



**ANGEL PLACE
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SYDNEY NSW 2000**

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Mr James Starr
Development Manager
Stockland, Level 25, 133 Castlereagh Street, Sydney NSW 2000
By email: james.starr@stockland.com.au

Dear James,

RE LOURDES RETIREMENT VILLAGE, STANHOPE ROAD, KILLARA – HERITAGE IMPACT STATEMENT

Urbis has been engaged by Stockland to provide this Heritage Impact Statement.

A masterplan and Planning Proposal (PP) has been prepared for redevelopment of the Lourdes Retirement Village, Killara. The masterplan and PP revise an earlier study having regard for current bushfire requirements, precinct zoning, provision for new through site links and view corridors, solar planes and landscape amenity.

The Lourdes Retirement Village is not a listed heritage item, but is in the vicinity of a heritage item, being the Seven Little Australians Park (the western part of the former Lindfield Park), which adjoins the subject site to the south and east (see the Heritage Map at Figure 1 below). The site also adjoins the Crown Blocks Heritage Conservation Area (C22) and the north western portion of the site appears to fall within the HCA. Although the site is not a listed heritage item, it has been subject to a previous heritage assessment prepared by GML Heritage which assessed Headfort House (also known as the Chapel) as being of heritage significance.

Having regard for the above, this Heritage Impact Statement is required to be submitted with the Planning Proposal. The HIS is required to assess the potential impacts of the planning proposal envelopes on the heritage significance of Headfort House, the proximate HCA and the proximate heritage item.

As noted above, a previous Heritage Assessment was prepared by GML Heritage for Headfort House. The Heritage Assessment has informed this HIS, including review of historical research and significance assessment. The Heritage Assessment is appended to this document and is submitted with the Planning Proposal.



THE SUBJECT SITE

The site is located 1.2km from Killara train station on the border between the suburbs of Killara and Lindfield. The predominant surrounding land-use is low density residential consisting of high value established detached dwellings. The built form on the site comprises mostly 1-2 storey brick buildings, with larger footprint buildings such as the administration centre and aged care facility.

The subject site is built over an area of 52,906m and includes an administration centre, chapel, an 83 bed residential aged care facility (RACF), 49 serviced apartments, lodge, parking facility and serviced apartment buildings as well as 108 independent living units. The retirement village is located adjacent to the Garigal National Park and the Seven Little Australians Park (the western part of the former Lindfield Park). Lourdes Retirement Village was constructed in 1983 and much of the development within the retirement village dates to this period, with the exception of Headfort House, located at the northwest corner of the site and presently used as a chapel and administration building. Since opening, the village has been developed on a piecemeal basis without the benefit of a whole of site master plan.

The Lourdes Retirement Village has been constructed largely on the former grounds of the Headfort School. Headfort House is the former school building and was constructed c.1917 in the Federation Arts and Crafts style. Although the original form is discernible, the building has been subject to alterations and additions, including conversion of the east wing for the chapel in the 1980s. an administration wing has been added to the rear.

A small bush-rock memorial grotto is located to the east of the administration area, in a garden setting. It features a plaque commemorating the Missionary Sisters of the Society of Mary who died in Guadalcanal in 1942. The grotto was presumably established by the Missionary Sisters of the Society of Mary who purchased the site in 1944 and converted it to a hospital.

The northern portion of the site is defined by its suburban interface along Stanhope Road with residential development adjoining the site to the north and west. The surrounding area is characterised by large lot residential dwellings with generous garden set backs, and leafy tree-lined streets. Houses on Stanhope Road are single or two storey free standing houses, typically of inter-war construction, with some contemporary overlay. Houses are typically facebrick and set within landscaped gardens. The adjacent HCA is characterised by intact Federation and Inter-war houses, with some examples of mid to late twentieth century development.

General views of the site are provided below for reference and show the predominant character of a sloping site with predominantly 1-2 storey development nestled in a bush and landscaped setting. Development responds to the topography of the site.



Figure 1 Existing site plan and streetscape character

Source: [Lourdes Retirement Village, 95 Stanhope Rd Killara, Urban Design Report to Support Planning Proposal, prepared for Stockland by Plus Architecture 08/06/2021.]



