

# HERITAGE IMPACT STATEMENT



Nos 6-18 Jenner Street, Baulkham Hills

August 2022 | J4395

**Weir  
Phillips**  
Heritage  
and Planning

Level 19, 100 William Street Woolloomooloo NSW 2011  
Phone: (02) 8076 5317

## CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>1.1</b>	<b>Preamble</b>	<b>1</b>
<b>1.2</b>	<b>Authorship and Acknowledgements</b>	<b>1</b>
<b>1.3</b>	<b>Limitations</b>	<b>1</b>
<b>1.4</b>	<b>Methodology</b>	<b>2</b>
<b>1.5</b>	<b>Physical Evidence</b>	<b>2</b>
<b>1.6</b>	<b>Documentary Evidence</b>	<b>2</b>
1.6.1	General References	2
1.6.2	Heritage Listing Sheets	2
1.6.3	Planning Documents	2
<b>1.7</b>	<b>Site Location</b>	<b>2</b>
<b>2.0</b>	<b>THE SITE</b>	<b>3</b>
<b>3.0</b>	<b>ASSESSMENT OF SIGNIFICANCE</b>	<b>5</b>
<b>3.1</b>	<b>Summary of Statutory Heritage Listings</b>	<b>5</b>
<b>3.2</b>	<b>Heritage Items Within the Vicinity of the Site</b>	<b>5</b>
3.2.1	NSW Heritage Act 1977	5
3.2.2	<i>The Hills LEP 2019</i>	5
<b>4.0</b>	<b>THE PROPOSAL</b>	<b>12</b>
<b>5.0</b>	<b>EFFECT OF WORK</b>	<b>13</b>
<b>5.1</b>	<b>Methods of Assessment</b>	<b>13</b>
<b>5.2</b>	<b>Effect of Work on Heritage Items Within the Vicinity</b>	<b>13</b>
<b>5.3</b>	<b>Response to Council RFI (7/2021/PLP)</b>	<b>15</b>
<b>6.0</b>	<b>CONCLUSION</b>	<b>15</b>

---

## **1.0 INTRODUCTION**

### **1.1 Preamble**

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Planning Proposal for the redevelopment of an existing site at Nos. 6-18 Jenner Street, Baulkham Hills, New South Wales. The Hills Shire Council has identified the site as having potential for redevelopment in line with the *Draft Baulkham Hills Town Centre Master Plan*. This Planning Proposal is a response to this and primarily seeks to increase the height limit for the site to 63m.

The site is located within the Hills Shire Council. The principal planning control for the site is *The Hills Local Environmental Plan 2019 (LEP 2019)*. The subject site has no statutory heritage listings; however, lies adjacent to heritage items under Schedule 5, Part 1 of the *LEP 2019*.

Under Part 5.10 of this plan:

(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.

This statement has been prepared at the request of the owners of the site and accompanies plans prepared by Altis Architecture.

### **1.2 Authorship and Acknowledgements**

This HIS was prepared by Elliot Nolan, B.A. (Anc.Hist.Hons), M. Mus.Herit.Stud., Grad.Dip.Herit.Cons., and James Phillips, B.Sc. (Arch.), B.Arch., M.Herit.Cons. (Hons), of Weir Phillips Heritage and Planning.

### **1.3 Limitations**

Given the site has no statutory heritage listings, an historical assessment of the site has not been provided.

No Aboriginal or historical archaeology was carried out on the site.

## 1.4 Methodology

This assessment has been prepared with reference to the *NSW Heritage Manual* update *Statements of Heritage Impact* (2002) and with reference to the Council planning controls listed under Section 1.6.

## 1.5 Physical Evidence

A site visit was carried out in July 2020. Unless otherwise stated, the photographs contained in this statement were taken by the author on this occasion.

## 1.6 Documentary Evidence

### 1.6.1 General References

- Daniell, R., *Conservation Management Plan: 11-13 Old South Head Road Baulkham Hills* (2014).
- The Hills Club, 'Club History', <http://thehills.bowls.com.au/club-history-the-hills-bowling-club/>, accessed 5 August 2020.

