

19 November 2019

Myall Stevens

Jacobs

Level 7, 177 Pacific Highway

North Sydney 2059

**187-203 PEATS FERRY ROAD, HORNSBY**

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**ADDENDUM LETTER TO HERITAGE IMPACT STATEMENT (DATED OCTOBER 2018)**

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**1. Preamble & Background**

In October 2018, Heritage 21 prepared a Statement of Heritage Impact ('HIS') for a Development Application for the retention and integration of the on-site heritage items into a large-scale mixed-use development, key elements of which include: basement level car parking; ground-level infill; a commercial plaza; landscaped podium area and the construction of two residential high-rise developments. The overall project as well as this letter are both informed by the findings of previous Heritage 21 reports – Heritage Assessment (dated November 2017) and the HIS (dated October 2018).

Heritage 21 was engaged by Jacobs in November 2019 to provide additional heritage consultancy services in relation to the subject site. Subsequently, this letter has been prepared by Heritage 21 to accompany updates made to DA/201/2018 in response to the record of deferral issued post the Sydney North Regional Planning Panel meeting on 30 October 2019.

Heritage 21 received a set of architectural drawings with annotated amendments by Turner Architects dated 18 November 2019 ('the drawings') pertaining to the proposed works at the site. The heritage impact assessment contained in this letter is based upon those drawings. The drawings are attached as Appendix I.

**2. Nature of the Addendum Letter**

The objectives and controls of the Hornsby Local Environmental Plan 2013 (HLEP) and the Hornsby Development Control Plan 2013 (HDCP) are the pertinent planning controls for the development. Additionally, the NSW Office of Environment & Heritage guidelines have been considered for the assessment of heritage impact. This letter does not purport to determine or assess any BCA requirements, services related issue, contamination issue, or any other non-heritage issues.

It is beyond the scope of this letter to address indigenous associations with the subject site or to locate or assess potential or known archeological sub-surface deposits on the site or elsewhere.

### **3. Proposed changes to proposal**

Heritage 21 understands, from the drawings referred to in Section 1, that the following amendments pertaining to the heritage items on subject site are proposed:

- Reduction in height of the the two residential buildings;
- Reduction in the height of the proposed commercial podium;
- The northern setback of Building A and Building B would be increased to 3m;
- An additional setback of the proposed basement wall situated in the south-eastern section of the subject site, to minimise the potential impact upon the heritage item (511) situated above;
- Existing awning on heritage item 511, 187 Pacific Highway, would be replaced and the new awning would be extended to connect to the retail entry;
- The memorial wall to the north-east of the site would be retained and protected during construction; and
- A covenant would be placed on 6 Dural Street (item 469, “Norwood”) to ensure the continued use of the land as a “child care centre.”

### **4. Heritage Impact Assessment**

Heritage 21 has assessed the drawings referred to in Section 1 below and has compared these drawings with the drawings submitted for the Development Application DA/201/2018. Taking into account the HLEP, the HDCP and best practice heritage management, it is our opinion that the amended design would respect or enhance the heritage significance of heritage items on subject site or in the vicinity and the HCA in the following manner:

- The proposed height of the residential towers would, in Heritage 21’s opinion, have a neutral impact on heritage items on subject site due to their proposed setback, high-quality design, materiality and overall articulation. In particular, the proposed setback and articulation would ensure that the proposed development would not visually dominate the heritage items;
- The reduction in height of the proposed commercial podium would generate a neutral impact on heritage items 511 and 512 as it would maintain the overall scale of the streetscape;
- An additional setback of the proposed basement wall situated in the south-eastern section of the subject site would mitigate the potential structural damage to the heritage items above, in addition to the writing of a Temporary Protection Plan by a suitably qualified heritage architect;
- The removal and extension of a new awning would not be detrimental to the significance of the heritage item 511, 187 Pacific Highway as the existing awning is not

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original and has been assessed by Heritage 21 as demonstrating little heritage significance. The new design and scale of the proposed awning would be sympathetically linked to the heritage item;

- The retention of the memorial wall to the north-east of the site would help preserve the historical understanding of the subject site; and
- A covenant on 6 Dural Street (item 469, “Norwood”) would allow the continued use of Norwood identified as a child care centre thus preserving the social significance of the heritage item.

## **5. Recommendations**

In our view, there are no aspects of the proposal which could be detrimental to the significance of the subject site, the Peats Ferry Road Precinct, Hornsby West Side Heritage Area and heritage items in the vicinity.

In addition to the mitigation measures provided in the HIS (dated October 2018), to ensure maximum conservation of cultural heritage significance for the on-site items, HCA and nearby items, Heritage 21 recommends that the following be undertaken if consent permission is granted:

### ***Temporary Protection Plan***

To the south-east of the subject site, to ensure heritage items 511 and 512 are protected during construction of the basement car park below the heritage items, a temporary protection plan should be in place. Additionally, measures should be taken to ensure the two heritage items are adequately structurally supported at the basement level.

Yours sincerely,



**Paul Rappoport – Heritage Architect  
Director**

B. Arch., AIA, MURP, M. ICOMOS, IHBC  
Registered Architect No. 5741 - NSW Architects Registration Board  
Master of Urban & Regional Planning (Hons) - MURP  
Member of Society of Architectural Historians - SAHANZ  
Member of Australia ICOMOS – M. Australia ICOMOS  
Member of The Institute of Historic Building & Conservation - IHBC  
Member of International Planning History Society – IPHS  
Member of The Twentieth Century Heritage Society of NSW Inc.

**APPENDIX I**

**ARCHITECTURAL DRAWINGS**

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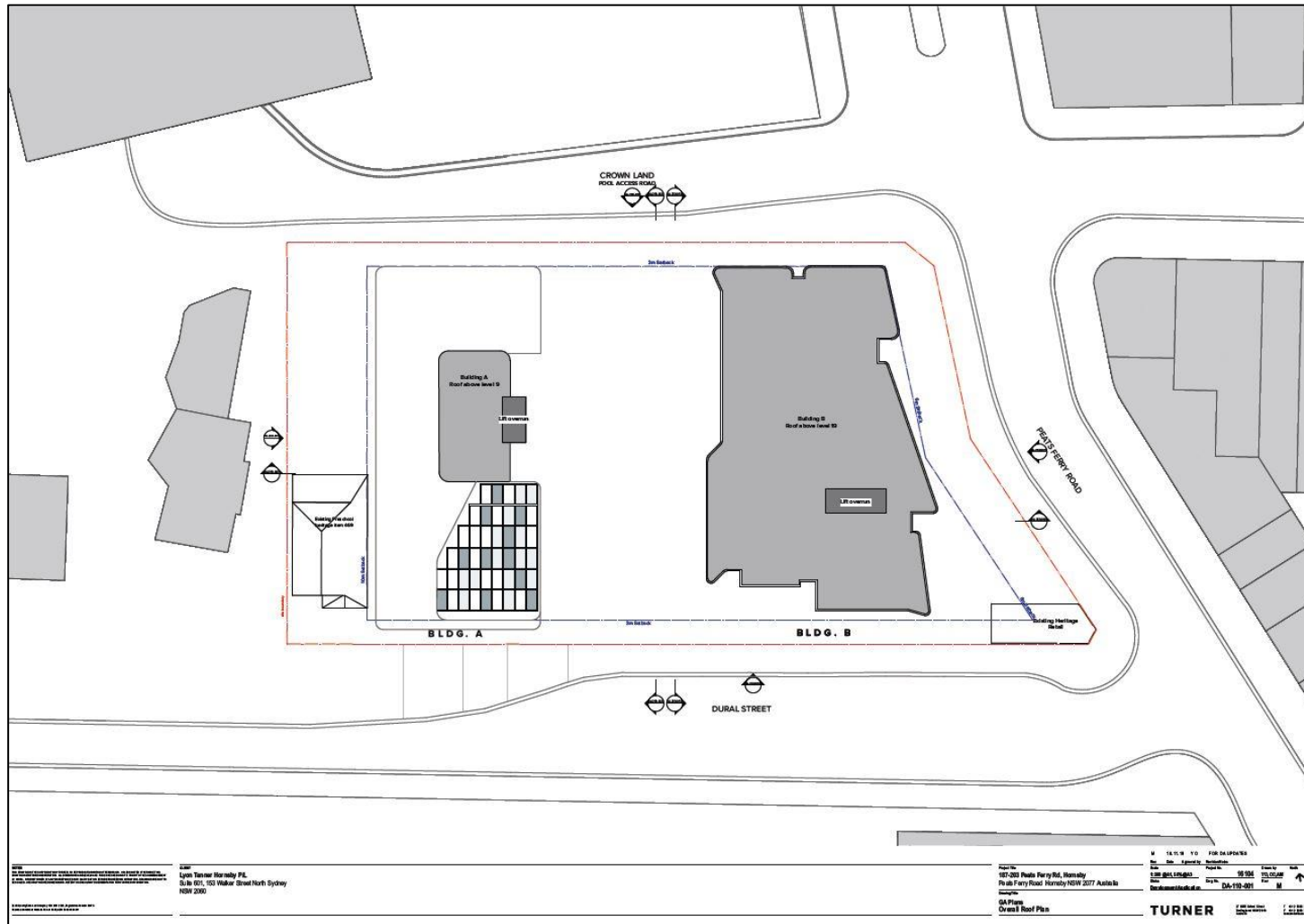


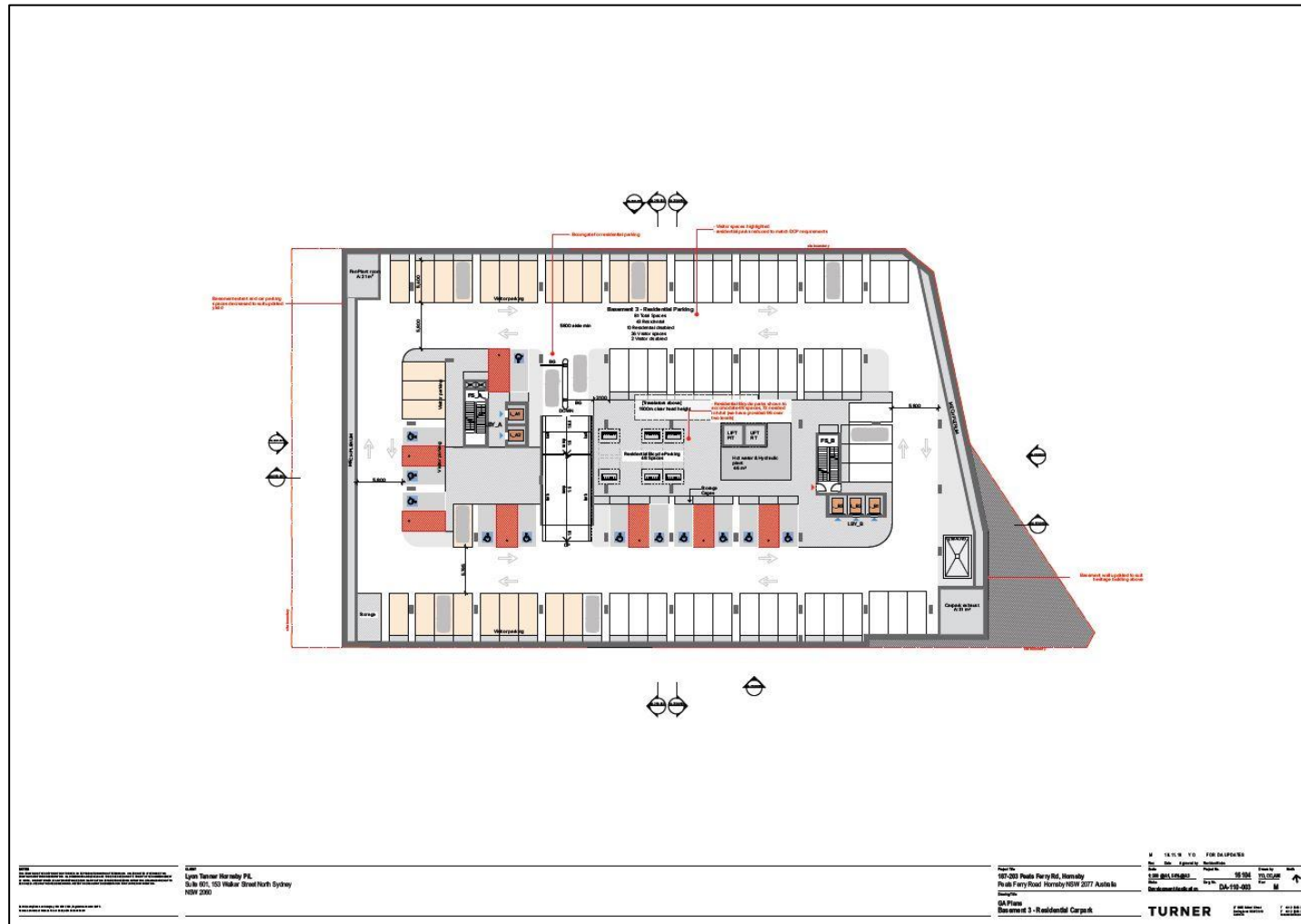
Figure 13. Roof plan.

