

Statement of Environmental Effects

**Hornsby Girls High School, Edgeworth David Avenue,
Hornsby**



**Demolition of existing outbuilding and construction of new
outbuilding for creative arts use**

February 2018

Statement of Environmental Effects prepared by:

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Grad Dip Heritage Conservation

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In respect of the following Development Application:

Land to be developed: Hornsby Girls High School

Proposed development: Approval is sought to demolish the existing creative arts building (primarily used for drama and music learning) and construction of replacement building.

Declaration: I declare that I have prepared this Statement and to the best of my knowledge:

1. The Statement has been prepared in accordance with clause 78A of the EP & A Act and Clause 50 of the EP & A Regulations.
2. The Statement contains all available information that is relevant to the environmental assessment of the development to which this Statement relates, and
3. That the information contained in the Statement is neither false nor misleading.

Signature:



Name: Damian O'Toole
Date: Feb 2018



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1.0 Introduction

This Statement of Environment Effects is submitted in support of a Development Application (DA) for proposed minor works at Hornsby Girls High School, located at Edgeworth David Avenue, Hornsby, comprising demolition and replacement of an existing outbuilding situated within the school grounds.

The subject site is a local heritage listed item on Hornsby Local Environment Plan (LEP) 2013, identified as 'Hornsby Girls' High School-buildings and masonry fence (excluding other school structures and grounds)' (item 476).

Hornsby Girls High School has local heritage significance for Historical, aesthetic and social value, as an Inter-War School building (c1930s) and as the original building of one of Sydney's earliest girls' High Schools.

It is proposed to demolish and replace an existing late 20th century outbuilding, of no identified heritage significance, within the grounds of the school site. The proposed new building will be a contemporary lightweight structure. More specifically the proposal will:

- Replace a dated late 20th century structure (in poor condition) of no identified heritage significance.
- Provide a contemporary new building with improved amenity and learning space.
- Not impact upon the heritage values of the principal main school building on the site or its setting.
- Not unreasonably impact on neighbouring sites with respect to view loss, privacy, overshadowing or outlook.

This Statement has been prepared, on behalf of the owners and occupants of the subject site. This Statement has been prepared pursuant to Section 78A of the Environmental Planning and Assessment Act, 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000. The purpose of this document is to describe the existing improvements on the site, detail the proposed development, review the applicable planning regime relating to the proposal, assess the degree of compliance and examine the environmental effects of the development when measured against the Evaluation Criteria prescribed under Section 79C(1) of the Environmental Planning and Assessment Act, 1979. In respect of the assessment of the proposal, where impacts are identified, measures proposed to mitigate any harm to environmental amenity have been addressed in this report.

The proposed development is permissible with Council's consent in the B4 Mixed Use Zone under the Hornsby Local Environment Plan (LEP) 2013.

An assessment of the proposed development has not identified any unreasonable

adverse environmental impacts likely to arise as a result of the proposal.

It is therefore recommended that consent for the proposed development is granted subject to Council's standard conditions.

2.0 Site Location and Description

The subject site contains the Hornsby Girls High School and is located fronting the main road on Edgeworth David Avenue, Hornsby.

The site is located on the southern side of Edgeworth David Avenue and is bounded by Thomas Street to the east and the Pacific Highway to the west. The main school building was designed by the Government Architect's Office and comprises a three storey Inter-War period (completed 1930) rendered brick building fronting the street with a gabled front façade and steeply pitched terracotta tile roofs. There is a central classical style entry portico.

A physical description of the building is provided below:

*'Three storey classroom building. Dated 1930. Steeply pitched gabled terracotta tile roof with exposed rafters. Rendered chimneys with terracotta pots. Walls face brick to first floor level and rendered above. Essentially rectangular in plan with projecting gabled wings. Gables have moulded parapets with a curvilinear motif which is repeated lower down. Large multi-pane double-hung windows. Classical style entry portico with Doric columns and raised lettering: 'HORNSBY GIRLS HIGH SCHOOL 1930'. Single storey wing at rear connected to main building by covered way with tile roof and Doric columns. Original rendered brick wall to street.'*¹

The school grounds comprise a number of other more recent buildings, structures and outbuildings, including a late 20th century block adjacent to the main school building.

