time being George Hamilton Williams. It is likely that, at this time, the property currently known as 671-673 Old Northern Road came into existence, with the current dwelling likely being built some time shortly after that.

However, despite any intentions toward urbanisation at Round Corner, the parcel of land containing the site at what is now known as 669 Old Northern Road would continue to be used for orcharding practices until at least the 1960s, where aerial photographs show it as still seeing heavy agricultural use. Later, the nature of small-scale urban activities shifted to become more mechanised and, in 1965, structures were present on the site.

The site remained undeveloped until first in the 1960s with the dwelling on 679-681 Old Northern Road was constructed. Following this, a residence on 683-685 Old Northern Road was constructed.





Figure 7. Aerial image of the site and adjacent heritage item, c.1947. Site outlined in red and heritage item outlined in green (source: Spatial Services, Historical Aerial Viewer).



Figure 8. Aerial image of the site and adjacent heritage item, c.1965. Site outlined in red and heritage item outlined in green (source: Spatial Services, Historical Aerial Viewer).

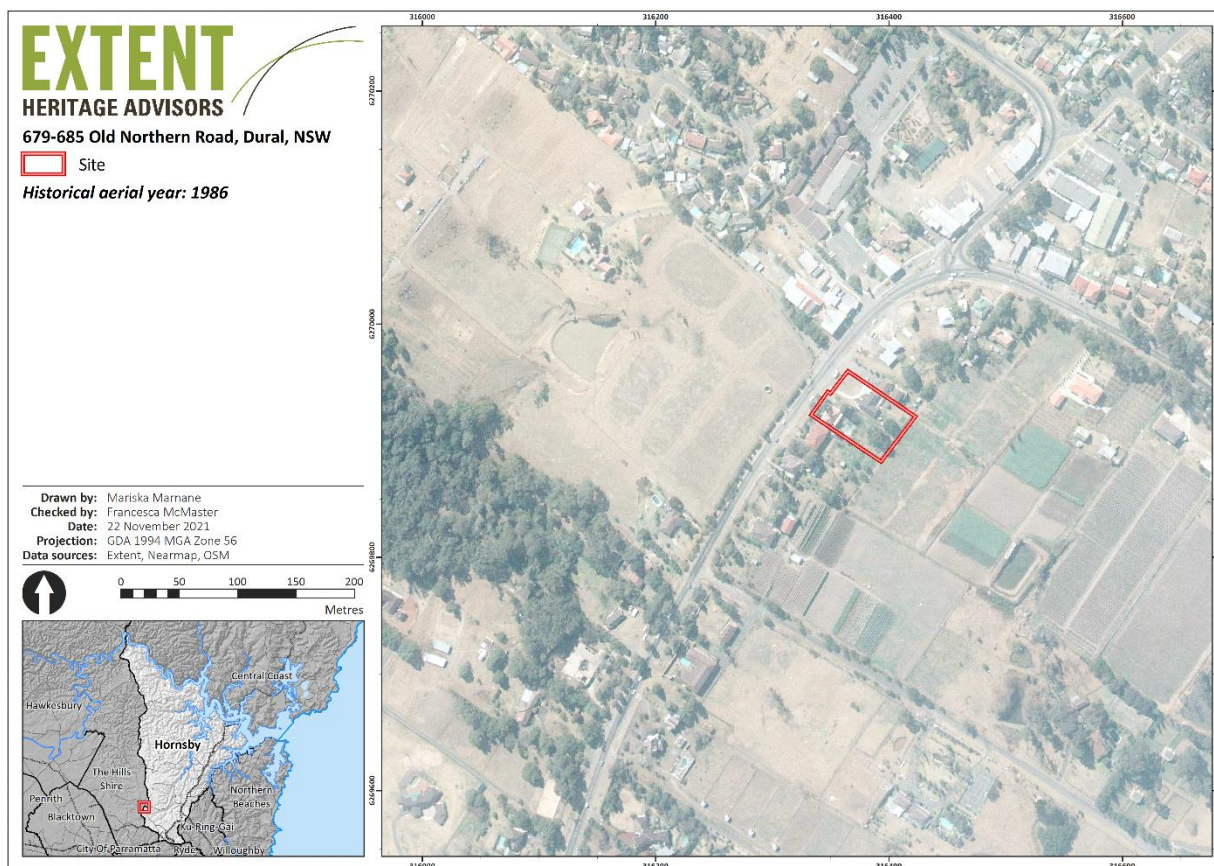


Figure 9. Aerial image of the site in 1986 at which point residences on both allotments of the site have been development.