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**Figure 14. Basement 4- Residential Car Park.**

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**Figure 15. Basement 3- Residential Car Park.**

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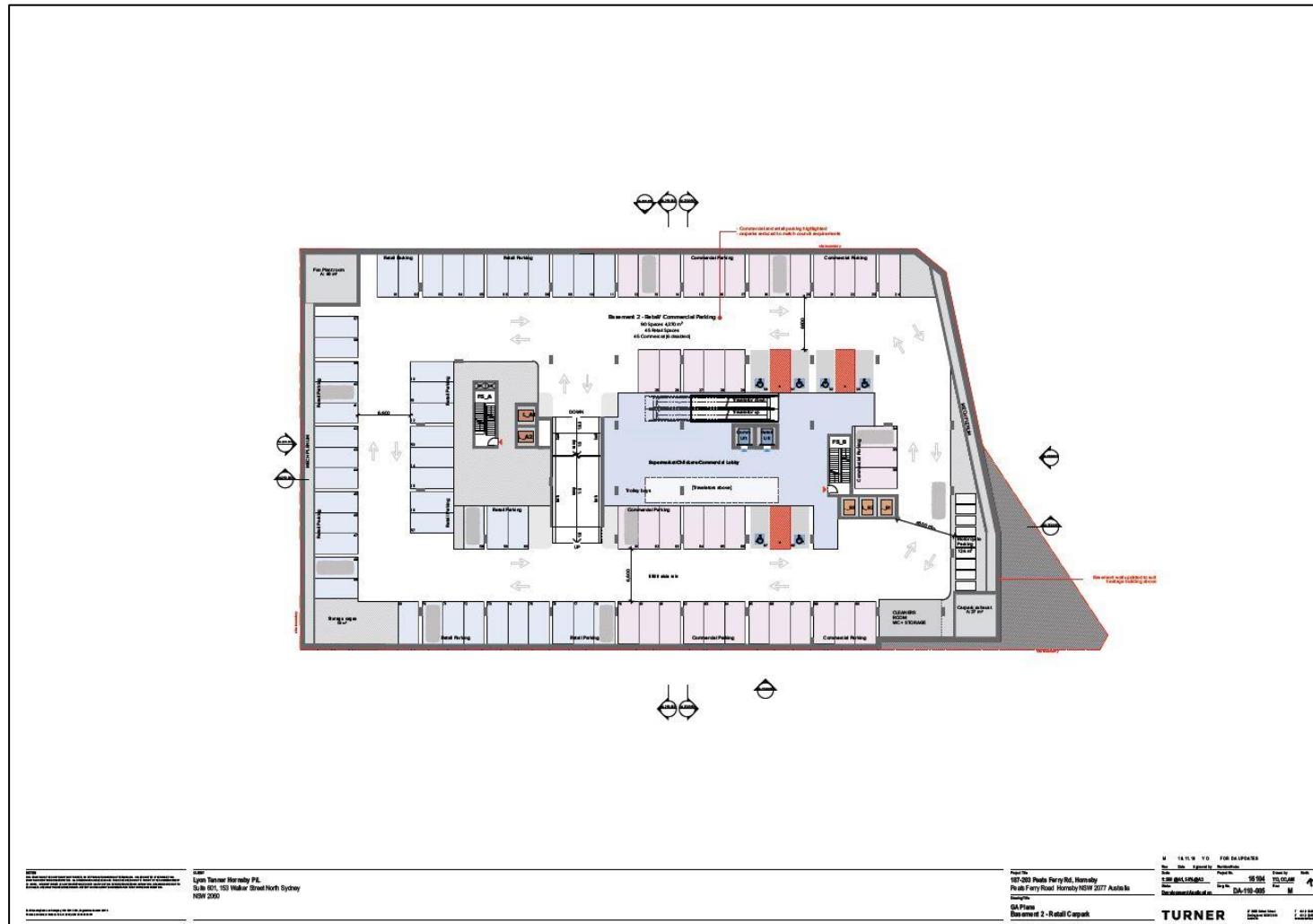


Figure 16. Basement 2- Retail Car Park.

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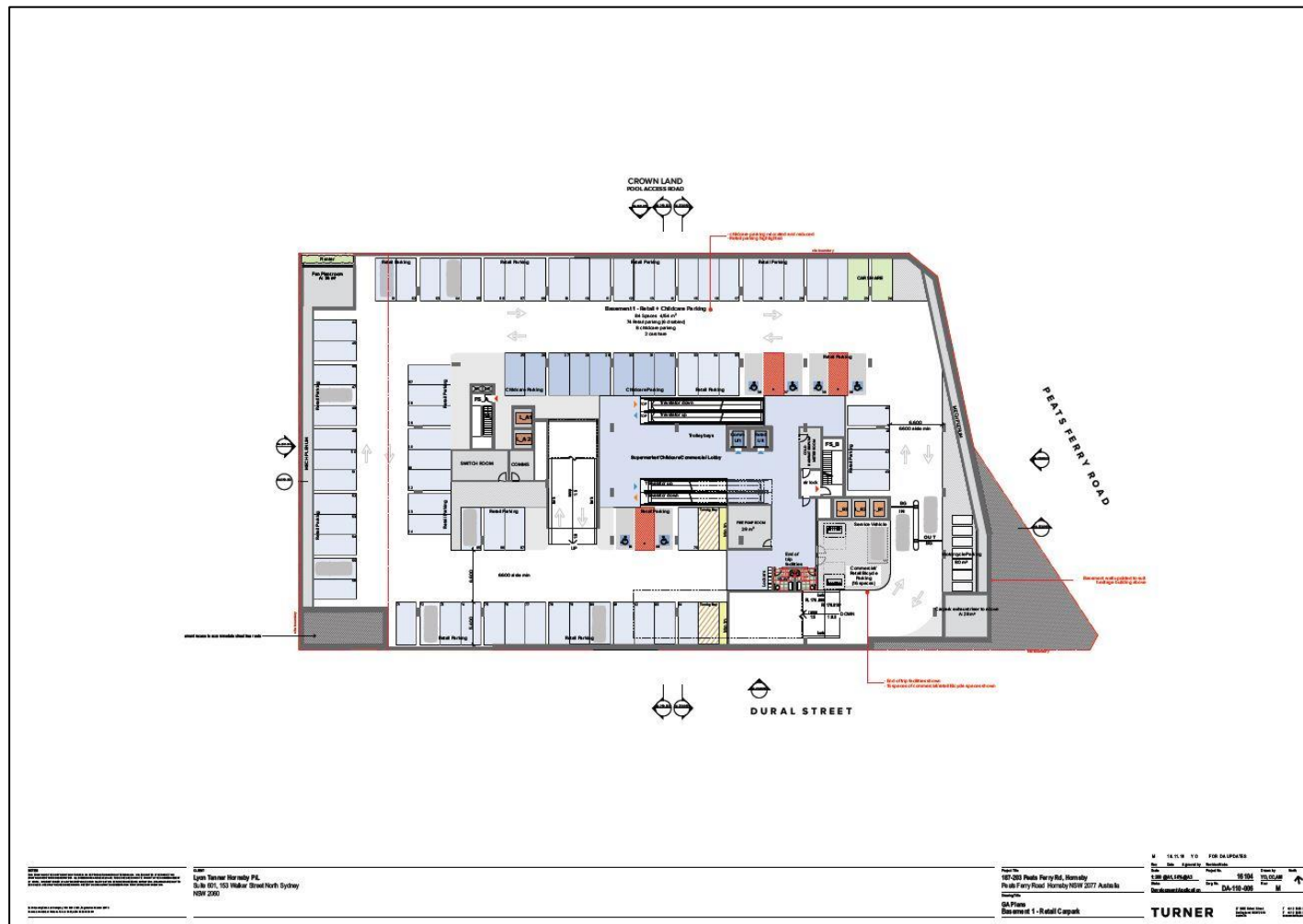
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**Figure 17. Basement 1- Retail Car Park.**