The proposed outbuilding subject to demolition and replacement is situated to the rear of the late 20th century block adjacent to the main school building, as shown in Fig 1 and Fig 2 below. The main school building (and closest building that possesses heritage significance) is approximately 40m to the north east.

The subject structure comprises a late 20th century free-standing hut of non-descript character and materiality. It is typical of late 20th century portable classroom construction, which is a type of building installed at schools to temporarily and quickly provide additional classroom space. It is presently being used for drama and music classroom and performance space. Site photographs are shown in Fig 3-8.

¹ NSW Office of Environment and Heritage,
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1780367>, database ID:1780367, accessed January 2018.



Figure 1: Overview of school grounds.

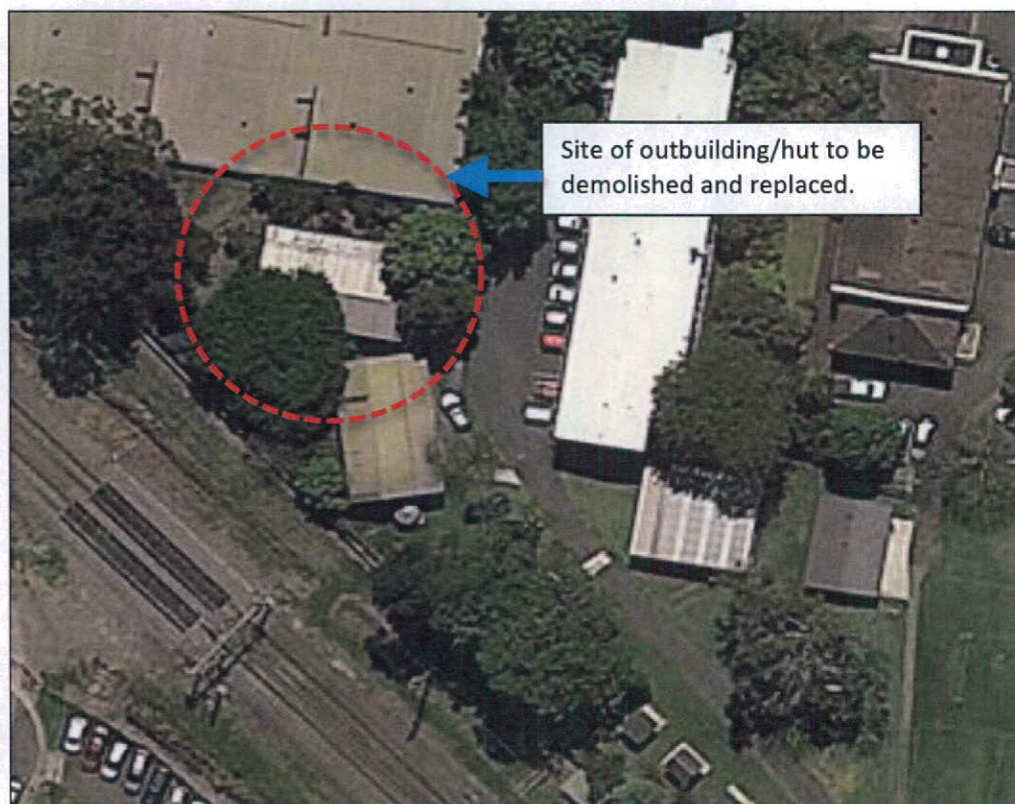


Figure 2: Location of outbuilding to be demolished in the school site.



Figure 3: Heritage map identifying Hornsby Girls School identified as a local heritage item (Item 476).