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## 5. Physical description

Extent Heritage carried out a physical assessment of 679-685 Old Northern Road on 15 October 2020. The analysis involved an investigation into the built form and landscape setting. Unless otherwise stated, all images in this section have been produced by Extent Heritage.

### 5.1 Site Details

The site comprising of 679-685 Old Northern Road consists of two medium sized residential properties that covers a combined area of approximately 3,462m<sup>2</sup>. The site contains two dwellings at present; one single and one part two storey residential dwelling built on generally flat land. The properties are part of a short row of mixed residential and commercial buildings along Old Northern Road, adjacent to the Round Corner centre.



Figure 11. The consolidated site, located at 679-685 Old Northern Road.

#### 5.1.1 679-681 Old Northern Road

The dwelling at 679-681 Old Northern Road is largely screened from the verge by hedging plants. Inside the hedge is a white painted timber paling fence. The property can be accessed through a single leaved timber gate for pedestrians or a double leaved timber gate for vehicles. The dwelling is a late twentieth century structure with white painted aluminium exterior frame cladding mounded on a brick basement level. The roof is brown tiled and has a hipped form. Two projecting gables extend out from the north-western elevation to the south-western elevation. The windows are rectangular and have a timber frame and modern float glass panels. Some of the casements appears to be double hung sash windows. On the south-western end of the building is a single brick chimney with a decorative brick cowl.



Figure 12. Main residence, 679-681 Old Northern Road. House consists of aluminium "weatherboard" cladding looking south-east.



Figure 13. Carport and driveway looking east.



Figure 14. View of the rear of the residence looking south-west.



Figure 15. View of the backyard looking north.



Figure 16. View of the backyard looking south.



Figure 17. View to the rear (south-east) of the property, towards Georges Creek. 'The new Thompson Health Care residential aged care facility is visible in the left side of the photograph.



### 5.1.2 683-685 Old Northern Road

The dwelling at 683-685 Old Northern Road is set back approximately 25m from the roadway and is largely unscreened by the palm trees and low bushes planted immediately in front of the building façade. The front of the property is taken up by a well-maintained lawn. The dwelling is a mid-late twentieth century single storey structure. The exterior surface is faced with blond brick and large rectangular aluminium framed windows. The roof is finished with light brown coloured tiles and the form includes a mix of hipped and gabled ridge lines, with a small gablet on the north western elevation. The northern end of the façade includes an attached double garage accessed by two white painted aluminium roller doors. An additional metal free-standing car port has been constructed adjacent the garage.



Figure 18. 683-685 Old Northern Road looking east.



Figure 19. View from the house towards Old Northern Road looking west.



Figure 20. View of the rear of the residence looking west.



Figure 21. View of the backyard looking south-east.



Figure 22. View of the rear of the residence looking west, including water tank. This image gives some indication of the steep slope of the land east.



Figure 23. View of the vacant land parcel east of the property, towards Georges Creek.

### *Condition*

The condition of both properties is good, as they are both currently occupied.

## 5.2 Settings and views

### 5.2.1 General surrounds

Located adjacent to the Round Corner centre, the immediate landscape around the site is suburban and urbanised in character to the north and east, and semi-rural in character to the south and west.

Old Northern Road is a twin carriageway with a wide verge along the northern and southern sides. The main areas of Round Corner are urbanised, with medium-sized residential allotments occupying most of the suburb. Surrounding the suburb are larger, semi-rural allotments. Areas south of the site are undeveloped and largely cleared of vegetation. These land parcels slope away into a gully, toward the south-east towards Georges Creek.

The majority of the built environment throughout Round Corner is typified by late twentieth century, modern housing. At the junction of Old Northern Road and Kenthurst Road, approximately 100m north of the site, is the commercial centre of the suburb. It consists primarily of a mix of single and two-storey, modern commercial buildings. The site would be considered adjacent to the Round Corner centre.

The only major view lines from the site are along Old Northern Road.



Figure 24. View toward the local heritage item *House* (item No. 347) along Old Northern Road, including part of the site on the left side of the image, outlined in red.





Figure 25 A medium sized commercial lot adjacent to the site (shown in the right of the image).