Figure 2 The bush-rock memorial grotto commemorating the Missionary Sisters of the Society of Mary

Source: [Urbis June 2021]



Figure 3 General view of Lourdes Avenue towards ILUs

Source: [Urbis June 2021]



Figure 4 The Administration centre/ rear of Headfort House

Source: [Urbis June 2021]



Figure 5 Typical view of ILUs in the bush/ landscaped setting

Source: [Urbis June 2021]



Figure 6 Typical view of ILUs in the bush/landscaped setting

Source: [Urbis June 2021]



Figure 7 Typical view of ILUs in the bush/landscaped setting

Source: [Urbis June 2021]



Figure 8 Typical view of ILUs in the bush/landscaped setting

Source: [Urbis June 2021]



Figure 9 ILUs along First Avenue

Source: [Urbis June 2021]



Figure 10 ILUs along Second Avenue
Source: [Urbis June 2021]



Figure 11 ILUs on First Avenue
Source: [Urbis June 2021]



Figure 12 The administration office and eastern side of Headfort House
Source: [Urbis June 2021]



Figure 13 The main entry from Stanhope Road and established trees in front of Headfort House
Source: [Urbis June 2021]



Figure 14 Headfort House and garden from Stanhope Road

Source: [Urbis June 2021]



Figure 15 Headfort House

Source: [Urbis June 2021]

STATUTORY LISTING AND HERITAGE SIGNIFICANCE

As detailed above, the Lourdes Retirement Village is not a listed heritage item, but is in the vicinity of a heritage item, being the Seven Little Australians Park (the western part of the former Lindfield Park) (item I1100), which adjoins the subject site to the south and east (see the Heritage Map at Figure 1 below). The site also adjoins the Crown Blocks Heritage Conservation Area (C22) and the north western portion of the site appears to fall within the HCA. Reference should be made to the Ku-ring-gai LEP 2015, Heritage Map 14, provided below at Figure 16. Although the site itself is not a listed heritage item, it has been subject to a previous heritage assessment prepared by GML Heritage which assessed Headfort House (also known as the Chapel) as being of heritage significance.

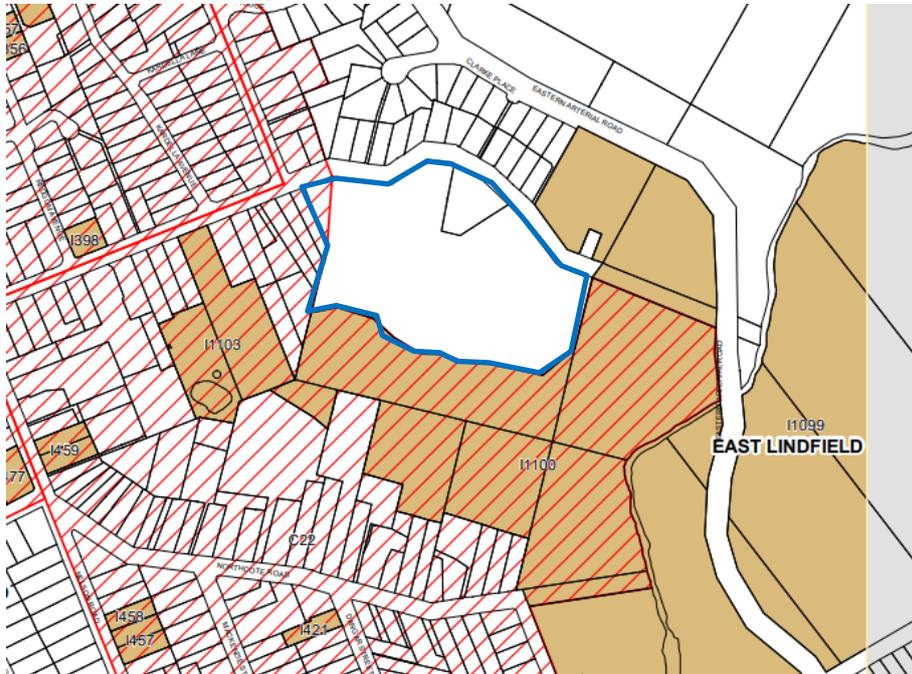


Figure 16 Extract of heritage map with the approximate boundary of the subject site outlined in blue.