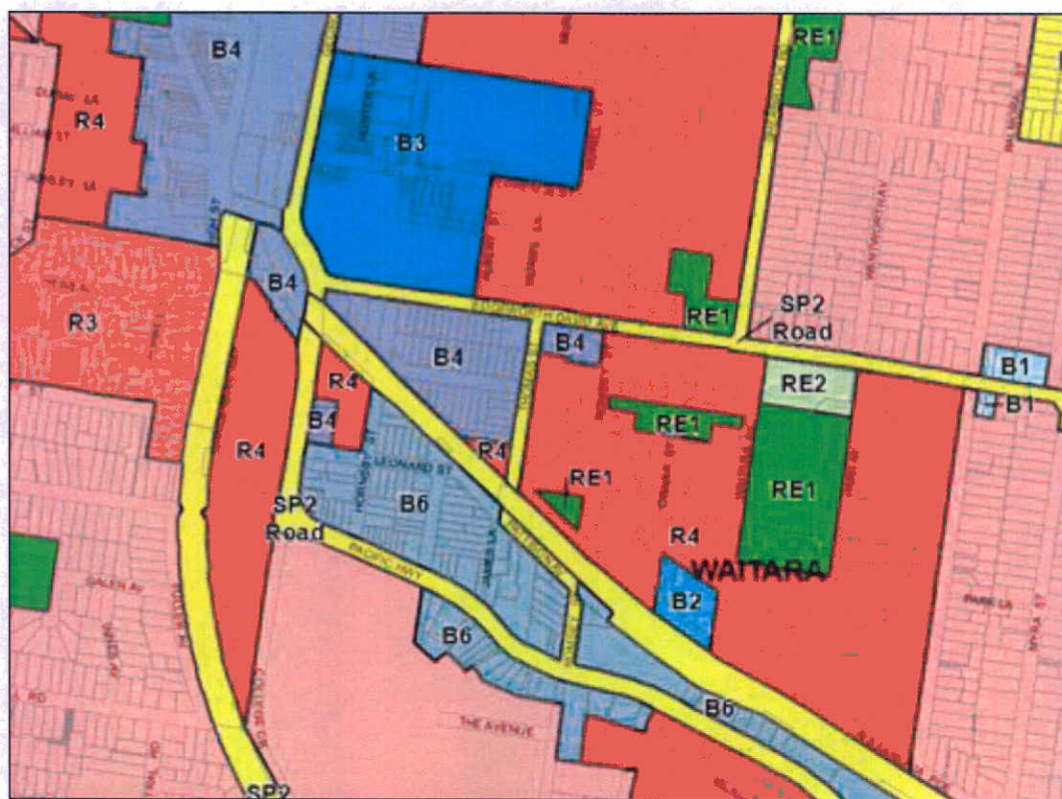


Figure 4: Land Zoning Map showing B4 Mixed Uses Zone.



Figure 5: The proposed outbuilding to be demolished and replaced (eastern (front) facade). The appearance of the building detracts from the character of the area.



Figure 6: Side (southern) side of outbuilding to be demolished and replaced.