### 1.6.2 Heritage Listing Sheets

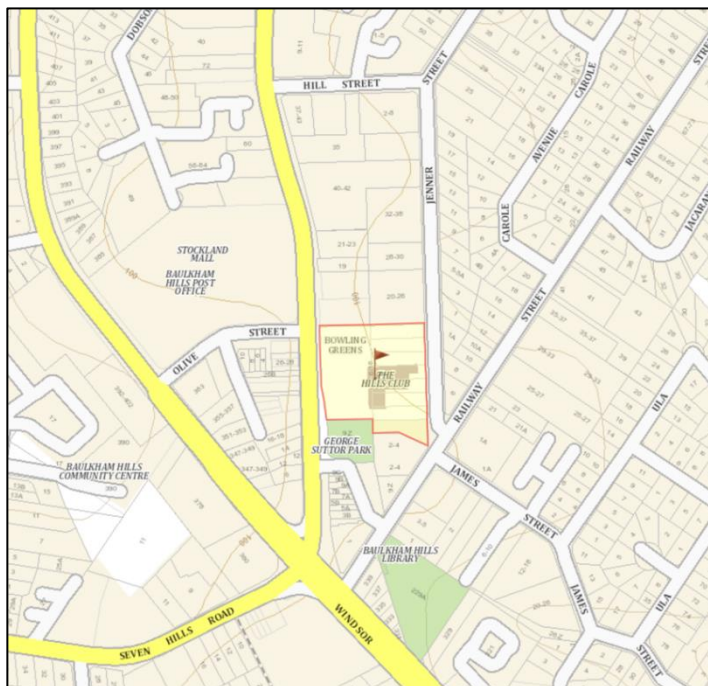
- "'Creasy's", 11-13 Old Northern Road, Baulkham Hills' (Item No. I8).
- "'Baulkham Hills Tramway Cutting", George Suttor Reserve No 84, 9Z Old Northern Road, Baulkham Hills' (Item No. A1).

### 1.6.3 Planning Documents

- *Draft Baulkham Hills Town Centre Master Plan.*
- *The Hills Development Control Plan 2012.*
- *The Hills Local Environmental Plan 2019.*

## 1.7 Site Location

The Hills Club at Nos 6-18 Jenner Street, Baulkham Hills is located on the western side of Jenner Street and has frontage to Old North Road (Figure 1). The site is identified as Lot 39, Section 2, D.P. 2489.



**Figure 1: Nos. 6-18 Jenner Street. The site location is outlined in red.**  
SIX Maps, 2022

---

## 2.0 THE SITE

For the following, refer to Figure 2, an aerial photograph over the site, and to the survey that accompanies this application.



**Figure 2: Aerial photograph of Nos. 6-18 Jenner Street. The site is outlined in red.**  
SIX Maps 2022

For the purposes of the following description, Old Northern Road is considered to be the western boundary.

The site is an irregular allotment that contains a freestanding building, described separately below, oriented to Jenner Street. The site falls to the east. The site boundaries are approximately as follows: north, 117m; south, 133m; east, 121m; and west, 104m. The total site area is approximately 13,409m<sup>2</sup>.

The site contains three large bowling greens located on the northwest, northeast and southwest sides of the site. There is a parking lot on the southeast side of the site with driveway access to Jenner Street. The building on the site is contemporary in style, constructed of painted brick and has a corrugated metal roof. Window and door openings are metal-framed.

Refer to Figures 3 to 5 which illustrate the site.





**Figure 3: The club building as viewed from Old North Road.**



**Figure 4: The southern elevation of the club building, as well as the parking lot.**



Figure 5: The bowling green on the southwest side of the site.

### 3.0 ASSESSMENT OF SIGNIFICANCE

#### 3.1 Summary of Statutory Heritage Listings

Nos. 6-18 Jenner Street, Baulkham Hills:

- Is not listed on the State Heritage Register by the *NSW Heritage Act 1977*.
- Is not listed as a local heritage item under Schedule 5, Part 1 of *The Hills LEP 2019*.
- Is not located within a Heritage Conservation Area under Schedule 5, Part 2 of *The Hills LEP 2019*.