Source: Ku-ring-gai LEP 2015, Heritage Map 14

Relevant statements of significance are provided below:

Headfort House

The following statement of significance for Headfort House has been sourced from the GML Heritage Assessment:

Headfort House has significance at a local level. Headfort House has historical significance as it is evidence of the early Twentieth – Century growth and development of the suburb of Killara and the resultant need for schools in the area. It has further historical significance for its use by the Australian Women’s Army Service (AWAS) for training during WWII, and for its later use as a Tuberculosis hospital. Headfort House is associated with the Reverend Thomas Wade, a prominent educator, ichthyologist and palaeontologist who was the founding headmaster of the Headfort School. The building also has potential social significance for its association with the AWAS, patients and staff of Lourdes Hospital, and for its importance to the Ku-ring-gai community’s sense of place.

Seven Little Australians Park

No statement of significance was available online for the park, however preliminary assessment suggests that the park is of heritage significance for its aesthetic and historical values as parkland and remnant bushland.

Crown Blocks Heritage Conservation Area (C22)

The following statement of significance is sourced from the Ku-ring-gai Council website:

The Crown Blocks Conservation Area has historic significance as Crown Blocks which sold in the 1890s whose boundaries are evident through the following streets: Tryon Road, Nelson Road and

the boundary of original large lots. The area has historic significance for the further subdivision of Crown Blocks as Mackenzie Estate in 1907, Lightcliff Avenue and Slade Avenue in 1916 and Belhelvie Estate in 1919. The area has aesthetic significance for the intact Federation and Inter-war houses, with some examples of mid to late twentieth century development. Nelson Road consists mainly of Federation period houses with consistent siting, massing and architecture. Lightcliff Avenue represents a significant example of cohesive subdivision and development with housing styles including Inter-war Mediterranean and Old English. The Seven Little Australians Park and Killara Oval are important inclusions to the HCA, providing large landscape elements of high visual amenity.¹

THE PROPOSAL

A Planning Proposal (PP) has been prepared for redevelopment of the Lourdes Retirement Village, Killara. The PP revises an earlier study having regard for current bushfire requirements, precinct zoning, provision for new through site links and view corridors, solar planes and landscape amenity. The PP seeks to amend the land use, height and FSR controls for the site, under the Ku-ring-gai Local Environmental Plan 2015.

The Master Plan envisages significant redevelopment of the entirety of the Lourdes Retirement Village and the existing independent living units in the southern part of the site under this Planning Proposal.

The PP aims to intensify development in the central part of the complex, to provide accommodation to meet the current demand for seniors housing and to current standards, while also retaining and enhancing the site's landscaped setting and responding to bushfire requirements. Proposed building heights will vary with some development up to 6 storeys. New residential units are located on the southern/ eastern boundaries of the site. These are of a lower scale and provide a transition to the surrounding park and bushland.

The PP masterplan anticipates demolition of the administration building behind Headfort House and creates a landscaped curtilage around the house. The masterplan also anticipates relocation and reconstruction of the grotto as part of the setting of Headfort House to create a contemplative space to complement the chapel function of Headfort House. Existing established vegetation along Stanhope Road is retained, along with the garden setting of Headfort House.

In the immediate vicinity of Headfort House, development steps between 4 and 5 storeys with the lower 3 storey scale located in proximity to the House to the west.

The below assessment references the following documentation:

- *Lourdes Retirement Village, 95 Stanhope Rd Killara, Urban Design Report to Support Planning Proposal*, prepared for Stockland by Plus Architecture 08/06/2021.

Select plans and concepts are provided below, however reference should be made to the submitted Urban Design Report.