Figure 26. A view of Round Corner showing a retail centre along Old Northern Road, adjacent to the site. The subject site is not visible from this perspective.



### 5.2.2 Approved major redevelopments in the area

#### Thompson Health Care

Immediately east of the site is a seniors housing development, located at 705-717 Old Northern Road, Dural (see Figure 27 and Figure 28). This development consists of two to three storeys buildings totalling 145 residential care suites, a basement level carpark and perimeter vegetation.



Figure 27. Aerial photograph of seniors housing development (marked in red), in relation to the site (marked in green) and Round Corner (marked in yellow); (source: Nearmap 2021).



Figure 28. Aerial photograph of seniors housing development (source: Nearmap).

This development directly adjoins the Dural Health Hub to the east. It was approved via determination in the Land and Environment Court in 2018, with the judgement stating that “this area is already characterised as an urbanised precinct”. Details of the determination can be found here:

<https://www.caselaw.nsw.gov.au/decision/5b171e70e4b074a7c6e1fe3a> .

## Dural Skyline

Directly opposite the site and the local heritage item to the west, the property identified as 488-494 Old Northern Road Dural has been rezoned for B2 Local Centre and R3 Medium Density Residential, with permissible heights of 18m, 14m and 10m. The Hills Shire DCP includes reference to this site as follows:

*There is opportunity for a well-designed “gateway” element to be established at the southern corner of the site, to provide a sense of arrival to the centre when approached from the south along Old Northern Road. Additionally, active uses including a focus on specialty retail is encouraged to ensure the development is inviting and addresses demand for specialty retailing within Round Corner. The incorporation of higher density residential uses as part of a mixed-use development on the southern portion of the B2 Local Centre zoned land is encouraged.*

### OBJECTIVES

*To provide a strong sense of arrival into Round Corner Town Centre.*



*To develop and promote a vibrant, integrated and mixed-use Town Centre that provides a broad range of retail and commercial uses to service the needs of the community.*

*To ensure that the development is active and inviting and emphasises the pedestrian where practical and possible.*

There is a current DA application for the mixed use development of this site which includes 4,400m<sup>2</sup> retail/commercial (2 floors), 18 x townhouses and 46 apartments (7 floors). This development known as “Dural Skyline” (Stage 1 DA, # 979/2016/HB) is currently on Deferred Commencement with outstanding items all actioned and pending finalisation.

### **Maronite Church**

To the south of the Dural Health Hub, at 669 Old Northern Road Dural, the Sydney North Planning Panel approved a 440-seat place of public worship and community facility, applied for by the Maronite Church. The determination can be viewed here:

<https://www.planningportal.nsw.gov.au/planning-panel/construction-place-public-worship-and-ancillary-works> .

These approved major developments in the immediate area demonstrate that there is significant urbanisation within Dural. Its former, semi-rural character has been transformed to an urbanised landscape for some time and these ongoing developments recognise the need to support a growing community.

## **5.3 Heritage items in the Vicinity**

### **5.3.1 671-673 Old Northern Road**

The residence at 671-673 Old Northern Road is an Inter-war house with a symmetrical front façade. The exterior walling is finished in deep red brick and has a tuck-pointed stretcher bond pattern. The main roofline is hipped and finished in brown cement tile. A smaller hipped projection is positioned over a central front porch, also finished in brown tile. Timber-framed bay windows are located on either side of the building with multi-paned, double-hung sash window fixtures.

The front door has timber framing and multi-paned glass door leaves. The front porch is enclosed with a low brick wall and has masonry colonettes above brick piers and balustrades. The northern elevation also has a small side porch, supported by colonettes. The southern elevation has a flat-roofed garage extension with matching liver brick in stretcher bond pattern, however the mortar is not tuck pointed. The current garage extension appears to have been altered and now has a timber framed doorway opening.

The façade of the building is partially obscured by the front garden landscaping.



Figure 29. Front façade of 671-673 Old Northern Road, as viewed from the street, looking east. The building is partially obscured by formal plantings in the front of the property, looking east.





Figure 30. Detail of visible facade elements at 671-673 Old Northern Road, including colonettes and timber framed bay windows, looking south-east.



Figure 31. View of the garage of 671-673 Old Northern Road looking east, showing the parapet, which appears to have been modified.