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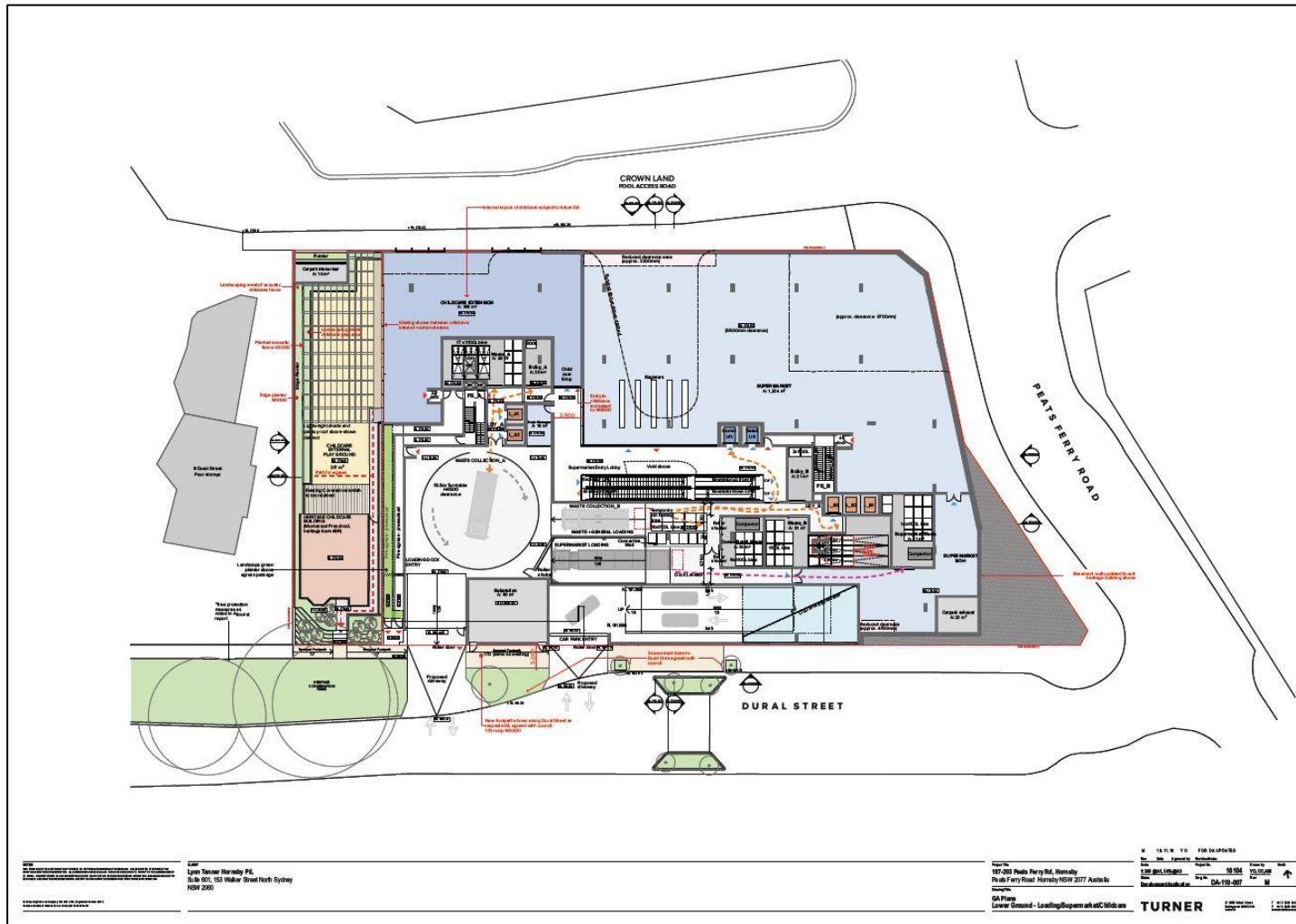


Figure 18. Lower ground- Supermarket loading & childcare.

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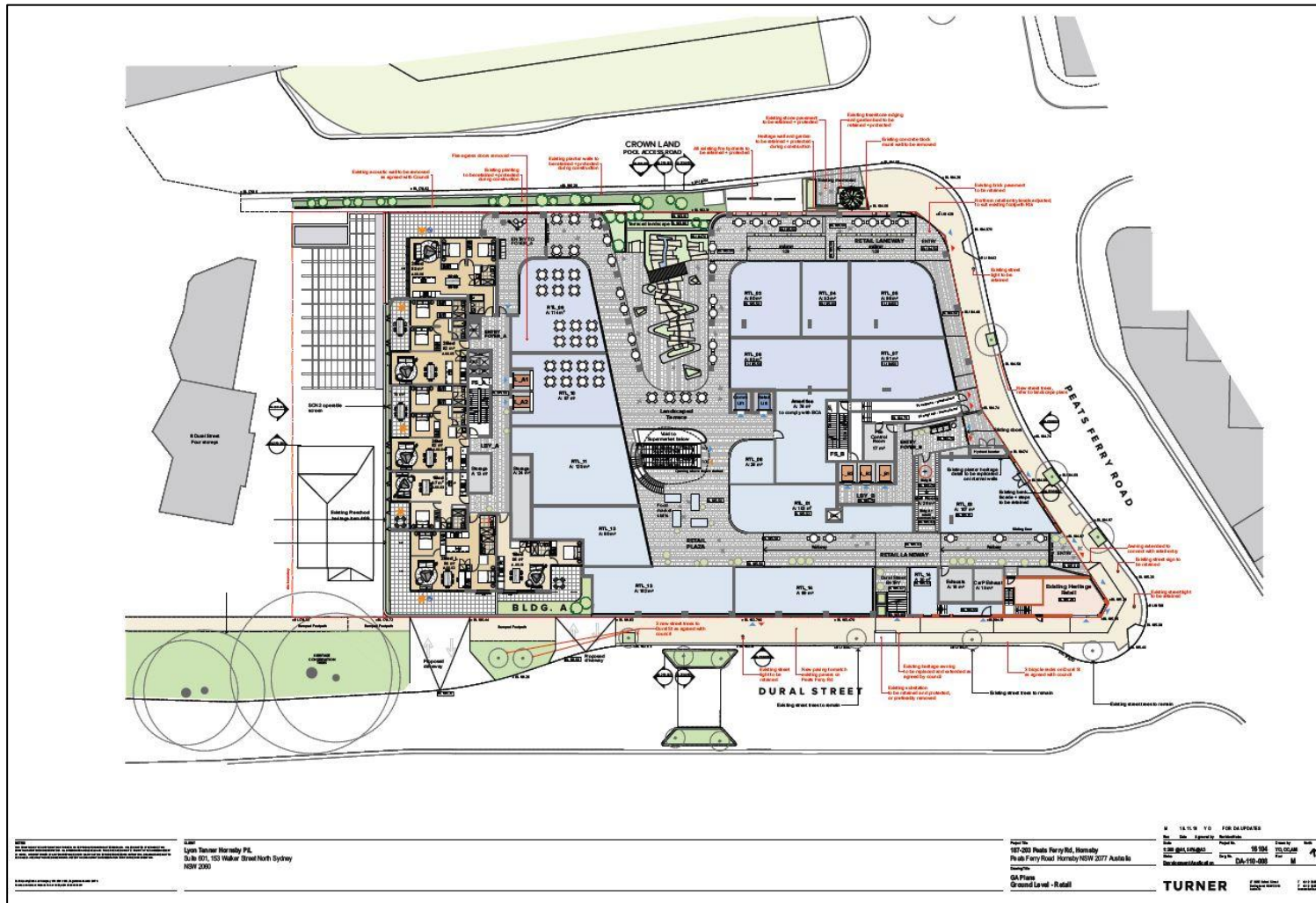


Figure 19. Ground Level- Retail.

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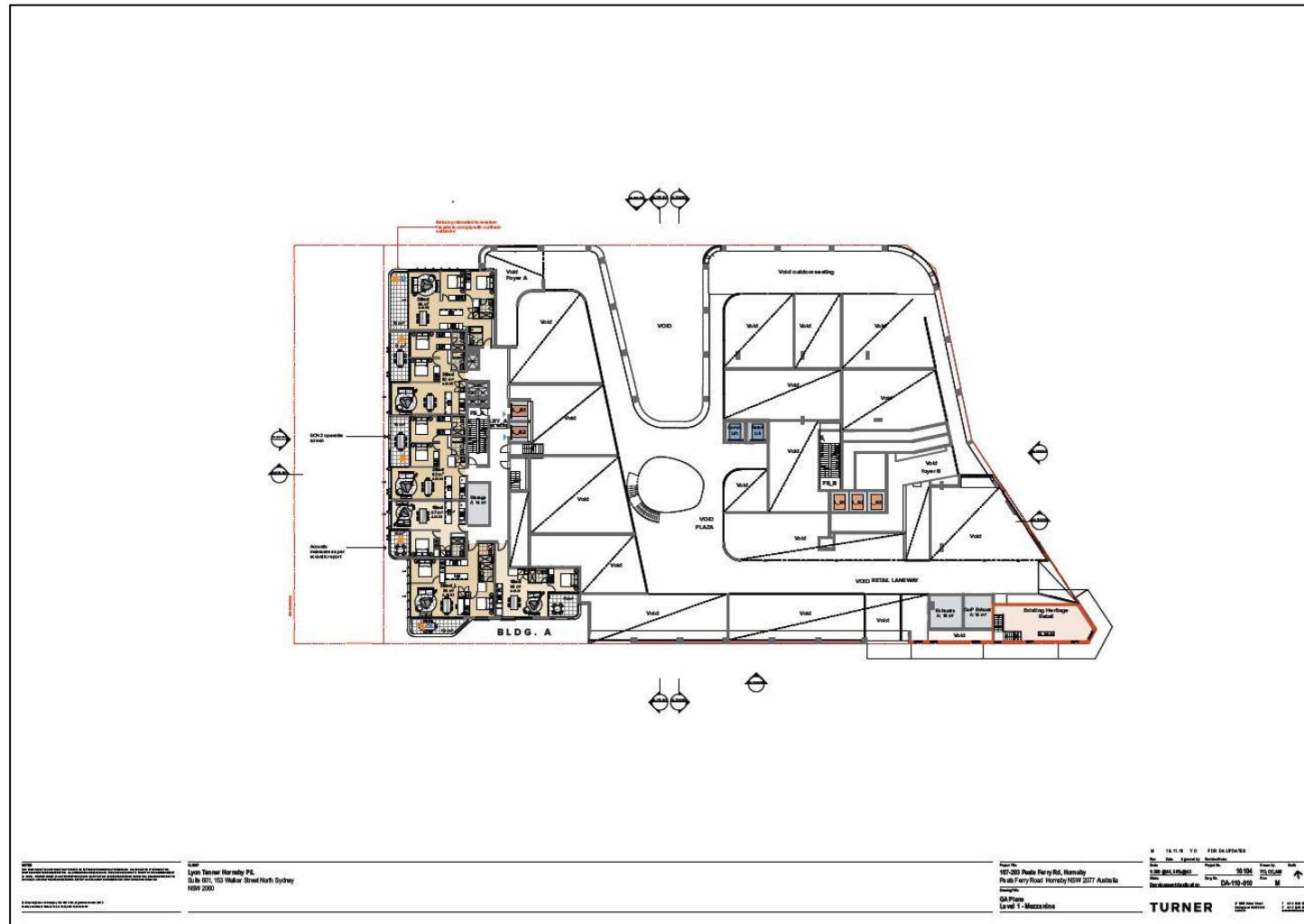
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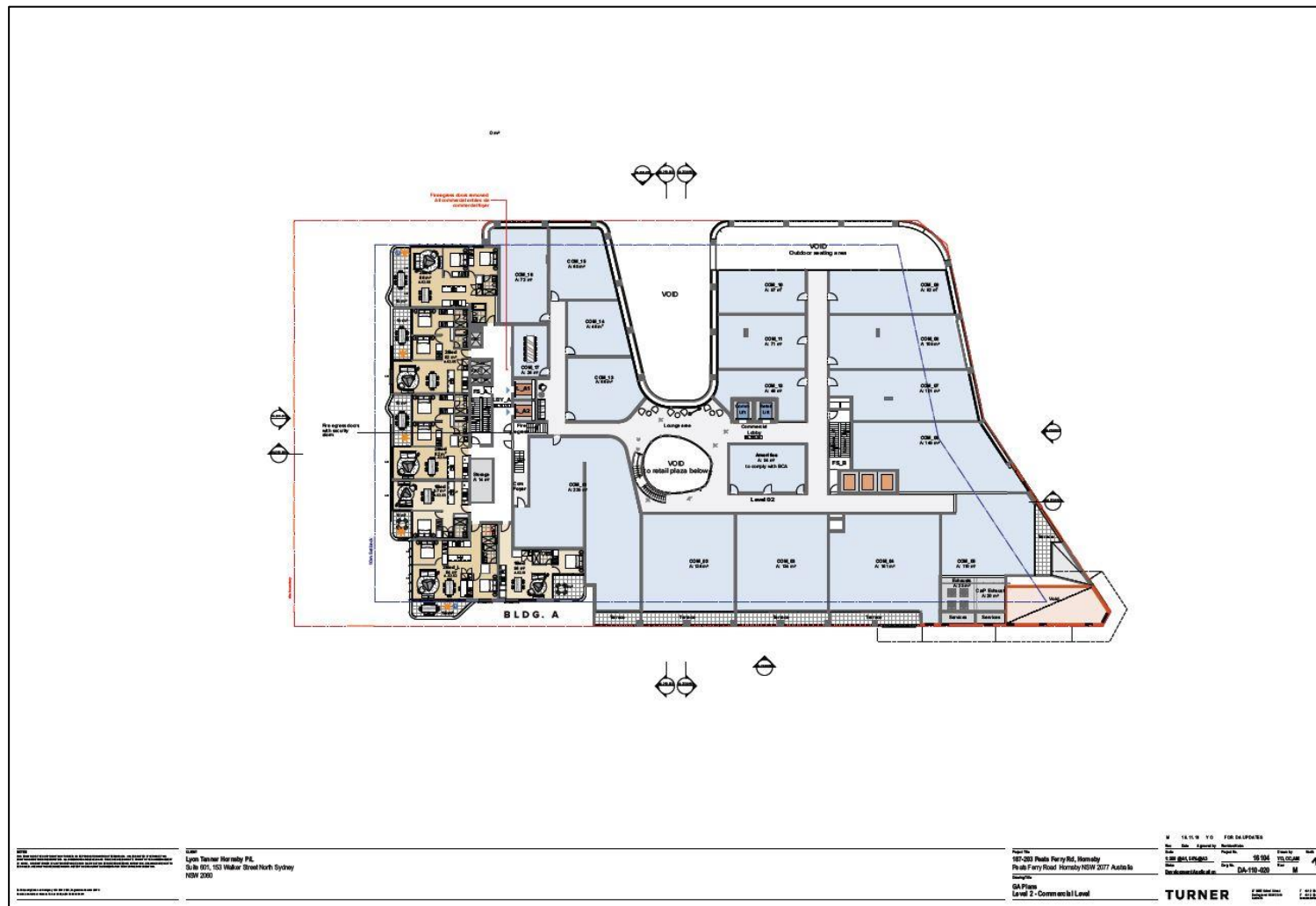
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**Figure 20. Level 1- Mezzanine.**