#### 3.2 Heritage Items Within the Vicinity of the Site

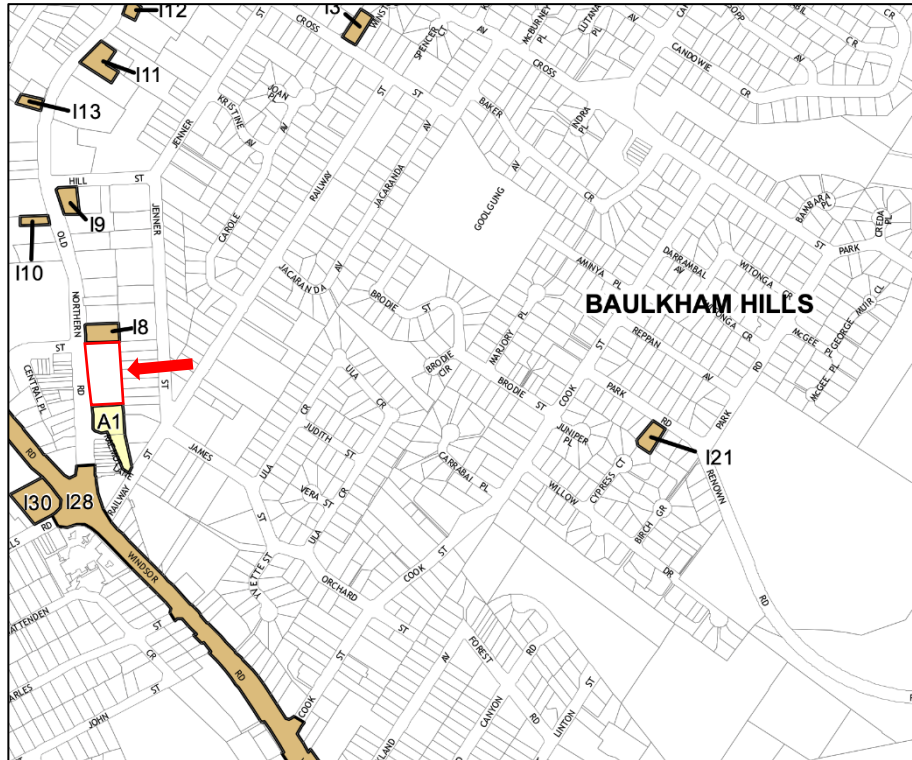
For the following, 'within the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

##### 3.2.1 NSW Heritage Act 1977

There are no items listed on the State Heritage Register under the *NSW Heritage Act 1977* within the vicinity of the site.

##### 3.2.2 The Hills LEP 2019

Refer to Figure 6 which shows a detail of a heritage map from *The Hills LEP 2019*. In this plan, heritage items are coloured brown and numbered and Conservation Areas are hatched red. The site is indicated by the red arrow.



**Figure 6: Detail showing heritage items in relation to the subject site.**  
*The Hills LEP 2019*

There are two items listed by Schedule 5 Part 1 of *The Hills LEP 2019* adjacent to the site:

#### **‘Creasy’s’, 11-13 Old Northern Road, Baulkham Hills**

This item is located adjacent to the north of the subject site. It is marked ‘I8’ in Figure 2 above. It is noted the listing sheet on the State Heritage Inventory does not contain any information on the description, history or significance of the item which have instead been obtained from the Conservation Management Plan (2014) prepared by Ruth Daniell (hereafter: *CMP 2014*).

#### **Description**

The item is a single-storey dwelling constructed c. 1906. It is constructed of sandstone and has a hipped roof clad in corrugated metal with two brick chimneys. The front elevation has a projecting gabled bay and timber-framed windows.

Refer to Figure 7 which illustrates the item.