### 5.3.2 Roadside Trees

On the north-eastern side of Old Northern Road, a stretch of verge approximately 600 metres long, contains between 50 and 100 mature Eucalyptus trees. Not identified by genus, these trees are commonly described as Ironbarks, Grey Gums, and Stringy Barks. Each of these names do not describe a specific species but instead are a broad nomenclature for multiple Eucalyptus species.



Figure 32. View south-east showing well established Eucalyptus trees on the Old Northern Road corner verge from the north-eastern area of Round Corner.



Figure 33. View south-east, showing well established Eucalyptus trees in the verge along Old Northern Road from the north-eastern area of Round Corner.



### 5.3.3 Old Northern Road

The Old Northern Road through Dural is part of the original Great North Road alignment, a convict-built road constructed between 1826 and 1836 as part of the colonial government's plan to connect Sydney to the fertile Hunter Valley. Originally the Great North Road was planned as a branch leading north from Parramatta through Castle Hill and Dural to Wisemans Ferry. The line of the road was selected from a collection of existing tracks and routes already roughly explored by settlers, mostly following ridges (Karskens, 1985, 1).

As early as 1827 there were plans to bypass the route from Parramatta to Dural with a "new line" which travelled from Abbotsford, crossing the Parramatta River at Gladesville, then through Ryde, Eastwood, Pennant Hills, and reconnecting with the Great North Road at Dural. However, this New Line Road never gained the popularity as much popularity as expected (Lavelle, 1994, 3).

The heritage values of this listing, as an archaeological item, would relate to the original alignment of the road as well as potential for features of early road construction evidence. However from archaeological excavations of other early sections of the Great North Road, the road in this initial period of construction would have mostly consisted of preliminary formation by felling of trees with stumping only along the centre carriageway only to make it traversable, with minimal cutting, drainage or retaining structures as necessary (Karskens, 1985, 4).

The present Old Northern Road is a modern, dual-carriageway local arterial road, four lanes wide in front of the site. It is maintained with a asphalt road and concrete kerbs and drainage. The road widens in front of 683-685 Old Northern Road where a concrete safety island has been installed to facilitate pedestrians crossing.



Figure 34. Old Northern Road, with the site outlined in red. (Source: Google Streetview, Image capture December 2021, accessed 2022).



## 6. Assessment of heritage significance

The NSW Heritage Manual was developed by the former NSW Heritage Office and NSW Department of Urban Affairs and Planning to provide the basis for an assessment of heritage significance of an item or place. This is achieved by evaluating the place or items significance in reference to specific criteria, which can be applied at a national, state, or local level (Heritage Office 2001). The NSW *Assessing Heritage Significance* details these specific criteria which are quoted in Section 6.1.1 below. (NSW Heritage Office 2001, 9). The significance of the site is assessed against these criteria below.

### 6.1.1 Assessment against criteria

Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);

Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;

Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments. (or a class of the local area's cultural or natural places; or cultural or natural environments.)

### 6.1.2 Gradings of significance

Graded levels of significance are a management tool used to assess the relative significance of elements within an item, place or site and to assist in decision-making regarding elements of a place. The gradings of significance that have been used for elements within the site are based on guidelines established in the NSW Heritage Division publication, *Assessing Heritage Significance* (2001).

Table 2. Gradings of significance definitions.

Grading	Justification	Status
Exceptional	Rare or outstanding element directly contributing to an item's local and State significance.	Fulfil criteria for local and State listing.
High	High degree of original fabric. Demonstrates a key element of	Fulfil criteria for local or State listing.

Grading	Justification	Status
	the item's significance. Alterations do not detract from significance.	
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or State listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
Intrusive	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

Source: NSW Heritage Office (2001).

### 6.1.3 Statement of Significance – 679-685 Old Northern Road

The existing buildings that occupy the site consisting of 679-685 Old Northern Road do not meet any of the criteria for heritage significance. The residence at 683-685 Old Northern Road was constructed in the late 1960s and represents typical residential housing styles, form, footprint and materials of the period. It is not an exemplary representation of late-twentieth century housing. The residence at 679-681 Old Northern Road was constructed in the late 1980s, again of a typical style and materials for the period. It is not an exemplary representation of early modern suburban residential housing styles. The houses as residences demonstrate a period of late-twentieth century suburbanisation within the local area, which is represented throughout the suburb of Round Corner.