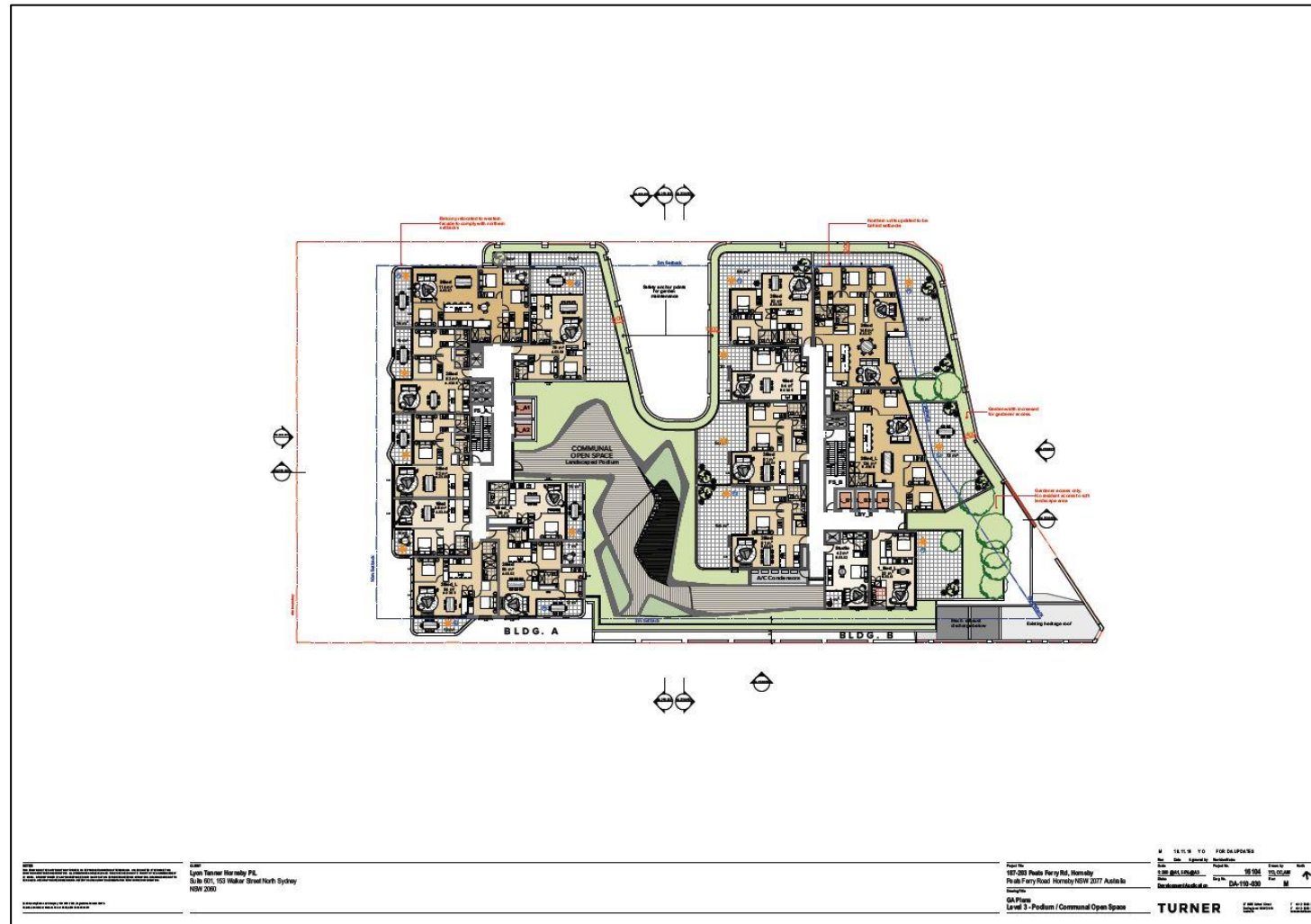
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**Figure 21. Level 2- Commercial.**



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**Figure 22. Level 3- Podium & Commercial Open Space**

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**Figure 23. Level 4- Typical Lower Residential.**

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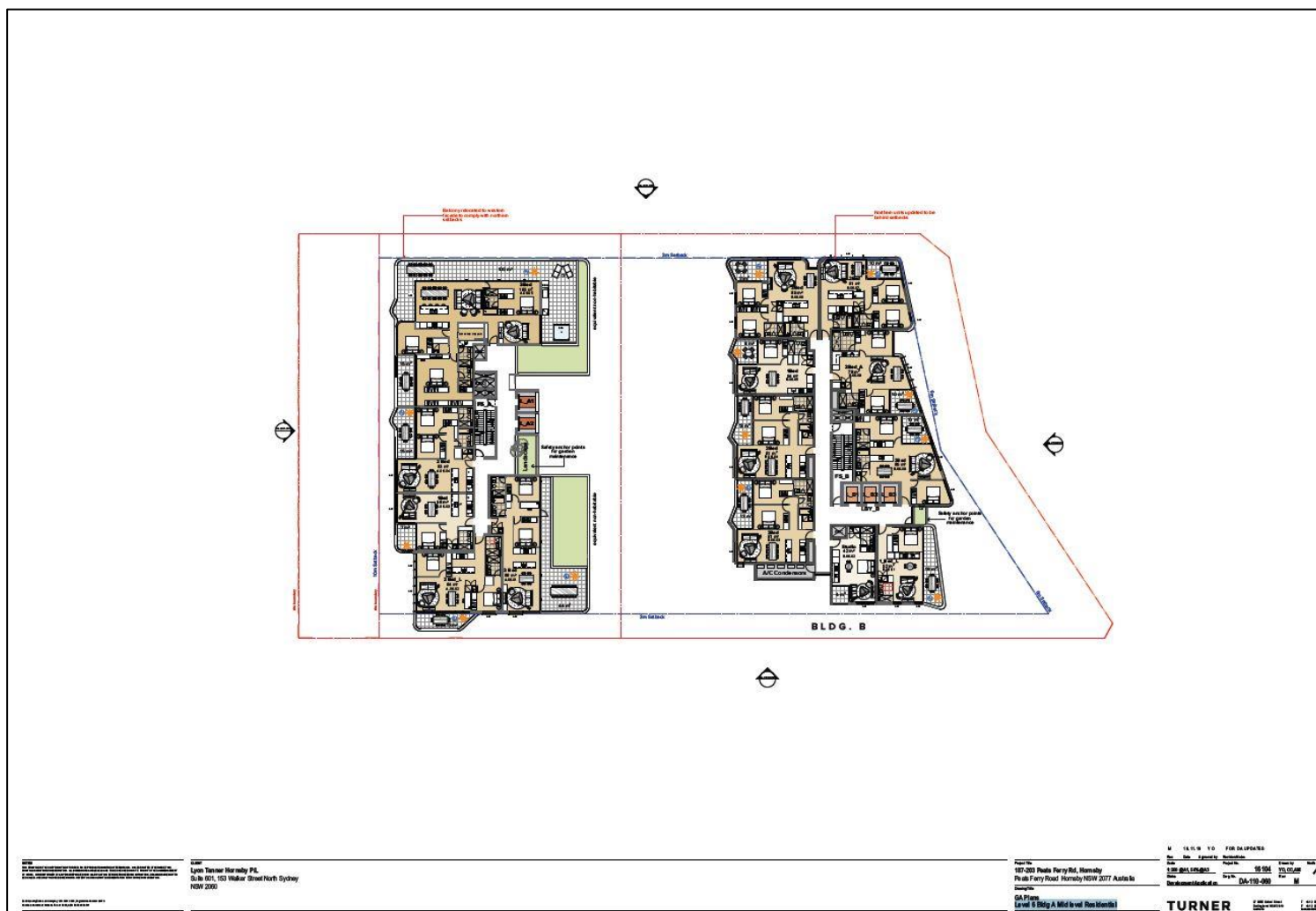
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**Figure 24. Level 4- Building 4- Mid Level Residential.**



