

25 October 2021

Our Ref: H 21-086

The General Manager

Hornsby Shire Council
296 Peats Ferry Road
HORNSBY NSW 2077

Hsc@hornsby.nsw.gov.au

Dear Sir/Madam,

**RE: BRIEF HERITAGE IMPACT STATEMENT FOR PLANNING PROPOSAL FOR 7 CITY VIEW ROAD,
PENNANT HILLS**

The following brief Heritage Impact Statement (HIS) has been prepared in support of the Planning Proposal (PP) which seeks to:

..facilitate the future renewal of the site and achieve a genuine mixed-use residential-commercial outcome, as well as delivering community space, a 'pocket park' and seniors living component. It will also seek to achieve high standards of architectural, landscape and sustainable design, and achieve a sensitive transition in land-use between the surrounding residential properties and City View Road office towers. This will be achieved through the preparation of a site-specific Development Control Plan.

In summary, the PP seeks to make the following amendments to the Hornsby Local Environmental Plan (LEP) 2013:

- Amend the floorspace ratio (FSR) map for the subject site from 1.5:1 to approximately 2.7:1; and,
- Amend Schedule 1 to include permissible uses for the subject site, including residential flat buildings and seniors housing.

The subject site is not listed as a heritage item in Part 1 of Schedule 5 of the Hornsby Local Environment Plan (LEP) 2013. Nor it is located within a Heritage Conservation Area (HCA) as listed under Part 2 of Schedule 5 of the Hornsby Local Environmental Plan (LEP) 2013.

However, the subject site is located in proximity to the following heritage items:

Environmental Planning and Assessment Act, 1979

Hornsby LEP 2013, Part 1 Heritage items

- 'Bushland', Railway land - Beecroft to Pennant Hills, item no. 139
- 'Former Bank of New South Wales building', 370 Pennant Hills Road, item no. 651
- 'St Agatha's Primary School - grounds (excluding buildings)', 18-26 Boundary Road, item no. 618

- “Cheddington” and stables (formerly “Niara”)', 27 Boundary Road, item no. 619
- Hornsby LEP 2013, Part 2 Heritage conservation areas**
- Beecroft - Cheltenham Heritage Conservation Area (C2)



Figure: Cadastral map showing the location of the subject site (outlined in blue) in its current heritage context (Source: Hornsby LEP 202013, Heritage Map 10B).

Therefore, the proposed changes to the Hornsby LEP 2013 are subject to the heritage provisions of the Hornsby LEP 2013 and the Hornsby Development Control Plan (DCP) 2013. This HIS has been prepared to accompany the PP to the Hornsby Shire Council for approval.

LIMITATIONS AND CONSTRAINTS

- A detailed historical and archaeological assessment, including an assessment of Aboriginal cultural and heritage values, is not considered necessary at this time and does not form part of the scope of this brief HIS.

- Due to the ongoing 'Stay at Home' orders in place for Greater Sydney, a survey of the subject site and surrounds was not undertaken for this assessment and is not considered to have adversely impacted CPH's ability to assess the impact of the Proposal in relation to heritage matters.

SITE CONTEXT AND DESCRIPTION

The subject site is located on the south-eastern side of City View Road, north-east of Wongala Crescent and south of Pennant Hills Road/Cumberland Highway. The south-eastern axis of the site is bounded by the railway line. The subject site is situated approximately 4.7 km south-west of the Hornsby town centre.

The subject site is legally titled as Lot 3 in DP 732565 and comprises an approximate area of 6,500 m². The subject building's footprint comprises approximately 60% of the overall allotment area, with the remaining space occupied by vegetation and landscaping. The subject site is predominately at a lower elevation than to City View Road with access into the site via several public staircases and outdoor courtyard spaces.