### 6.1.4 Statement of Significance – 671-673 Old Northern Road

In the vicinity of the site is a local heritage item, *House* (item No. 347), listed on Schedule 5 of the *Hornsby LEP 2013*. The Statement of Significance for *House* (Item No. 347) is reproduced below:

Listing	Statement of Significance
<i>House</i> Item No. 347. Hornsby Local Environmental Plan 2013, Schedule 5.	<i>Good example of a symmetrical Inter-War house. Solid brick construction. A very suburban home uncommon in this rural location. Local significance.</i>

The State Heritage Inventory listing for this heritage item does not provide any details of the assessment against the significance criteria. From the Statement of Significance, it can be extrapolated that the item is listed for its aesthetic values and rarity values.

Aesthetically, the dwelling's arrangement of form and fabric presents the building as residential urban structure in a semi-urban environment. The materials used in the building are of a high-quality, and the façade has a deliberate presentational value, with a central projecting porch,

designed with fine proportions. Likely built in the late 1920s or 1930s, this building was aspirational in both style and function. The form is notably suburban in character, incorporating fashionable suburban elements, such as modest colonettes.

A notable feature is the garage extension on the south-western elevation. In the late 1920s and 1930s, automobile ownership was still relatively rare, and the households that did own them often constructed personal garages, capable of storing diesel or petroleum. These garages generally resembled commercial service stations, which made use of architectural elements such as parapets and *porte-de-cocheres*. The garage was likely a later, sympathetically styled addition to this dwelling when a car was purchased by the residents.

### 6.1.5 Statement of Significance – Old Northern Road

The site is located on the Old Northern Road, identified as an archaeological item on *The Hills LEP 2019*. The address for the heritage item is “Old Northern Road between Dural and Wisemans Ferry”. No statement of significance or details of the assessment of significance is provided on the State Heritage Inventory. From the preliminary historical research provided in this report, it can be extrapolated that the historical values of this heritage item relate to its alignment as part of the Great North Road.

## 7. Proposed works

### 7.1 Rationale

The planning proposal proposes an additional permitted use for a health services facility and an increase in height from 10.5m to 14m. The indicative concept design will include a medical centre, day surgery facilities, pathology collection, in-patient short stay and overnight facilities, and specialist medical tenancy facilities. The indicative concept design will also include two levels of basement carpark..

The intention of the planning proposal is to provide additional healthcare services adjacent to the proximity of the Round Corner centre, and the surrounding residential and seniors living community. This objective is in line with the *North District Plan* planning priorities N4 and N9, which seeks to foster healthy creative culturally rich and socially connected communities and grow and invest in health and education precincts. The planning proposal satisfies both these strategic objectives.