¹ Ku-ring-gai Council: <https://www.krg.nsw.gov.au/Planning-and-development/Heritage-and-conservation/Heritage-conservation-areas?BestBetMatch=heritage%20items|bbb00724-b246-4823-905e-1dba7daa9105|f287b7b1-28e6-43e2-a8e7-8fa594f9c3a0|en-AU>



- ① New central village 'Main Street' for improved access and functionality across the site.
- ② Community centre and facilities at grade adjacent to new improved Main Street.
- ③ Village green and community event space located adjacent to community facilities.
- ④ Upgrade of the front and side garden of Headfort House (Chapel) including the relocation of the existing Grotto and a new pavilion for outdoor functions.
- ⑤ Provision for a new 110 room residential aged care facility (RACF).
- ⑥ Retention of existing native vegetation along Stanhope Road along the northern boundary of the site.
- ⑦ Residential Townhouse precinct

Figure 17 Illustrative Masterplan

Source: [Lourdes Retirement Village, 95 Stanhope Rd Killara, Urban Design Report to Support Planning Proposal, prepared for Stockland by Plus Architecture 08/06/2021]



Figure 18 Masterplan showing building scale

Source: [Lourdes Retirement Village, 95 Stanhope Rd Killara, Urban Design Report to Support Planning Proposal, prepared for Stockland by Plus Architecture 08/06/2021]

As detailed in the Urban Design Report, the proposed master plan creates a rationalised pattern of new building envelopes that respect the existing streetscape character and provides an intricate design interface in response to surrounding context.

Building forms at the Northern Stanhope Road interface terrace down to 3-4 storey forms in response to the existing residential character of the street.

The tallest and most prominent buildings are centrally located further inside the site from Stanhope road and feature highly articulated massing forms ranging from three to six storeys in height measured from the lowest point. The three-storey townhouses are situated in a way such that the lowest levels are seated fully in-ground, working with the slope of the landscape to create massings that read visually as two-storey expressions when viewed from the north.

The buildings envelopes have been orientated predominantly to capture the panoramic views across the valley via Seven Little Australians Park but also provide good solar access and amenity.

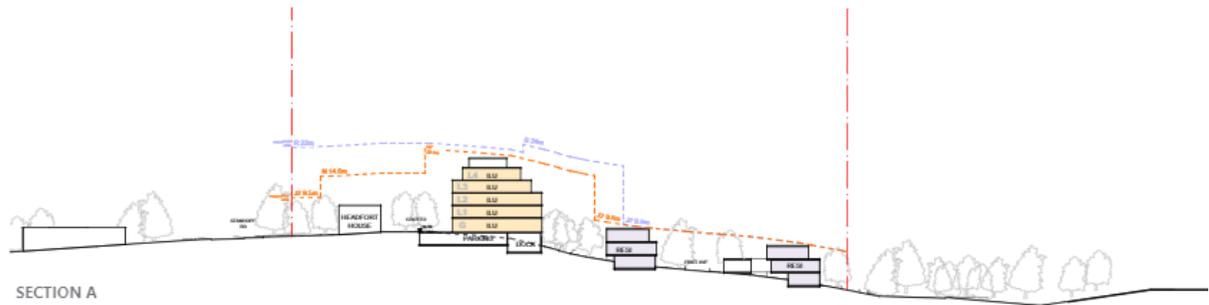


Figure 19 Section plan showing Headfort House and illustrative masterplan development

Source: [Lourdes Retirement Village, 95 Stanhope Rd Killara, Urban Design Report to Support Planning Proposal, prepared for Stockland by Plus Architecture 08/06/2021]