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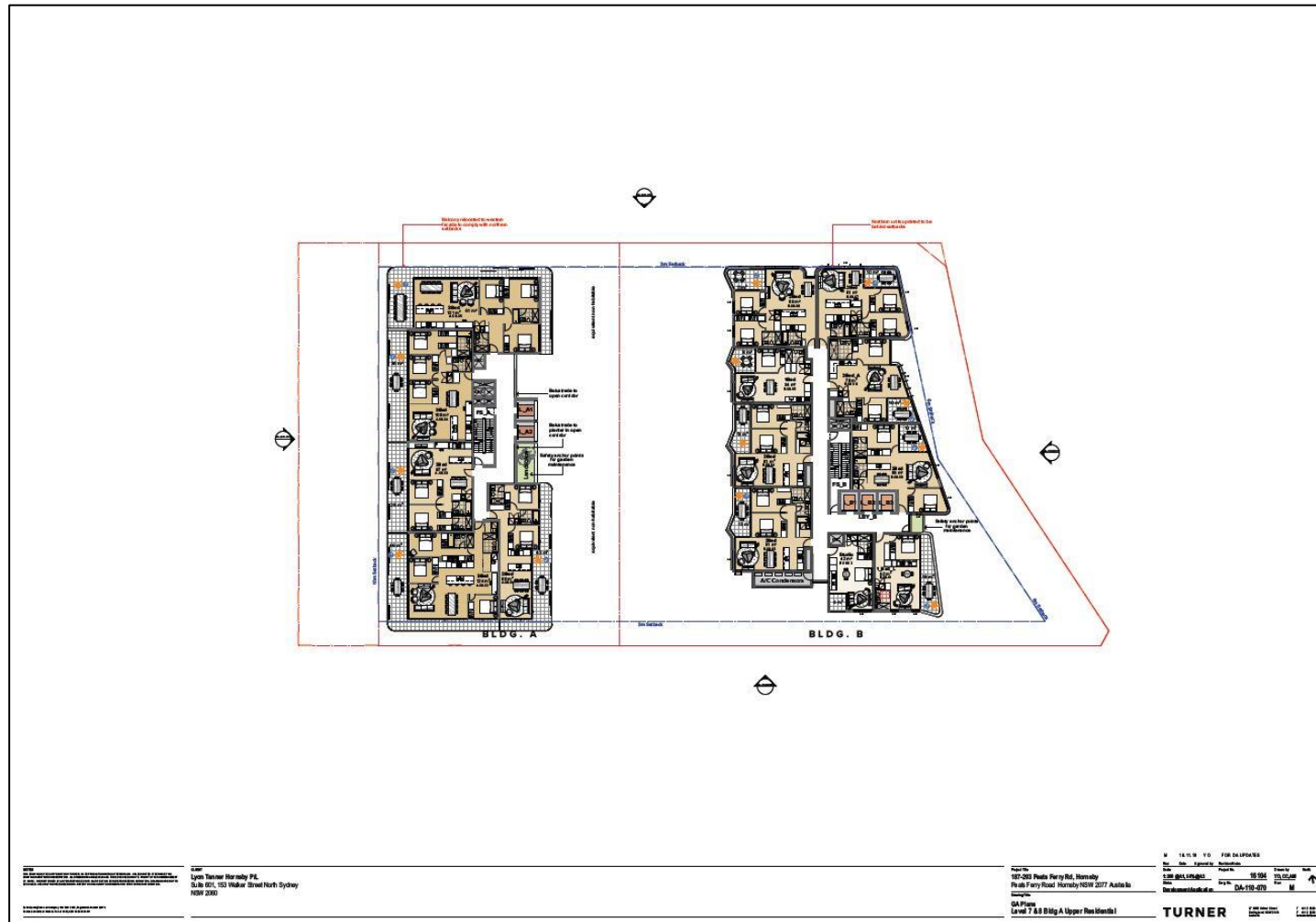


Figure 25. Level 7 & 8- Building A- Upper Residential

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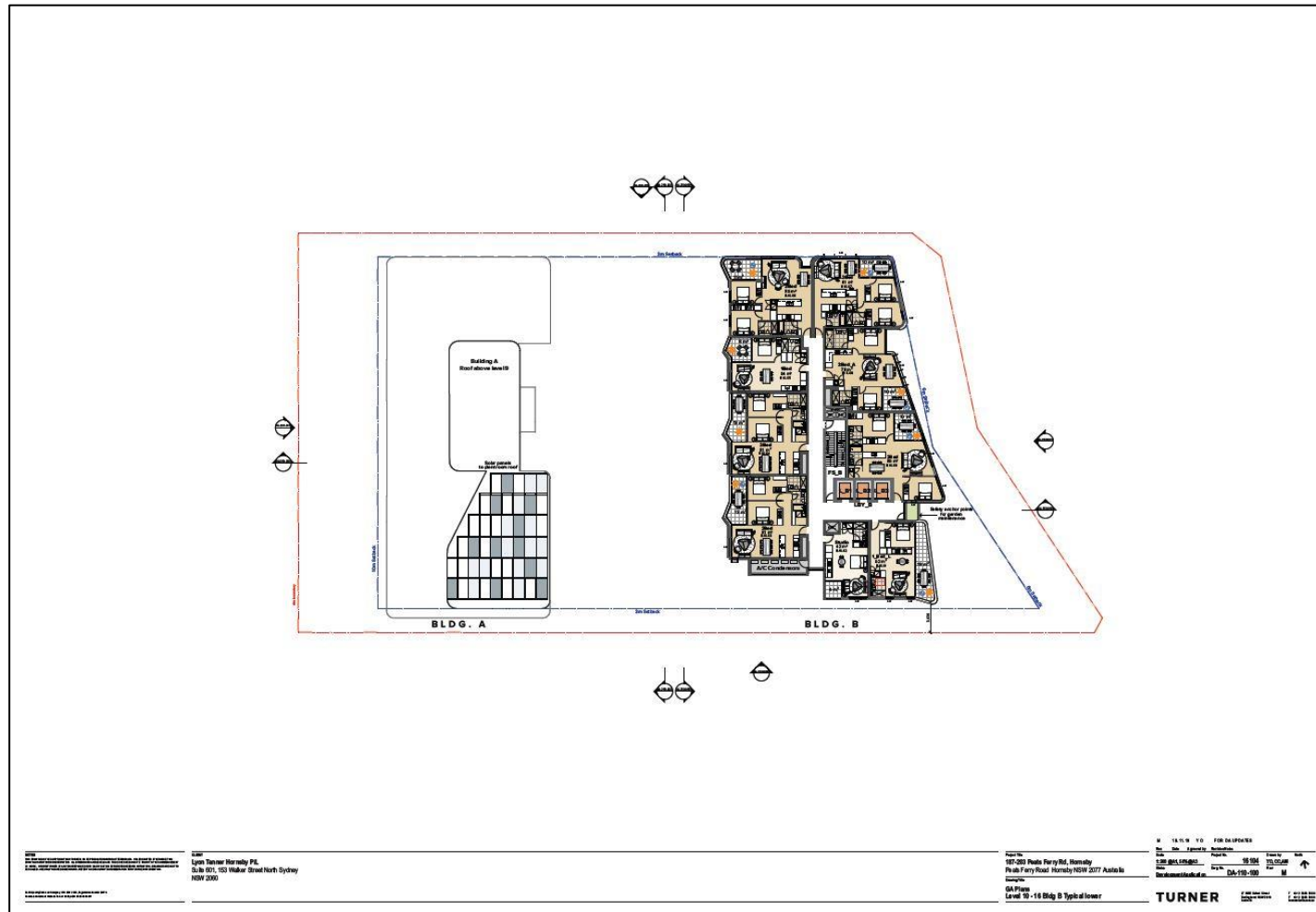


Figure 25. Level 10- 16- Building B- Typical lower residential

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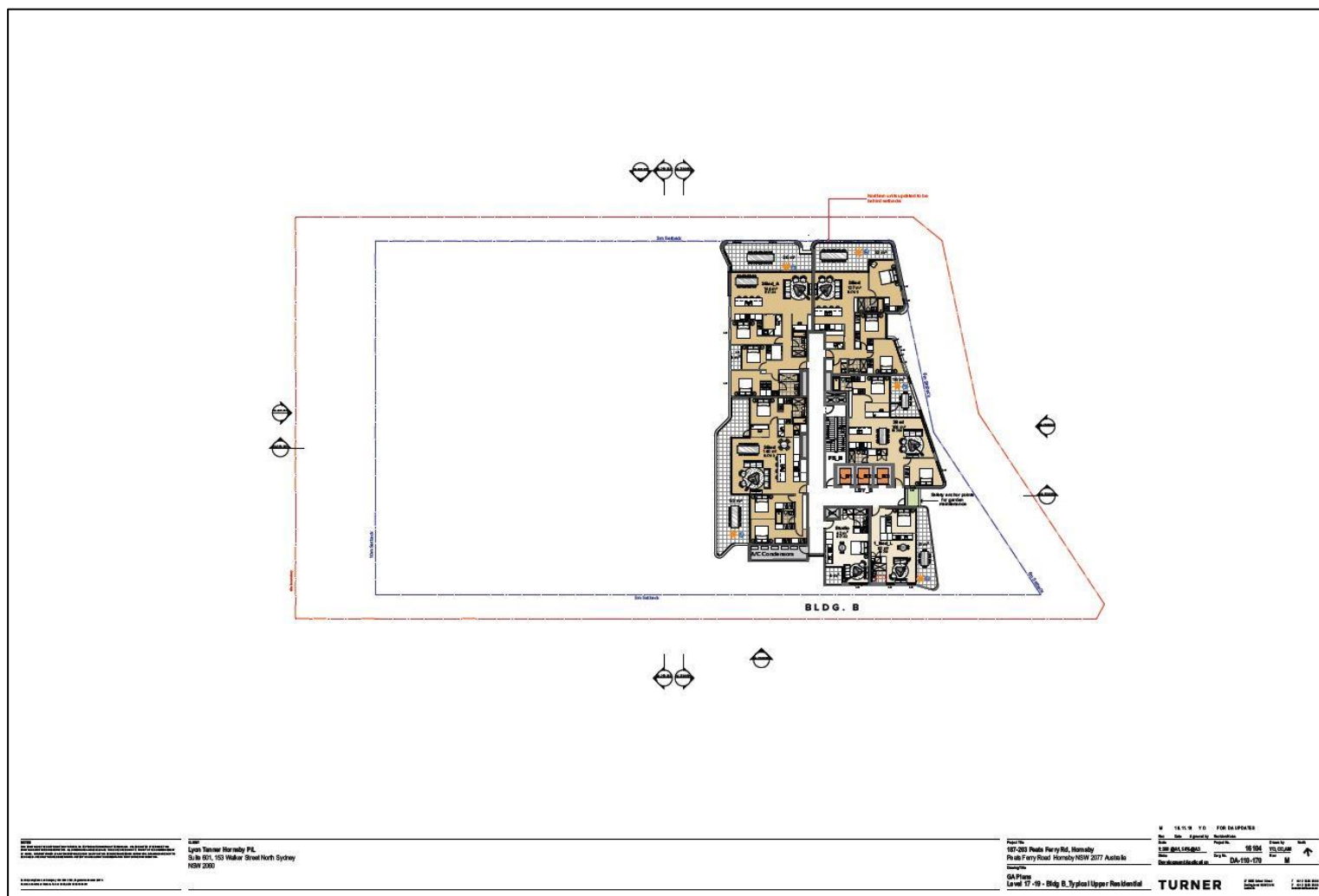
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**Figure 25. Level 17-19- Typical Upper Residential**