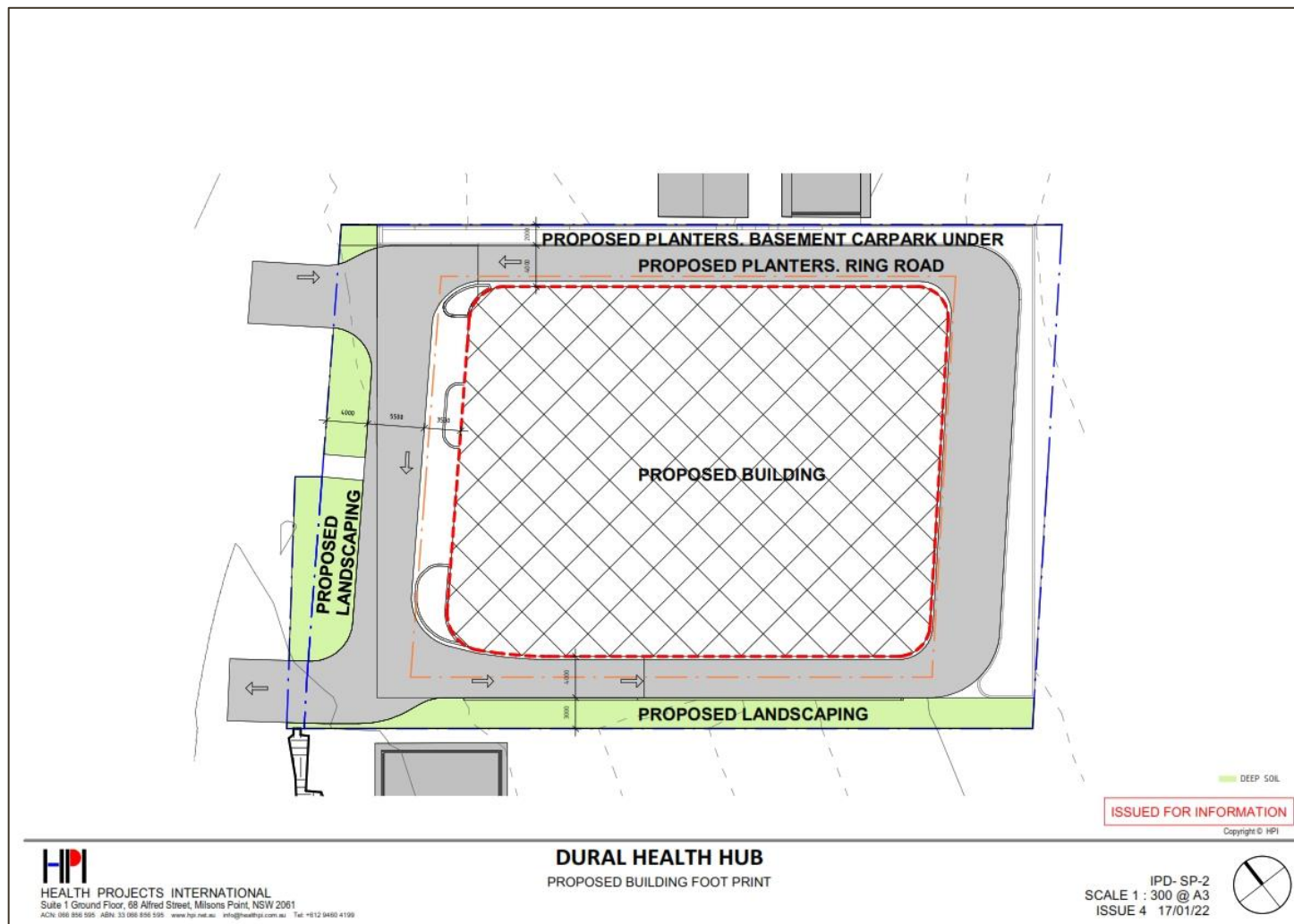


Figure 35. Dural Health Hub, proposed building footprint. (Source: Health Projects International, Drawing IPD-SP-2, Issue 4, January 2022)

## 8. Assessment of heritage impact

The assessment of the degree of impacts made in this report has been based on the ICOMOS *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (2011). While the guideline was prepared for the Heritage Impact Assessment to evaluate the impact of developments on the outstanding universal value (OUV) of World Heritage properties, the definitions and evaluation matrix can be applied to the values of any heritage significant place. Appendix 3B of the ICOMOS guideline provides an example guide for assessing magnitude of impact to built heritage and historic urban landscapes. The definitions for gradings of impact specific to this proposal and the site are taken from this guideline and are outlined in the below table.

Table 3. Impact gradings (ICOMOS 2011).

Impact grading	Built heritage or Historic Urban Landscape attributes
Major	Changes to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

### 8.1 Built heritage

As the site contains no listed heritage items, or features that might be considered of potential significance, the heritage impact of the proposal at 679-685 Old Northern Road is nil.

### 8.2 Curtilage and subdivision

The proposal seeks to consolidate the two allotments consisting of 679-685 Old Northern Road. However, as the site does not comprise of any heritage listed item, the impact of this consolidation of the allotments on heritage significance is nil.

### 8.3 Views and settings

While the indicative concept design will have an impact on the setting of the site from a residential setting to a more urbanised setting, the site does not form any historically significant setting, nor is the immediate setting around the site have a distinct historic character.

The site is located at the end of the Round Corner centre, which is characterised by commercial and retail buildings and shopfronts that is delineated by the main arterial roads – Old Northern Road and Kenthurst Road. The proposed Dural Health Hub would be located at the end, and essentially forming an extension of this commercial setting. With that said, the urban commercial centre around Round Corner where the site and adjacent heritage items form part of, does not present as a highly intact historic landscape.

From the Old Northern Road frontage the indicative concept design proposes, at street level, as a two-storey building, with the third storey concealed from the street front as the site slopes away to the south. This building arrangement has mitigated the potential impact of bulk and scale to the Old Northern Road streetscape. Rooftop structures such as plant and a lift well add to the height of the building above the upper level, but these are minor lightweight structures that do not necessarily add to the bulk and scale at this level.