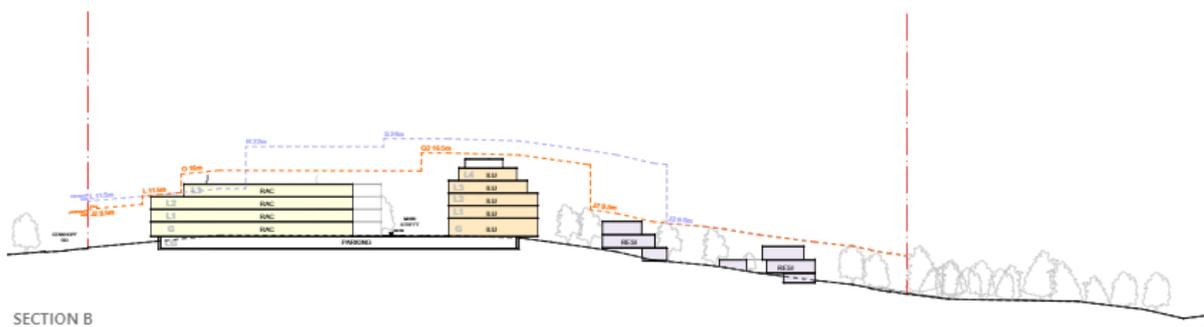


Figure 20 Section plan showing proposed illustrative masterplan development and setback from Stanhope Road

Source: [Lourdes Retirement Village, 95 Stanhope Rd Killara, Urban Design Report to Support Planning Proposal, prepared for Stockland by Plus Architecture 08/06/2021]

HERITAGE IMPACT ASSESSMENT

The below heritage assessment is prepared with regard to the following relevant statutory provisions:

Ku-ring-gai LEP 2015 – Heritage Provisions

5.10 Heritage conservation

(1) Objectives The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of Ku-ring-gai,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment The consent authority may, before granting consent to any development—

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

Ku-ring-gai DCP 2015 – Heritage Provisions

Part 19 Heritage Items and Heritage Conservation Areas.

19F Development in the Vicinity of Heritage Items or Heritage Conservation Areas (HCAs) and specifically provisions as set out in section 19F.1 Local Character and Streetscape, 19F.2 Building setbacks and 19F.3 Gardens Setting and Curtilage. Reference should be made to the DCP for the provisions.

Heritage Impact Assessment

Overall, the subject PP and Masterplan are considered to be sympathetic to the proximate heritage item and the proximate heritage conservation area and further has regard for the identified significance of Headfort House, for reasons as set out below.

1) Response to Headfort House

Headfort House is not a listed heritage item but has been assessed in the previous GML report to be of heritage significance. Arguably it also makes a limited contribution to the adjacent heritage conservation area, as a characteristic (albeit altered) Federation Arts and Craft building.

The proposal retains the house and the illustrative masterplan improves upon its setting by demolishing the rear administration building (non-significant) and creating a passive recreation space around the building which provides a curtilage for the item.

Retention of Headfort House provides a sympathetic interface to the adjacent HCA, assisted by the continuous native landscape edge running along the northern boundary of the site to Stanhope Road. The illustrative landscape masterplan also preserves the garden setting of the building, including its established Norfolk Island Pine trees, which enhances the significance of Headfort House and is also consistent with the streetscape and adjacent HCA.



Proposed development at the north west corner and in proximity to Headfort House (Building 2A) steps between 4 and 5 storeys with the 4 storey component closer to Headfort House and the Street. The building is substantially setback from the northwest boundary, the street and Headfort House and is positioned and shaped to frame the generous landscape curtilage around Headfort House.

Overall, the proposal is considered to have a positive impact on Headfort House and there are opportunities to further enhance the significance of the item in the future Development Application by providing for the conservation and restoration of the building, informed by historical documentation.

2) Retention of the Grotto

The significance of the grotto was not established in the previous GML assessment, however there is some suggestion of social significance as the grotto memorialises the Missionary Sisters of the Society of Mary who died in Guadalcanal in 1942. Urbis' view is that social significance is likely to be diminished by the discontinuation of the use and occupation of the site by the Missionary Sisters of the Society of Mary, noting that the site has been occupied for the retirement village for almost 40 years.

Nevertheless, the Urban Design report also identifies that the grotto is important to the residents of the retirement village. The masterplan therefore anticipates relocating the grotto to the passive recreation space at the rear of Headfort House. The grotto will be reconstructed in a manner consistent with the will enhance the contemplative function of Headfort House, which is presently and will continue to be occupied for the Chapel.

3) Retention of the bush/ landscape setting

As detailed above, the subject site is located on a ridge and sits within a remnant bush landscape. The site also adjoins the Seven Little Australians Park (the western part of the former Lindfield Park) (item I1100) to the south and east.