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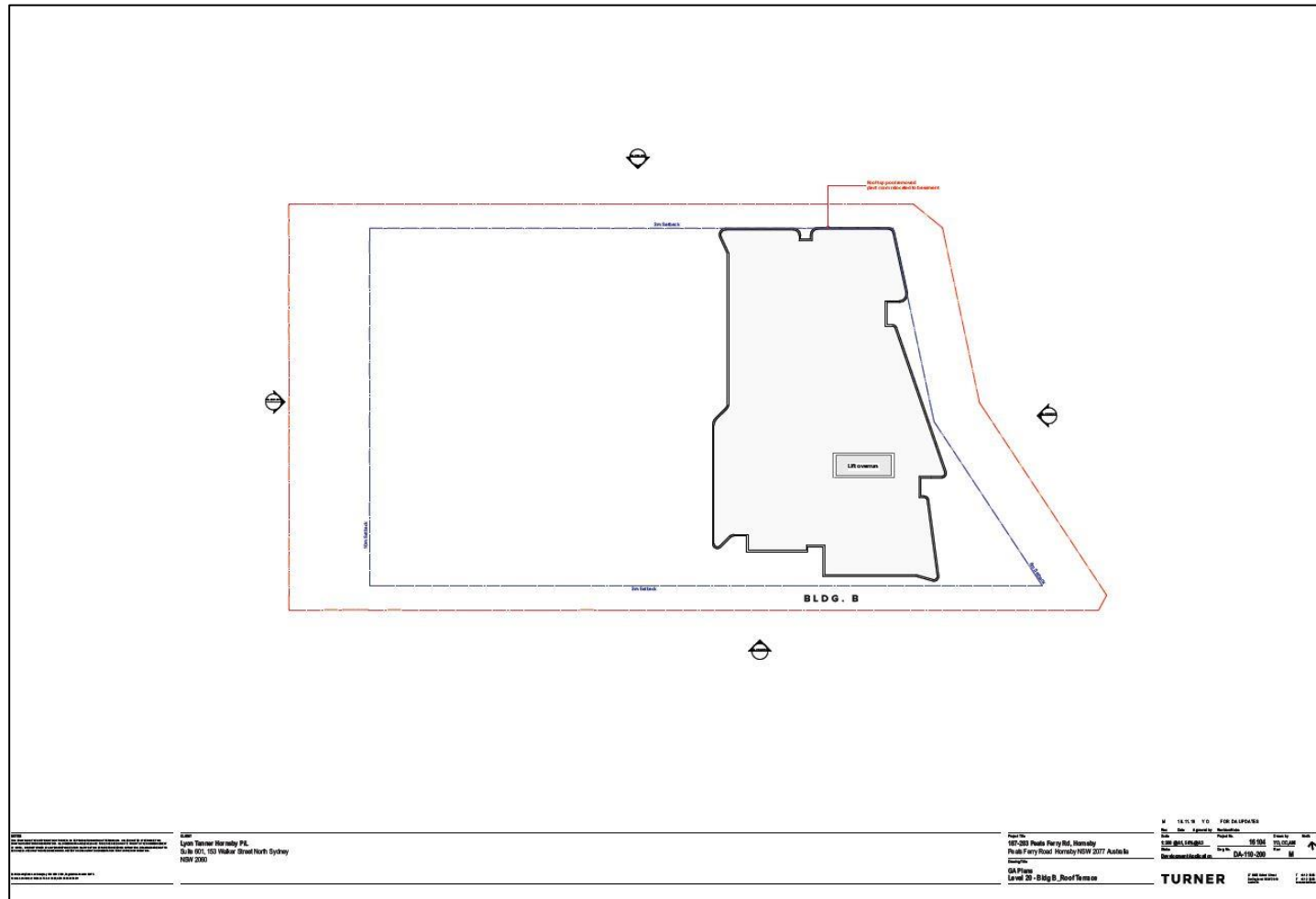
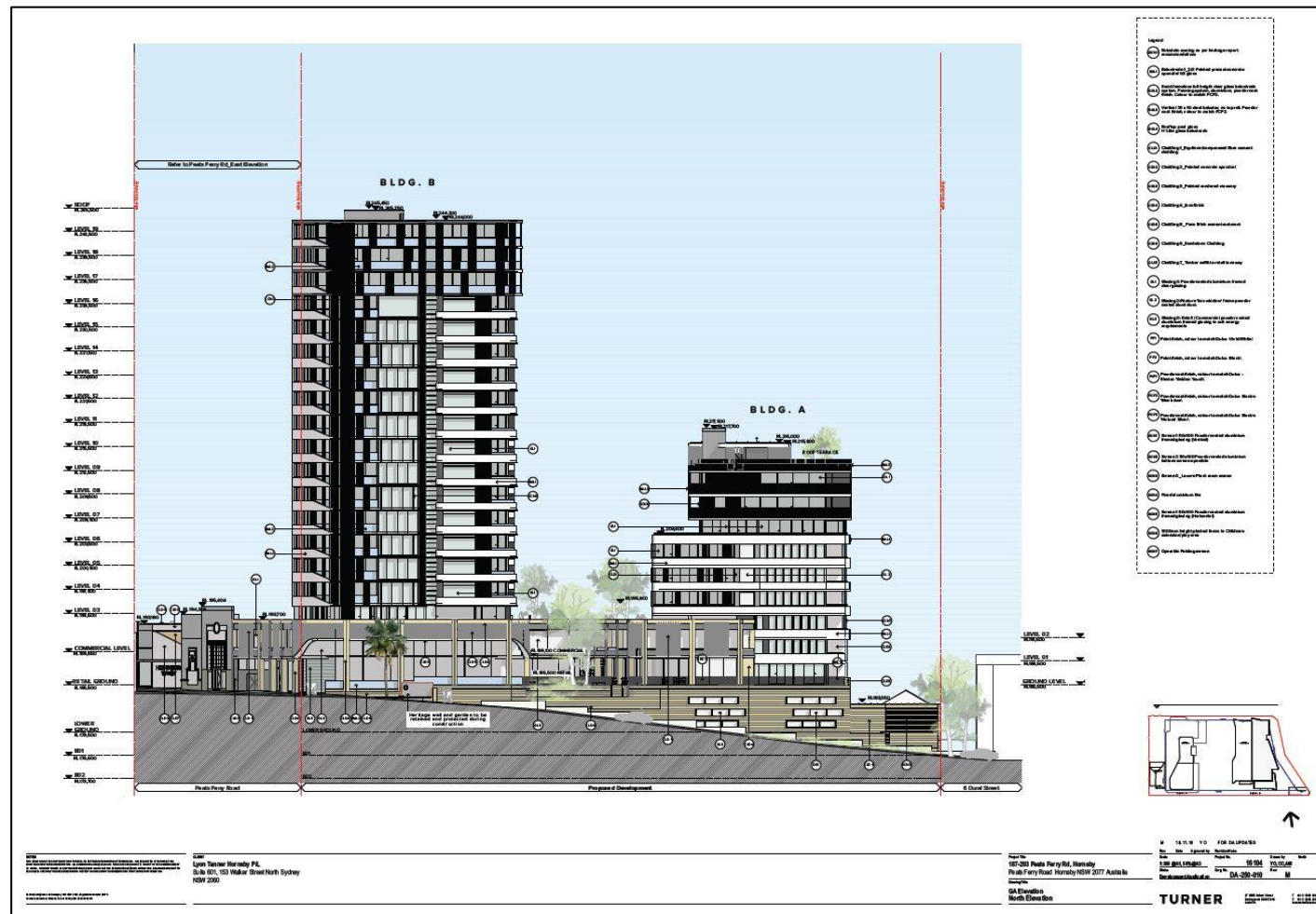


Figure 25. Level 20- Building B- Roof Terrace

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**Figure 25. North Elevation**



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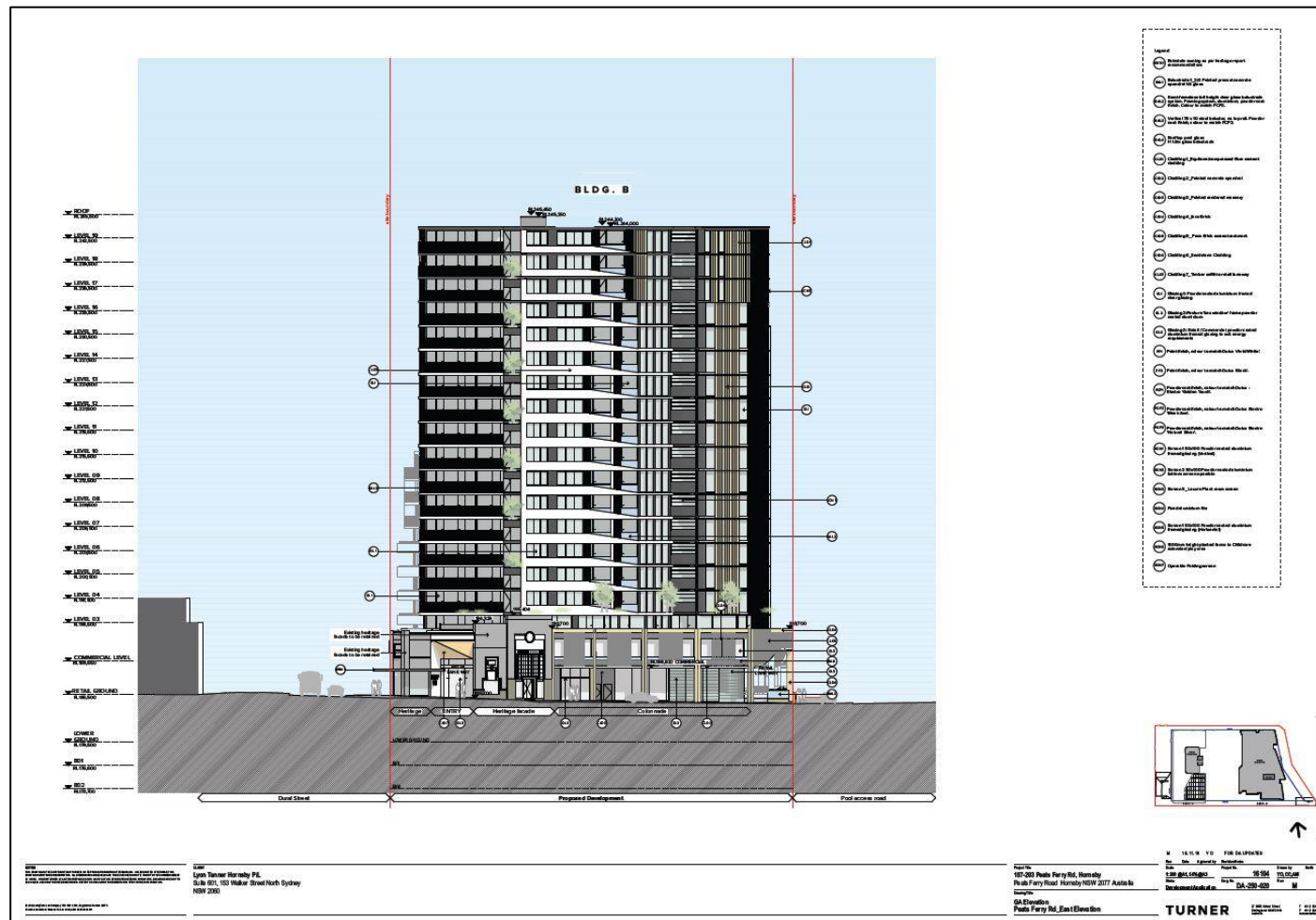


Figure 25. Peats Ferry Road- East Elevation.