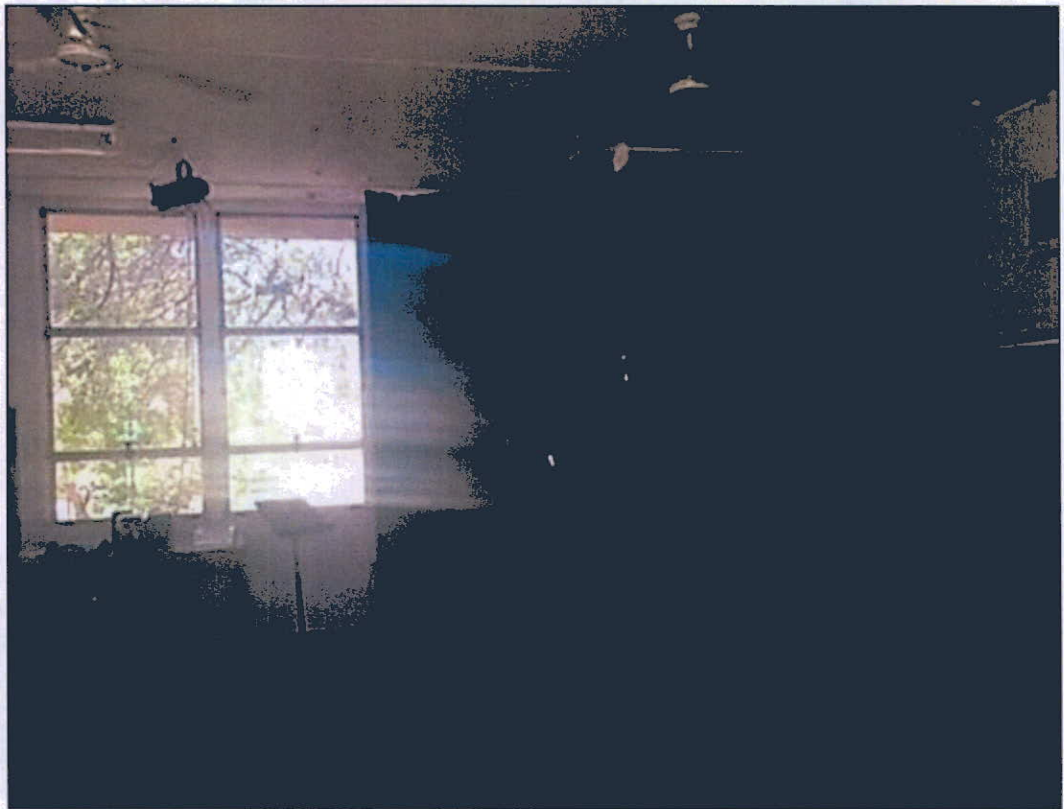


Figure 7: Interior of existing building that is being demolished. So significant fabric exists.



Figure 8: View to closest heritage significant section of the school, which is approximately 40m from the subject building.

3.0 Proposed Development

This Heritage Impact Statement (HIS) responds to plans prepared by Crawford Architects.

It is proposed to demolish and replace the existing late 20th century outbuilding/hut as identified above. No other works are proposed to the school site.

The proposed replacement building will generally retain the location of the existing building but will be slightly larger in footprint to accommodate additional learning space. The proposed new building will be single storey and appear as an entirely contemporary addition to the site. It will be constructed of high quality contemporary materials including CFC cladding, colourbond metal roofing, colourbond gutters and downpipes and metal balustrading. It will have a pitched roof and retain an overall horizontal built form.

Overall, the proposed works are minor. There are no identifiable impacts to the amenity of the area or the heritage significance of the site.

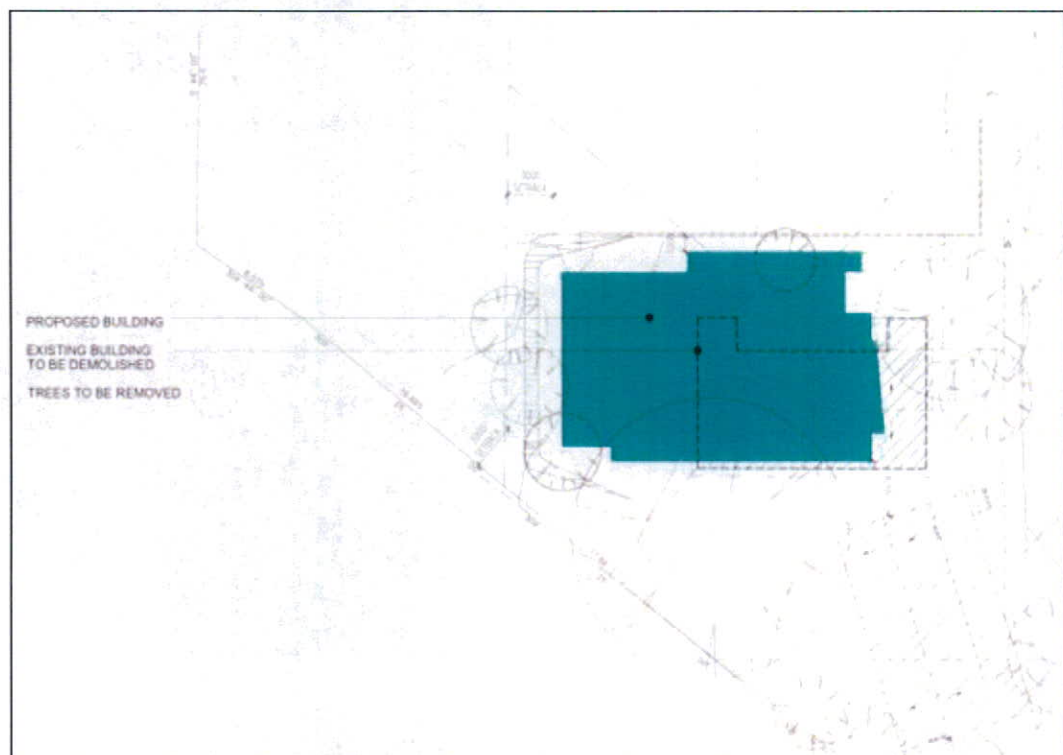


Figure 9: Site plan (Source: Crawford Architects)