The subject building is an irregularly shaped, multi-storey commercial office building constructed in late 20th century 1970s-1990s contemporary style. It features large, aluminium-framed windows to each level and a neutral, concrete and rendered brick finishes. The building's extant roofscape is primarily flat and grey with two sections of raised hipped towers along the north-eastern elevation, and fitted with air conditioning units and other machinery.

SIGNIFICANCE OF THE HCA AND HERITAGE ITEMS IN PROXIMITY

The following Statements of Significance for the heritage items in proximity to the subject site are extracted in full from their associated State Heritage Inventory (SHI) forms. The Beecroft - Cheltenham HCA Statement of Significance has been extracted in full from the Hornsby DCP 2013 (Section 9.3).

Heritage Item/HCA	Item no.	Statement of Significance
Beecroft - Cheltenham Heritage Conservation Area	C2	<p><i>a. The Beecroft-Cheltenham Heritage Conservation Area is significant as an example of a government subdivision that was used to fund the development of a railway line. The area developed from 1893 as a township due to its proximity to Beecroft Station.</i></p> <p><i>b. The Heritage Conservation Area demonstrates a multi-layered history of suburban subdivision, re-subdivision and development from the initial boom period of the Victorian crown land subdivision of 1887 to the 1960s, and less noticeably into the present day.</i></p> <p><i>c. The area contains a fine collection of buildings from the Victorian, Federation, Arts and Crafts, Inter-War and Post-War eras. There have been comparatively few demolitions to interrupt the "development diary", resulting in generally intact early residential fabric and streetscapes.</i></p>

		<i>d. The Beecroft Village Precinct contains an important public reserve and community buildings including the Beecroft School of Arts and the Beecroft War Memorial that represent the aspiration of a growing suburb. The continuing focus in the Beecroft village for day to day activities and community interaction, together with the community buildings, clubs and activities show an enduring sense of community cohesiveness.</i>
'Bushland', Railway land - Beecroft to Pennant Hills	139	<i>Indigenous remnant forest trees conserved on roadside and in rail land and notable in local landscape and from railway. Of local significance.</i>
'Former Bank of New South Wales building', 370 Pennant Hills Road	651	<i>Good example of a Post-War period bank building on prominent corner site. Rare example of a commercial building in the area which is virtually unaltered.</i>
"St Agatha's Primary School - grounds (excluding buildings)", 18-26 Boundary Road	618	<i>School grounds conserving indigenous trees and cultural planting from c1940s. Of local significance.</i>
"Cheddington" and stables (formerly "Niara"), 27 Boundary Road	619	<i>Example of a large early Federation Bungalow style house. Social and historical significance as one of the early homes in the area and for its association with Charles Oliver Chief Commissioner of Railways. Stable has much architectural interest as a rare local example of its type with only a few modifications. The grouping and siting of the buildings is indicative of late Victorian site planning and subdivision related to a major road junction.</i>

PLANNING PROPOSAL

The Planning Proposal relates to amendments to the floorspace ratio and changes to the permissible uses of the site under the Hornsby LEP 2013. Pending these changes, the proposed works to the subject site would involve:

- Demolition of all structures on the site; and
- Construction of an 6-8-storey mixed-use building with associated car parking and landscaping.

For further information reference should be made to the submitted drawings and associated documentation.

HERITAGE IMPACT ASSESSMENT

This brief Heritage Impact Assessment has been prepared to assess the likely impact the proposed works may have on the established heritage values of the heritage items and HCA in proximity to the subject site.

The provisions of the following relevant statutory instruments have been considered in this assessment in the general discussion and comments provided below:

- Hornsby Local Environmental Plan (LEP) 2013
- Hornsby Development Control Plan (DCP) 2013

Comments:

As stated above, the subject site is not listed as a heritage item nor within an HCA under Parts 1 or 2 of Schedule 5 of the Hornsby LEP 2013. The subject site is; however, in proximity to the Beecroft - Cheltenham HCA (C2) as well as a number of heritage items as defined under Parts 1 and 2 of the Hornsby LEP 2013. Therefore, heritage impact assessment has been undertaken is required under Clause 5.10 (Heritage Conservation) of the Hornsby LEP 2013. It is noted that this brief heritage impact statement has been prepared in response to this clause and is considered to comprise sufficient fabric assessment without necessity for a Conservation Management Plan (CMP). It is also noted that an assessment of the proposal with relation to archaeology and Aboriginal cultural heritage values is outside of the scope of this brief report.