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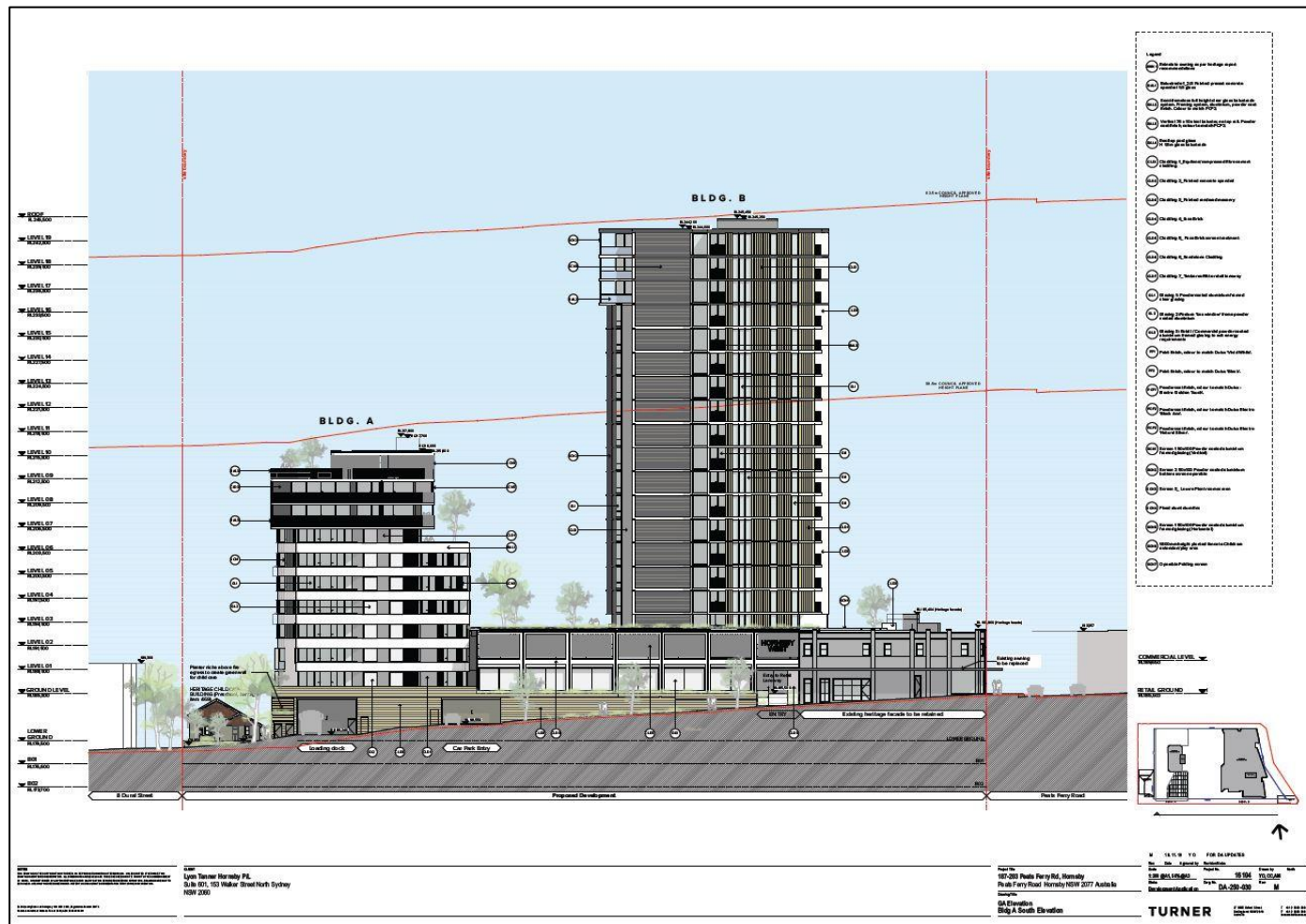


Figure 25. Building A- South Elevation.

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Figure 25. Dural Street- West Elevation.

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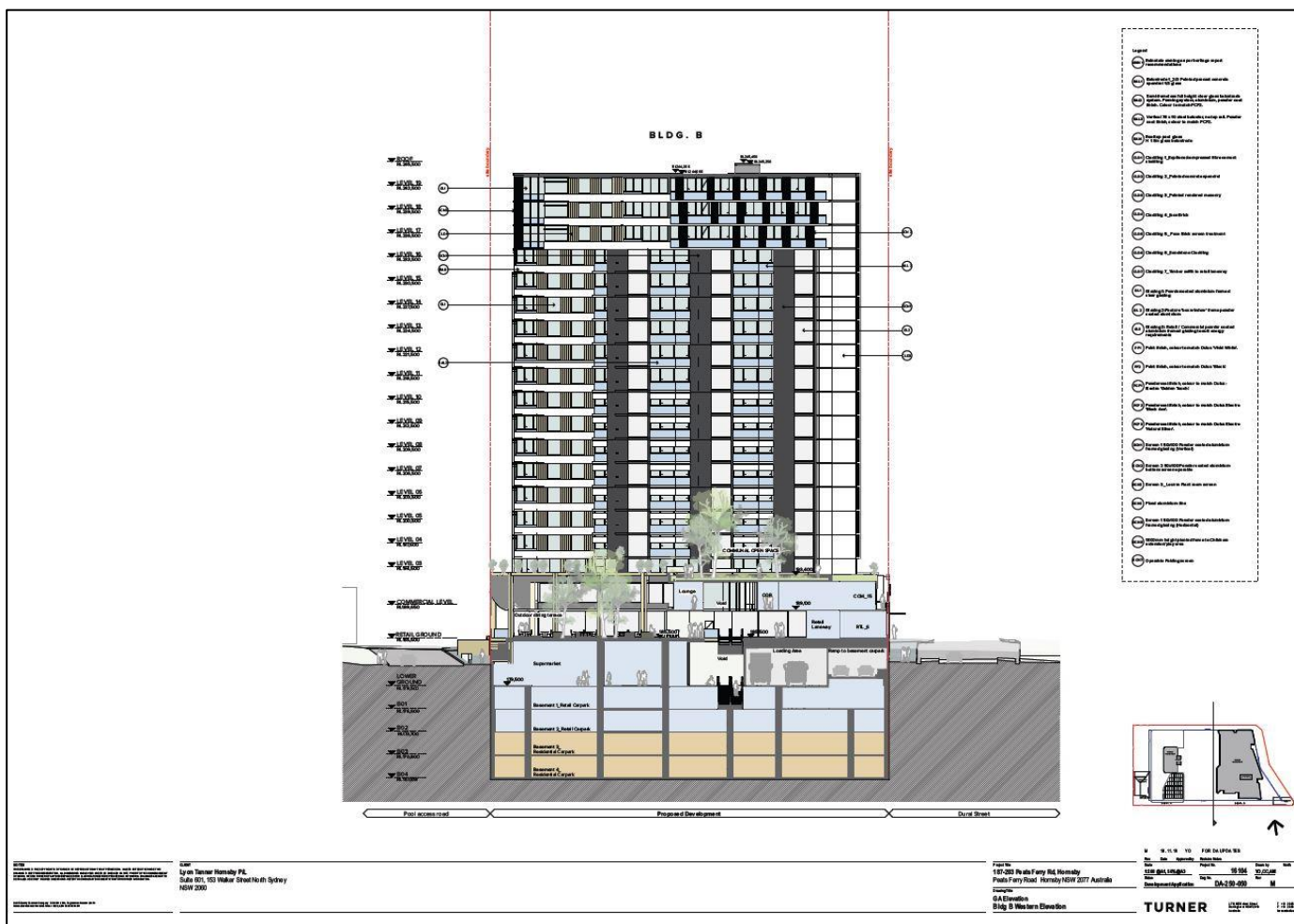
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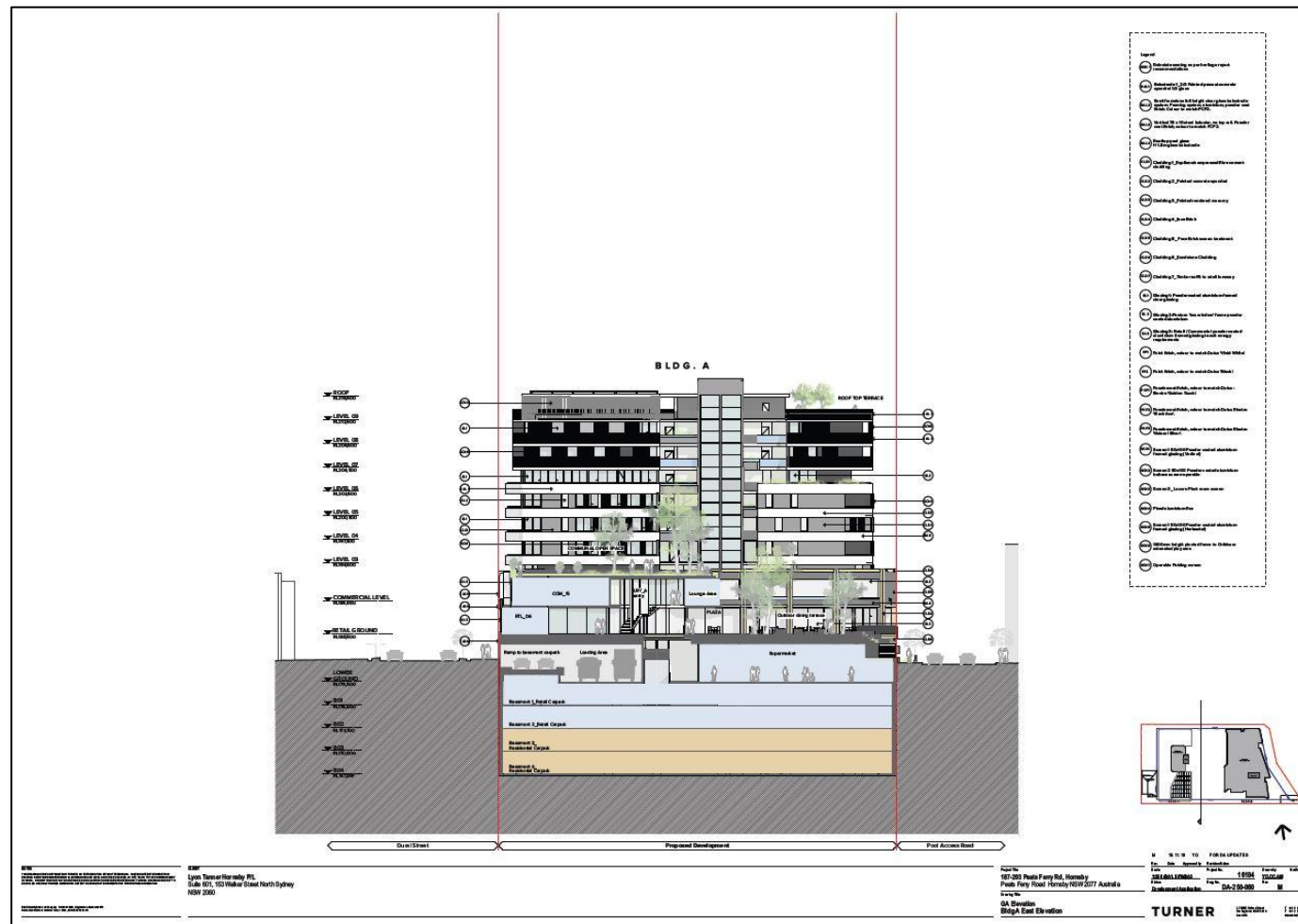
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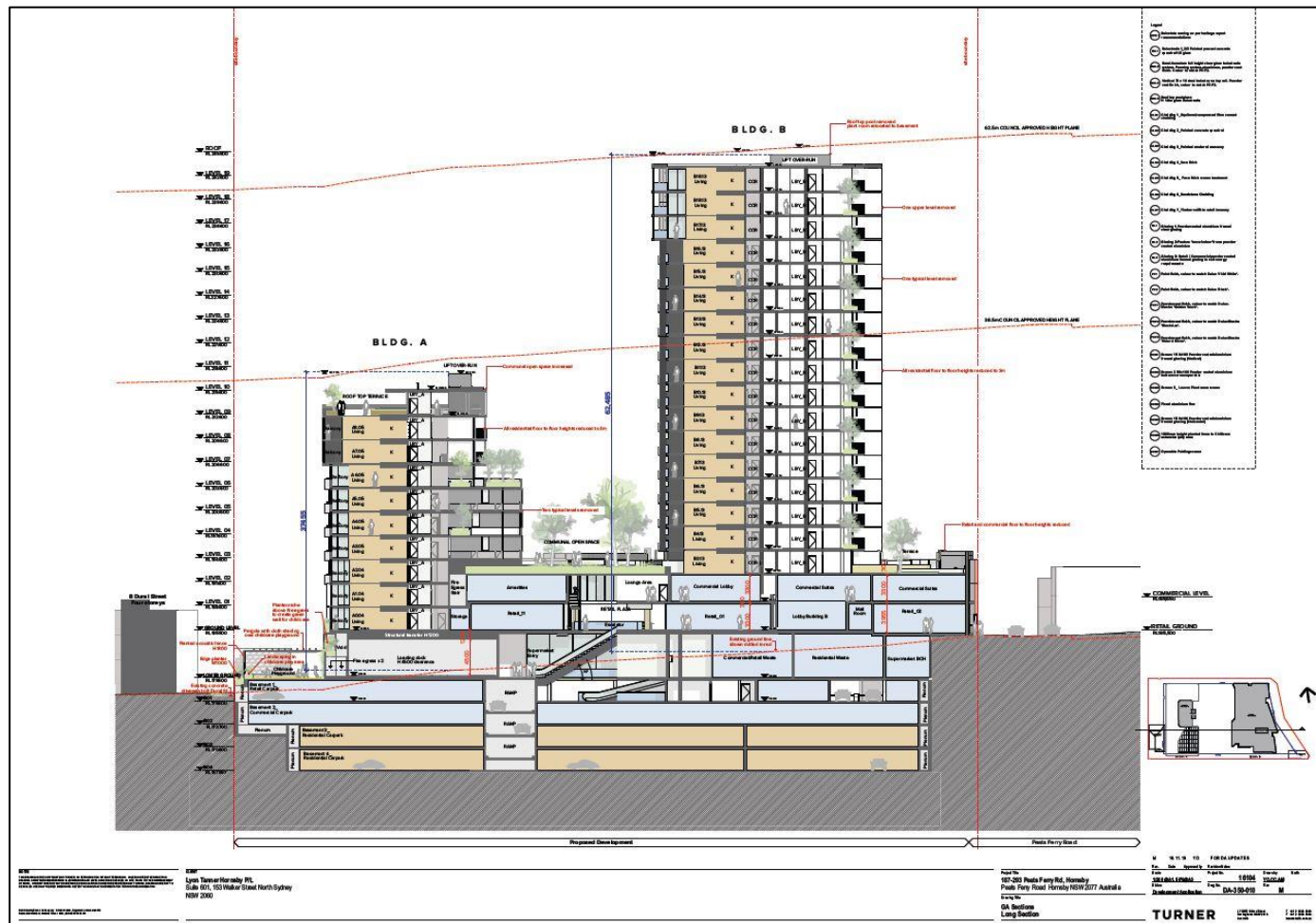
**Figure 25. Building B- Western Elevation.**