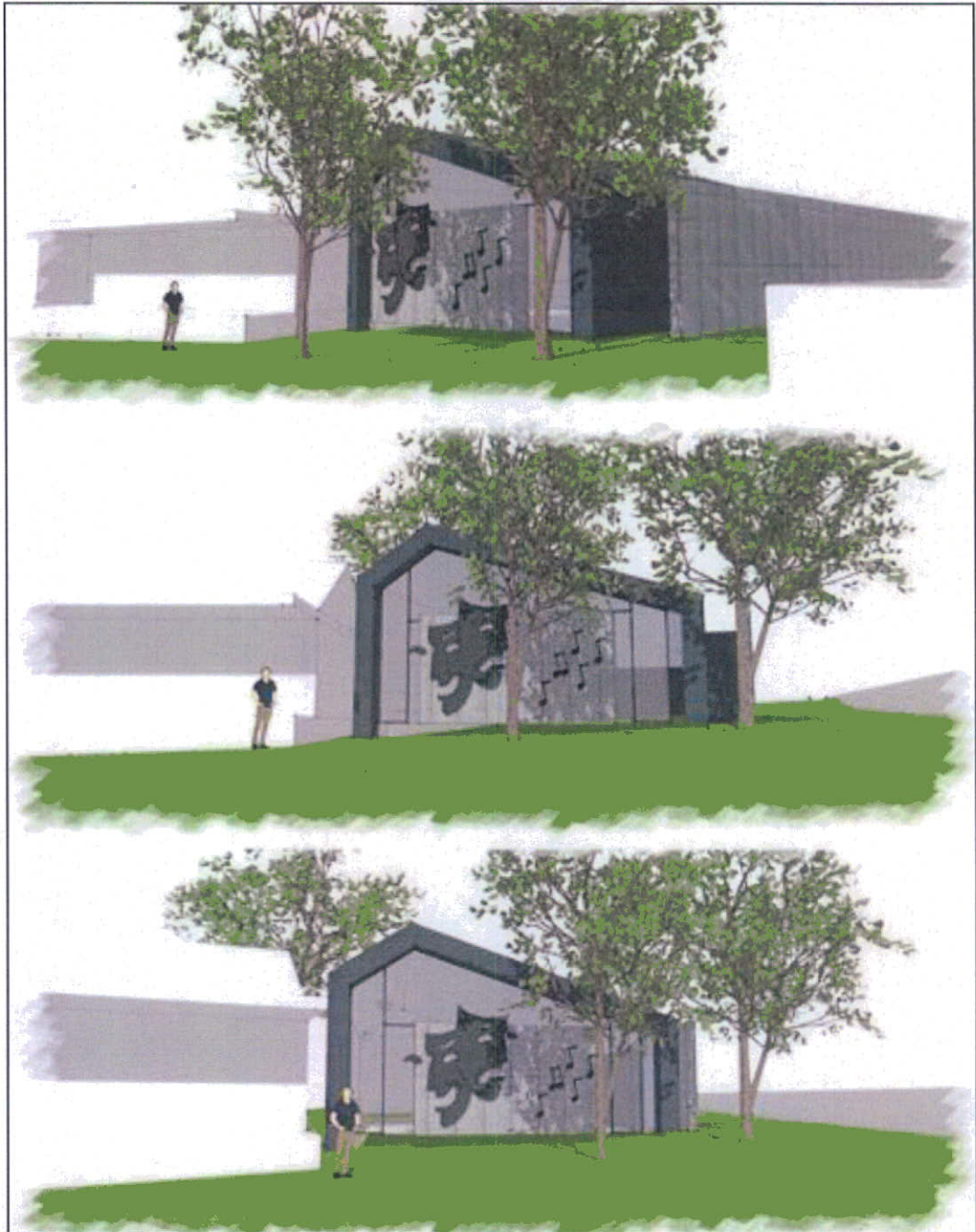


Figure 10: Proposed new learning space (Source: Crawford Architects).

4.0 Statutory Planning Considerations

The Environmental Planning and Assessment Act 1979 is the principle planning legislation in NSW. Section 79C (1) of the Act specifies the matters that the consent authority must consider when determining any development application.

- Provisions of any environmental planning instrument - S79(1) (a) (i)
- Provisions of any draft environmental planning instrument - S79(1) (a) (ii)
- Provisions of any development control plan - S79(1) (a) (iii)
- Provisions of the Regulations - S79(1) (a) (iii)
- The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts on the locality - S79(1) (b)
- The suitability of the site for development - S79(1) (c)
- Any submissions made in accordance with the Act or Regulations - S79(1) (d)
- The public interest - S79(1) (e).