## 8.4 Heritage items in the vicinity

The site is located in the vicinity of two local heritage items. These are:

- *Roadside Trees* (item No. 488).
- *House* (item No. 347).

### Roadside Trees

Though located only 120 metres (approx.) from 679-685 Old Northern Road, the local heritage item *Roadside Trees* is not visible from the streetscape, as it is separated, at a right angle, by several blocks of land. This distance and position removes any visual connection between the local heritage item from the site. Owing to this, the proposal will have no impact visual on the *Roadside Trees* (item No.488).

### House

Located approximately 30 metres south of the site, and separated by another residential dwelling, is a local heritage item at 671-673 Old Northern Road. *House (Item No. 347)*, is within the visual curtilage of the proposal, and therefore will be impacted by any future development for a health services facility as shown in the indicative concept design through a change in the immediate setting. The proposal is a significantly larger footprint, bulk and scale to the existing and surrounding buildings, including the heritage item in the vicinity.

The upper story of the indicative concept design is stepped inward, reducing the envelope of the building. This will create a better presentation from the street and generally lessen the impact on the surrounding streetscape.

Owing to the scale of the indicative concept design for a health services facility, the proposal will have a **minor** impact on the wider setting of the adjacent local heritage item. However, the proposal for a health services facility is still consistent with the already existing commercial and continuously urbanising setting of the immediate area with which the heritage item already forms



a part of. Solar access modelling demonstrates that there will be no solar impacts to the local heritage item as a result of the proposal.

## 8.5 Historical archaeology

According to historical research and supported by historical aerial imagery of the site, there was no development on the site until the 1970s to 1980s, at which point the private residential dwellings currently extant today were erected. Prior to this time, the site was part of a wider rural orcharding use.

The site is adjacent to the archaeological item, *Old Northern Road* (*The Hills LEP 2019*, Item No. A12), located as Old Northern Road between Dural and Wisemans Ferry. It has been extrapolated from historical research that the significance values of this item relate to the original alignment of the Great North Road, parts of which form part of the current Old Northern Road alignment. At present, Old Northern Road at the location of the site is a modern, regularly maintained public roadway which regularly undergoes maintenance and renewal of road surfaces, traffic infrastructure, kerbs, gutters and footpaths. It is unlikely that any archaeological material relating to the original road construction remains intact in this location. The indicative concept design does not propose to alter the alignment of Old Northern Road, or disturb any part of the roadway in front of the site.

There is nil potential for the proposal to disturb historical archaeological resources.



## 9. Statutory controls

### 9.1 *Heritage Act 1977 (NSW)*

The *Heritage Act 1977* provides protection for items of state heritage significance included on the State Heritage Register, and for archaeological relics. Works proposed for items protected by the *Heritage Act 1977* are approved by the Heritage Council of NSW or its delegates, as appropriate.

The site and its adjacent properties are not listed on the State Heritage Register. Therefore, no notification or approval to the Heritage Council in accordance with the Act is required.

Adjacent to the site is the archaeological item, “Old Northern Road” (item No. A12) listed on The Hills LEP 2019. As the proposal relates to the allowance of an additional permitted use (health services facility) and an increase in height from 10.5m to 14m, there is no potential for this proposal to impact on archaeological relics.

### 9.2 *Environmental Planning and Assessment Act 1979*

The EP&A Act, Part 4 requires a determining authority to consider the environmental impact of all developments applying to land included within an environmental planning instrument. Heritage is one of the matters for consideration when considering a Development Application.

This SOHI has made an assessment of the planning proposal, specifically the indicative concept design and its potential impacts to heritage items in the vicinity. It is considered to be in fulfillment of the assessment requirements of this Act.

### 9.3 *Hornsby Local Environmental Plan 2013*

The site is located in the vicinity of two locally listed heritage items under Schedule 5 of the *Hornsby LEP 2013*. Clause 5.10(2) of the LEP requires that development consent be required for works affecting heritage items, heritage conservation areas or relics, where the proposal involves a heritage item.

Clause 5.10(4) of the LEP requires that Council must assess the heritage significance of the item or conservation area and take into account the extent of the impact of the proposed works on the heritage significance of the site or area.

Clause 5.10(5) of the LEP requires that the consent authority must, before granting consent under this clause, and in respect of a heritage item or heritage conservation area, consider the effect of the proposal on the heritage significance of the item or area concerned.