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**Figure 25.** Building A- East Elevation.

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**Figure 25. Longitudinal Section.**



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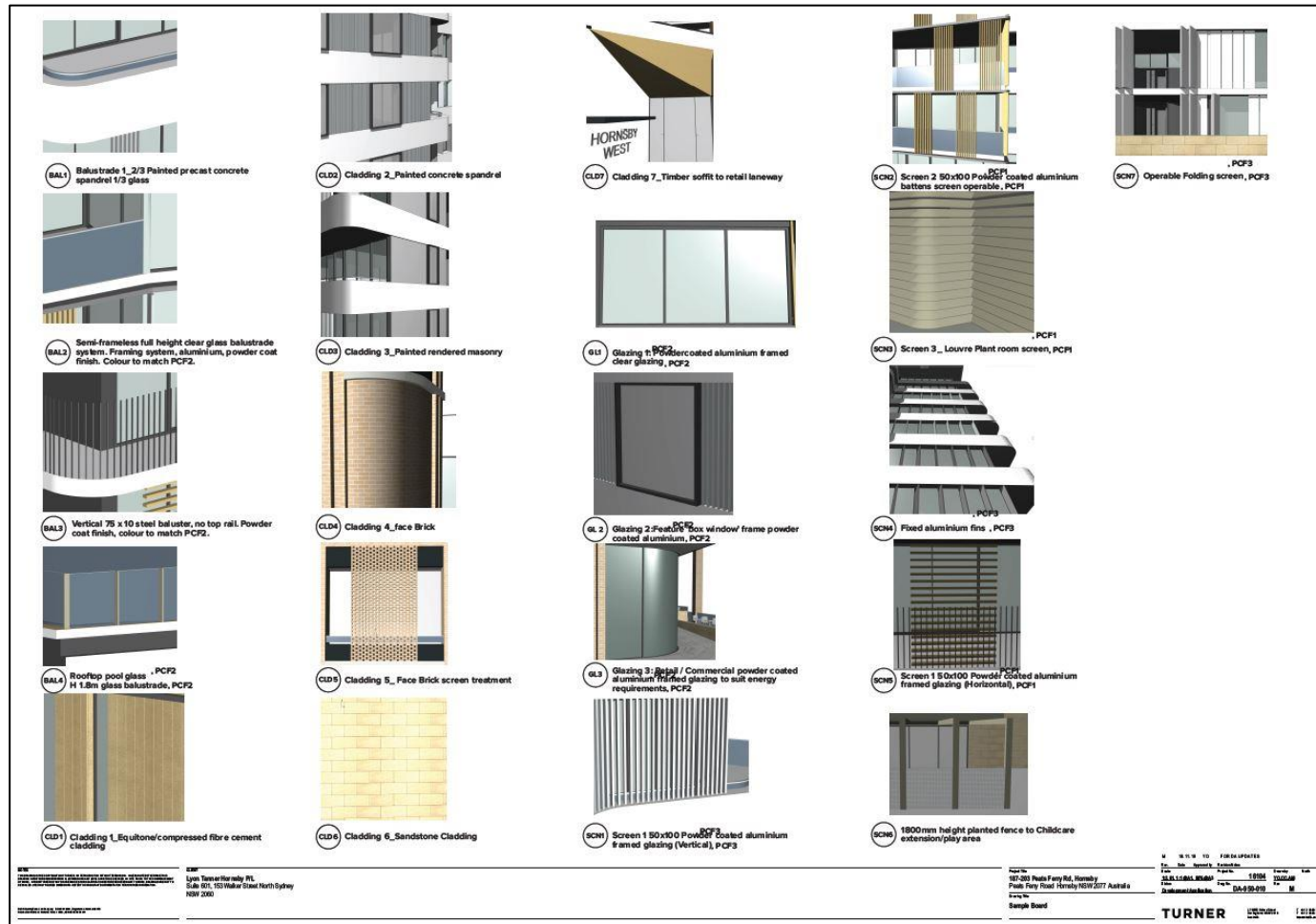


Figure 25. Material Sample Board.

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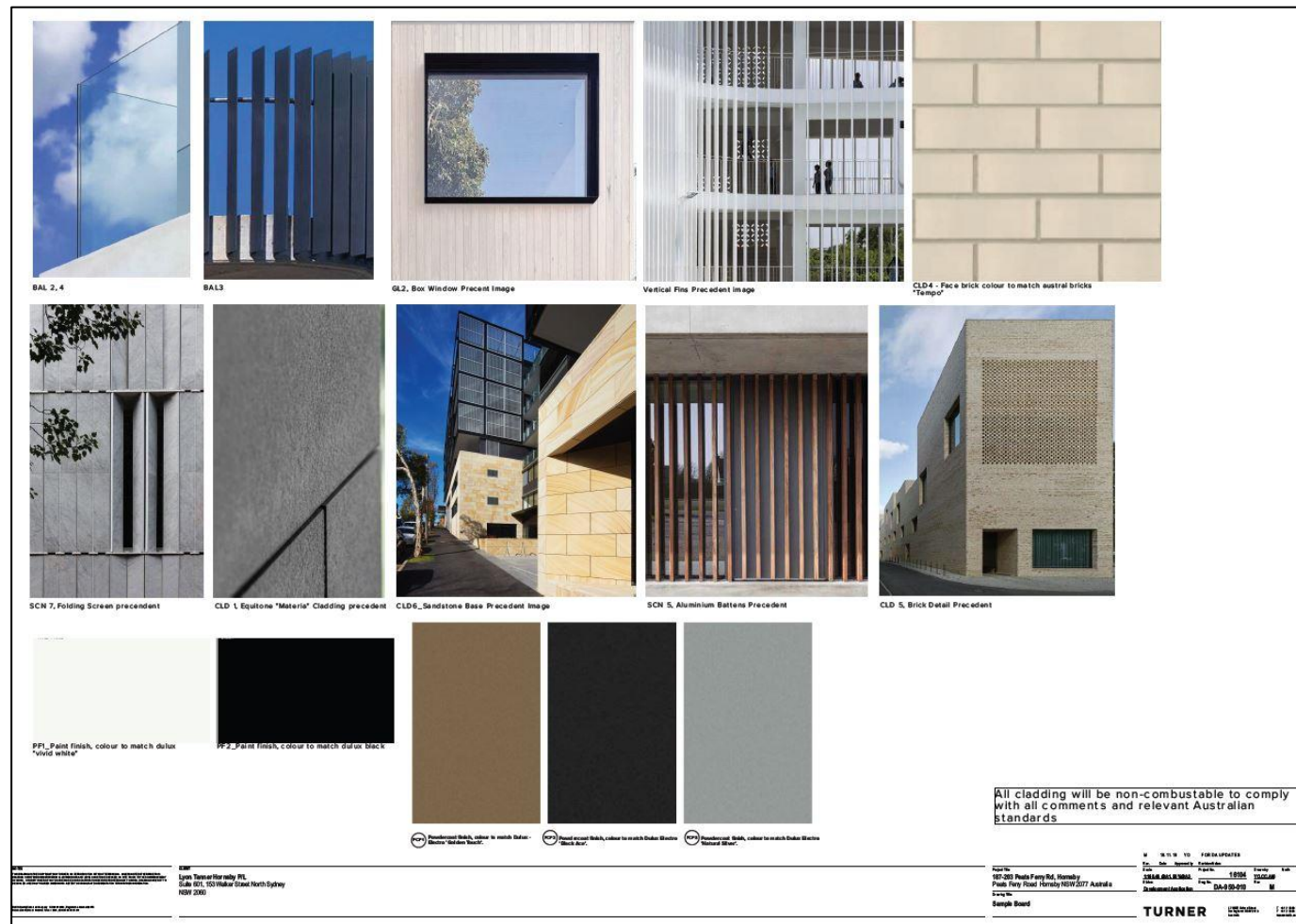


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