Following is an assessment of the matters of relevance referred to in Section 79C(1) of the Act.

4.1 S.79C(1)(a) Provisions of any environmental planning instrument, draft instrument, development control plan or matter prescribed by the regulations

The planning instruments and controls of most relevance to this application are:

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

4.1.2 Hornsby – Local Environmental Plan 2013 (LEP 2013)

Hornsby Local Environmental Plan 2013 is the comprehensive Local Environmental Plan applying to the site.

Relevant provisions of LEP 2013 are considered below.

Hornsby Local Environment Plan (2013)		
Zone Objectives		
Zone B4 Mixed Use Objectives of Zone <ul style="list-style-type: none"> • To provide a mixture of compatible land uses. • To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public 	The works are incidental to and beneficial for the existing school use. The works are entirely compatible and necessary with the use of the site.	Complies.

transport patronage and encourage walking and cycling.		
<p>Part 4.3 Height of Buildings</p> <p>4.3 Height of buildings</p> <p>(1) The objectives of this clause are as follows:</p> <p>(a) to permit a height of buildings that is appropriate for the site constraints, development potential and infrastructure capacity of the locality.</p> <p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p>	<p>The maximum permissible building height is 16m. The proposed structure is only marginally higher than the existing structure and will be much lower than surrounding structures.</p> <p>The new structure rises to a height of approximately 6m.</p>	Complies.
<p>Part 4.4 Floor Space Ratio</p> <p>To provide effective control over the bulk of future development.</p> <p>To allow appropriate levels of development for specific areas.</p> <p>Maximum FSR: No FSR control applies to the site.</p>	<p>The proposed works are very minor and include demolition of contemporary fabric only.</p> <p>The proposed works will result in a minor increase of building footprint only.</p>	N/A. No FSR control applies to the site.
<p>Part 5 Heritage Conservation</p> <p>(1) Objectives</p> <p>The objectives of this clause are as follows:</p> <p>(a) to conserve the environmental heritage of Hornsby,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.</p>	<p>The works are minor and have no unreasonable impact to the special architectural and historic character of the site.</p> <p>This submission is accompanied by a Heritage Impact Statement (HIS), which discusses heritage considerations in detail.</p>	Complies.

4.1.3 Hornsby Development Control Plan (DCP) 2013

The Hornsby Development Control Plan 2013 (DCP 2013) contains more specific planning controls than contained within LEP 2013. However, the vast majority of the DCP is not relevant to the specific proposal.

Hornsby Development Control Plan (2013)		
Section 9.2 – Heritage Items		
9.2.1 General Design Requirements		
a. Development that allows reasonable change to occur to heritage items, particularly to meet contemporary amenity or safety standards without unreasonably impacting heritage significance.	The works are minor from a heritage perspective.	Complies.
b. Alterations and additions that are sympathetic to significant features, and do not dominate the heritage item in terms of bulk, scale, form, setbacks and materials.	Works are too far removed from any significant fabric or structure to have any adverse impact.	Complies.
c. Development that encourages new uses that facilitate the ongoing viability of heritage items without adversely affecting heritage significance.	The new structure is contemporary to the benefit of the school.	Complies.
d. New uses that allow for interpretation of the heritage item and do not result in substantial or irreversible changes to significant features.	No adverse impact is noted.	Complies.
Prescriptive Measures		
General		
a. Features or elements that contribute to the heritage significance of the item should be retained.	The existing structure possesses no heritage significance.	Complies.
b. Council does not generally support demolition of heritage items. Poor structural condition or costs associated with renovating are not sufficient justifications.	The existing structure is not part of the significant fabric of the site.	Complies.
c. New work and changes should be	The new work is well away from any	Complies.