The purpose of the Planning Proposal is to amend the existing limitations for the subject site under the Hornsby LEP 2013 so that it may in turn be redeveloped. As noted above, the subject site is comprised of contemporary architecture and is not listed as a heritage item or within an HCA, therefore there are no identified heritage constraints pertaining to the site itself. The existing building is also not considered to be of a significant 20th Century architectural value that would warrant its retention or its adaptive reuse by alterations and additions. However, as the subject site is in proximity to the Beecroft - Cheltenham HCA (C2), which comprises the southern side of Boundary Road and Wongala Crescent, the relevant heritage provisions outlined in Section 9.3.6 of the Hornsby DCP 2013 have been assessed against the proposal.

In short, the proposed amendments to the Hornsby LEP 2013 will be acceptable from a heritage perspective. The proposed amendments to the FSR from 1.5:1 to 2.7:1 and changes in permissible uses of the site will have no adverse heritage impact on the subject site due to the proposed similar nature of the new development to the existing subject building. Further, the proposed changes to the subject site will be mitigated through the use of 'pocket parks', outdoor community spaces, greenery to the structure itself, and the use of a neutral, earthy colour scheme and materials palette. The proposed development will seek to utilise the existing semi-dense vegetation within the site to minimise the impact of the new development to the surrounding streetscape, nearby heritage items and HCA.

As noted in the Hornsby DCP 2013, the significance of the Beecroft - Cheltenham HCA refers to its historical subdivision patterns, Victorian, Federation Arts and Crafts, Inter-War and Post-War buildings, and its important public reserves and community buildings. The proposed amendments to the Hornsby LEP 2013 and subsequent proposed works to the subject site will have no direct impact on these significant aspects of the HCA and are acceptable in accordance with the heritage provisions outlined in the Hornsby DCP 2013. In addition, the heritage items in proximity to the subject site and listed above will also see no adverse impact following these amendments to the Hornsby LEP 2013 and subsequent redevelopment of the subject site. The closest heritage items are the 'Former Bank of NSW building' at 370 pennant Hills Road and the 'St Agatha's Primary School - grounds' and their associated landscaping as well as the landscaping along the south-eastern boundary of the subject. None of the values stated in the statement of significance of these heritage items will be affected by the proposed Planning Proposal and its subsequent need for the demolition and replacement of the existing building with a new contemporary building.

CONCLUSIONS AND RECOMMENDATIONS

In conclusion, it is considered that the Planning Proposal and associated works, consisting of amendments to the Hornsby LEP 2013 for changes to FSR and permissible uses of the subject site, are acceptable from a heritage perspective. The proposed changes to the site as detailed in the Planning Proposal will have no adverse impact on the neighbouring Beecroft - Cheltenham HCA (C2) or to the heritage items in proximity. The proposed new development will utilise a neutral, earthy colour scheme and materials palette and additional vegetation to maintain the existing obscurity of the site from Boundary Road/Wongala Crescent. The existing building on the site is of a contemporary building dating from the late 20th century with no specific reference to any architectural style of heritage significance.

We trust the above brief impact assessment satisfies the requirements of the Hornsby Shire Council in relation to heritage matters and will assist in the assessment of the subject Planning Proposal. Should you have any questions or wish to discuss this matter further, please do not hesitate to contact the undersigned on (02) 8270 3500 or via email at kerimed@cityplan.com.au

Yours Sincerely,



Kerime Danis
Director - Heritage