The landscape masterplan retains the existing native trees and makes good surrounding understorey planting along the northern boundary. It also re-establishes any disturbed bushland along the southern and eastern boundary which will assist to create a landscape buffer and provide a transition to neighbouring parkland, soften development and maintain the landscaped character of Stanhope Road.

The proposal also concentrates higher density development in the centre of the site on the ridge, with lower scale 2-3 storey ILUs on the southern portion of the site. Development also responds to the topography of the site with development set within the slope. The proposal also incorporates significant setbacks from the site boundaries. This collectively assists to mitigate visual impacts and retain the overall landscape character.

4) Potential impacts on the proximate heritage item and HCA.

As detailed above, the Lourdes Retirement Village is in the vicinity of a heritage item, being the Seven Little Australians Park (the western part of the former Lindfield Park) (item I1100), which adjoins the subject site to the south and east. The site also adjoins the Crown Blocks Heritage Conservation Area (C22) and the north western portion of the site appears to fall within the HCA.

Significance of the HCA and the Seven Little Australians Park is detailed above.

The proposal is sympathetic to the adjacent Seven Little Australians Park. This is achieved through the retention of the bush/ landscape character (as detailed above), the response to site topography in proposed development, generous setbacks from the site boundaries and the proposed regeneration of bushland around the southern and eastern edge to create a landscape buffer and bushland interface between the parkland and development for the retirement village. This ensures that urban encroachment on the park is minimised.

The PP will not impact on the adjacent HCA noting that those aspects that contribute to the streetscape and HCA are retained and enhanced by the subject proposal, specifically that the proposal retains Headfort House and its garden setting and further provides for its improvement in the masterplan as detailed above. The proposal also retains the continuous native landscape edge running along the northern boundary of the site to Stanhope Road. The proposal retains existing native trees and makes good surrounding understorey planting along the northern boundary to maintain and enhance the landscaped character of the streetscape.

Extant 1980s development does not contribute to the HCA and reads as a contemporary redevelopment adjacent to the HCA. While the PP would enable an intensification of development, it is not considered to have a further impact having regard for the sympathetic siting of development and treatment of interface zones.

5) Scale and Siting of Development

The PP allows for an intensification of development up to 6 storeys. The tallest and most prominent buildings are centrally located further inside the site from Stanhope road and feature highly articulated massing forms ranging from three to six storeys in height measured from the lowest point. The articulated facades assist to break up the massing of the buildings. Building forms at the Northern Stanhope Road interface terrace down to 3-4 storey forms in response to the existing residential character of the street and the significance of the adjacent HCA. Although the proposed development will break the tree canopy and will be apparent in views from the street, the topography, retained native tree buffer and generous setbacks ensure that the any visual impacts are mitigated, and the character of the streetscape is retained.

On the lower southern section of the site, development is reduced to 3 storeys to create a transition to the landscape edge. The three-storey townhouses are situated in a way such that the lowest levels are seated fully in-ground, working with the slope of the landscape to create massings that read visually as two-storey expressions when viewed from the north.

Development responds to the topography and bushland setting and also allows for generous open space with a large bushland interface along the southern and eastern site boundary.

SUMMARY ASSESSMENT AND RECOMMENDATIONS

The PP is supported on heritage grounds and is recommended for approval subject to the following recommendations:

- Future Development Applications must have regard for Headfort House and should seek to enhance its contribution by restoring the principal façade and fenestration, based on historic documentation. Heritage advice should inform proposed works and any restoration of the building.
- Detailed design of Building 2A and development in the immediate setting of Headfort House should provide a sympathetic backdrop to the building. Heritage advice should inform proposed works and view analysis provided.
- Future Development Applications should retain and enhance the garden setting of Headfort House, including retention of significant cultural plantings, notably the Norfolk Island Pines. Landscaping should create a separate curtilage and provide a buffer to adjoining development.
- Careful consideration of colours, materials and finishes will be needed for new development to ensure that potential view impacts from the Seven Little Australians Park are mitigated.



We trust the above will assist you in the assessment of the subject planning proposal. Please feel free to contact the undersigned should you have any queries.

Kind regards,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

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