located away from main areas that are intact or highly significant.	significant fabric.	
d. New buildings, structures, landscaping or other works should be located to minimise adverse impacts on the setting of the heritage item.	The new structure is approximately 40m from the closest building that possesses heritage significance.	Complies.
e. Introducing decorative elements that could reduce the integrity and confuse the period of the building should be avoided, unless documentary or physical evidence exists to show it has been removed.	N/A	N/A.
f. For large projects a staging plan may be required to indicate when secondary or non-heritage works are to be undertaken.	N/A	N/A.
g. Servicing, fire safety or BCA compliance upgrades for a new use should not impact on the heritage significance of the item.	N/A	N/A.
Removing unsympathetic changes		
h. Unsympathetic elements should be removed, especially where substantial changes are proposed to a heritage item and the reversal will assist an improved heritage outcome.	The existing structure detracts from the appearance of the site. The new structure will positively contribute towards the appearance of the area.	Complies.
Form, massing and scale		
i. New work should be designed to complement the heritage item in terms of scale, proportion, bulk, massing and detail.	The new structure is single level and will not dominate surrounding structures.	Complies.
j. Additions and extensions at the front of heritage items should be avoided. Additions should be located away from the principal elevation and significant features of the heritage item, and behind and below the main roof ridge.	Not relevant.	N/A.
k. Alterations and additions should be smaller in scale and length than	Not relevant albeit that the new structure is small in size.	N/A.

<p>the existing building.</p> <p>l. Large second storey additions should be avoided. Additions should be located to the rear or side. Depending on the form and style of the building it may be possible to design new levels within the existing roof space or below the gutter line of the main building.</p> <p>m. Extensive blank or unarticulated walls are discouraged. Articulation should be achieved through the use of materials or design elements such as soldier/string courses, windows, fibro/timber inserts or the like.</p> <p>Materials, colours, finishes</p> <p>o. Rendering or painting original face brick is not supported.</p> <p>p. Materials should be selected to complement the period and style of the building. Compatible, but not necessarily matching materials i.e. modern materials, may be used where appropriate.</p>	<p>N/A</p> <p>The new structure is articulated and visually interesting.</p> <p>The contemporary form and use of materials and finishes is appropriate. The new form does not attempt to replicate any traditional style which is appropriate.</p>	<p>N/A.</p> <p>Complies.</p> <p>Complies.</p>
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4.2 S. 79C (1)(b) Impact on the Environment

The proposed development is appropriate for the site given the relevant planning requirements and because there are no negative impacts on the main school building on the site or neighbouring properties.

The proposed works are considered very minor and concern demolition and replacement of a contemporary building only, which is not visible from the public domain. There will be no heritage impact.

Relationship to Neighbouring Properties

The proposed works occur within the grounds of the school and there will be no impact on privacy and solar access.

The proposed structure suits the mixed character of the school site and compatible with the mixed-use zone. The proposed new building will not be excessive in terms

of height, scale and bulk.

During construction, noise and building impacts will be minimised through observance of the requirements of the Environmental Protection Authority and Local Authorities. All noise emissions will comply with Australian Standards.

In this regard, adverse environmental impacts on neighbouring properties will be minimal.

Views

The proposed development will occur within the setting of the school site and will not be visible from the public domain.

4.3 S.79C(1)(c) The suitability of the site for the proposed development

Having regard to the characteristics of the site and its location, the proposed development is considered appropriate in that:

- It is consistent with the objectives of the Mixed Use B4 Zone under LEP 2013;
- The appearance, materials and finishes of the proposed development fit comfortably within the school grounds as well as in the vicinity of the main school building on the site. The proposed new development will not be visible from the streetscape or the public domain and will have no heritage impact; and,
- The proposed development does not have any significant adverse environmental impacts in relation to neighbouring properties.

As demonstrated throughout this Statement of Environmental Effects, the proposed development will not result in any significant adverse environmental impacts.

4.4 Section 79C(1)(e) The Public Interest

The proposed development does not have any detrimental impact on the streetscape, the main school building or on the amenity of nearby residents. Consequently, the proposal is in the public interest.

5.0 Conclusion

The proposed structure is permissible with consent and is consistent with an existing comparable structure at the site in terms of height and bulk. The works will enhance the site and the setting of nearby significant fabric.

The development is consistent with the planning objectives for the zone and will provide significantly improved amenity and greater learning space for children and staff.

The proposed development generally promotes and implements the planning principles, aims and objectives of:

- Hornsby Local Environment Plan (LEP) 2013;
- Hornsby Development Control plan (DCP) 2013.

In light of the significant merits of the proposal and the absence of any adverse environmental impacts, it is recommended that Council support the proposed works at Hornsby Girls High School.