This report is being supplied as part of a planning proposal to allow for an additional permitted use (health services facility) and an increase in height from 10.5m to 14m. The site is currently zoned RU2 – Rural Landscape, which generally permits single dwellings and a range of agricultural uses.

This assessment has determined that while the additional permitted use will have no impact on the heritage significance of the adjacent local heritage items, there will be a minor impact to the wider landscape that the local heritage item forms part of, however this wider landscape is notably urbanised and not a historic landscape.

## 10. Conclusion and recommendations

### 10.1 Conclusion

#### Impact Assessment

In line with development recommendations of the NSW State Government's *Northern District Plan*, the character of Round Corner is expected to become more urbanised within the next decade, changing the character of the setting around the local heritage items *House* (item No. 347) and *Roadside Trees* (item No. 488) from semi-rural to urban. A number of major developments are being progressed in the immediate vicinity of the site, including the Thompson Health Care seniors living facility which is now complete, the Dural Skyline mixed use commercial and residential centre immediately west of the site, and the recently approved Maronite Church building to the south. The planning proposal for the proposed Dural Health Hub seeks to apply an additional permitted use for a health services facility to the RU2 Rural Landscape zone and increase the height control from 10.5m to 14m.

The proposed Dural Health Hub will have no direct impact on any local heritage items in the vicinity. While the indicative concept design will present a new urban development into the setting, this aligns with the existing urban environment. There is no strong historical character to the immediate area, and therefore will have no impact to significant historic views and settings. The height and scale of the indicative concept design are partially alleviated by the inclusion of a stepped-back upper storey.

Overall, the planning proposal for a health services facility on the site will have a minor impact on the heritage significance of the nearby local heritage item.

The planning proposal for a health services facility will have nil impact to potential historical archaeological resources.

#### Statutory Controls

As the site is not listed on the State Heritage Register, no notification or approval requirements to the NSW Heritage Council in accordance with the Heritage Act are required.

All archaeological relics, known and unexpected, are protected by the provisions of the *Heritage Act*. Any unexpected archaeological relics must be assessed by an archaeologist for further advice on how to manage the find.

The site is currently zoned *RU2 Rural Landscape*. The land use conditions of this zoning do not currently permit a health services facility on this site. A planning proposal for the site is being prepared to Council to allow for an additional permitted use, specifically a health services facility,

and to increase the height control from 10.5m to 14m. This SOHI demonstrates that there is no impact of the proposed health services facility to the local heritage items in the vicinity.

The site is located in the vicinity of two locally listed heritage items under Schedule 5 of the Hornsby Shire Council LEP 2013, and one archaeological item listed under Schedule 5 of The Hills LEP 2019. Clause 5.10(2) of the LEP requires that development consent be required for works affecting heritage items, heritage conservations areas or relics, where the proposal involves a heritage item. An updated SOHI may be required for the Development Application process.

## 10.2 Recommendations

The following recommendations are made in regard to the proposed health services facility, which following the planning proposal, is expected to undergo the Development Application process with more detailed architectural designs.

- The assessment undertaken in this report has been made based on the indicative concept design prepared for the planning proposal, that have focussed on blocking and massing on the site (outlined in Section 7). Should any part of the planning proposal design differ significantly to those identified in Section 7, reassessment of the heritage impacts may be required.
- Detailed design of the proposal should consider the opportunity to reduce the minor impacts to the local heritage item even further, through the following mitigations:
  - Considering light and transparent façade treatments along the Old Northern Road elevation to reduce the sense of bulk and mass from this primary view and public domain.
  - The setback of the indicative concept design currently complements the local heritage item at 671-673 Old Northern Road, which is a positive outcome.
  - The proposed health services facility should allow a sense of space and “softening” between the building and the residential dwellings to the south, either physically (allowing the greatest amount of space feasible along this side), or through materials and landscaping (wood as opposed to concrete render to soften the façade, glass as opposed to metal screens and panels).
- Contractors and personnel responsible for working on the site should be informed of the heritage status of the nearby item.
- Consult with a vibration engineer or specialist regarding any requirements to monitor for potential vibration impacts to the local heritage item in the vicinity.
- When establishing a traffic control plan, ensure that appropriate measures are in place to avoid traffic movement impacts to the local heritage item (*House*, Item No.347) in the vicinity.

## 11. References

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