**Figure 7: The item as viewed from Old Northern Road.**

### ***History***

The following is a summary of the site history from the *CMP 2014*:

Date	Event
1829	80-acres of land granted to John Pye Jnr.
1870	The land was purchased by Daniel Horwood. Horwood was born in Baulkham Hills in 1850 and worked as a blacksmith.
1902	The southern section of Harwood's property was purchased by the State Government for use as a tram depot.
1906	Horwood built the existing cottage on the site for his son Thomas and his wife Rachel.
1932-1935	The tram depot ceased operations in 1932. In 1935, the Hills District Bowling Club opened on the site.
1955-1970	Tom Horwood died. His son Ted inherits the cottage. Ted was a local councillor from 1970-1970. He later married Stella Shargo.
1971-Present	<p>Ted Horwood died. His widow sold the cottage to John Creasy Motors in 1976 which operated a car sales yard from 1980 to 1995.</p> <p>The site was bought by Pioneer Building Products as a showroom and in 2001 it became Nubrick Prestige bricks and pavers.</p> <p>In 2004, the property was put up for sale and remained vacant for six years until it was taken over by Harcourt Hills Living for use as an office.</p> <p>The building is presently occupied by Baulkham Hills Physiotherapy Centre.</p>

---

### ***Significance***

The *CMP 2014* provides the following Statement of Significance for this item:

The assessment of significance has determined that the building does not have architectural or historic significance as part of a pattern or course of building on a level to satisfy the assessment criteria. It has partial representative values as a Federation era cottage built on a large allotment in a setting for half a century in rural land and a residential use until 1975. The building is primarily of social significance with its association with the Horwood family.

This Statement is adopted for the purposes of this assessment.

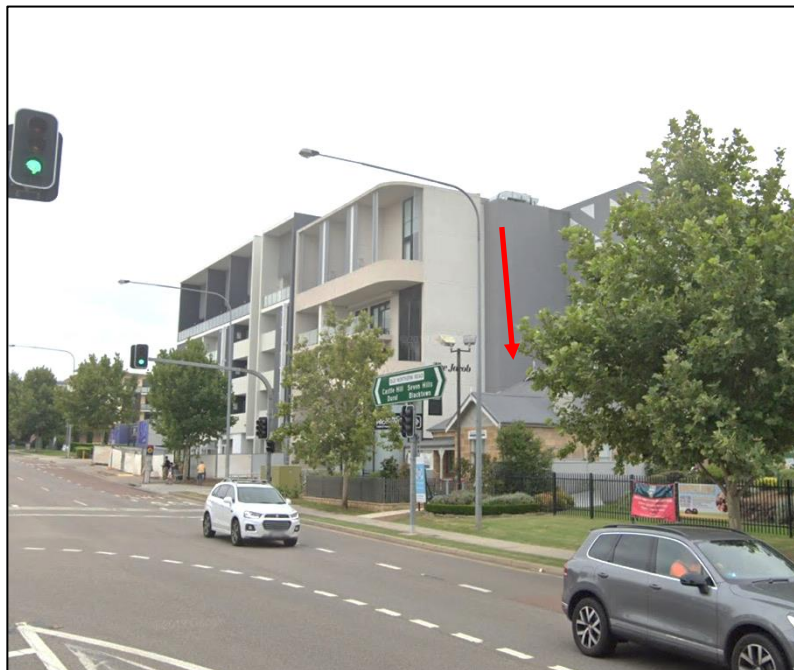
### ***Setting***

This item is in a mixed residential and commercial area. It is directly adjacent to a five-storey mixed use building. To the west and south along Old Northern Road is a commercial precinct characterised by one and two-storey modern infill. Buildings to the immediate north and west of the item have a 20m height limit as established by *The Hills LEP 2019*.

### ***View Corridors***

The principal view corridor towards this item is from directly outside and across the street. As the item is set back from the street and is adjacent to a multi-storey mixed-use building, it has limited visibility on approach from the north along Old Northern Road, however, the front elevation is generally visible. Visibility is reduced on approach from the south due to the street vegetation. The item is visible from the subject site and vice versa as it is adjacent to the north, although part of it is obscured by an existing boundary fence.

Refer to Figures 8 to 10 which illustrate view corridors towards the item.



**Figure 8: Looking towards the item on approach from the south along Old Northern Road.**



**Figure 9: Looking towards the item on approach from the north along Old Northern Road.**



**Figure 10: The item as viewed from within the site. Note the existing contemporary development behind it.**

### ***Curtilage***

This item has a lot boundary curtilage. It is identified as Lots 2 and 3, D.P. 1108855.

### **‘Baulkham Hills Tramway Cutting’, 9Z Old Northern Road, Baulkham Hills**

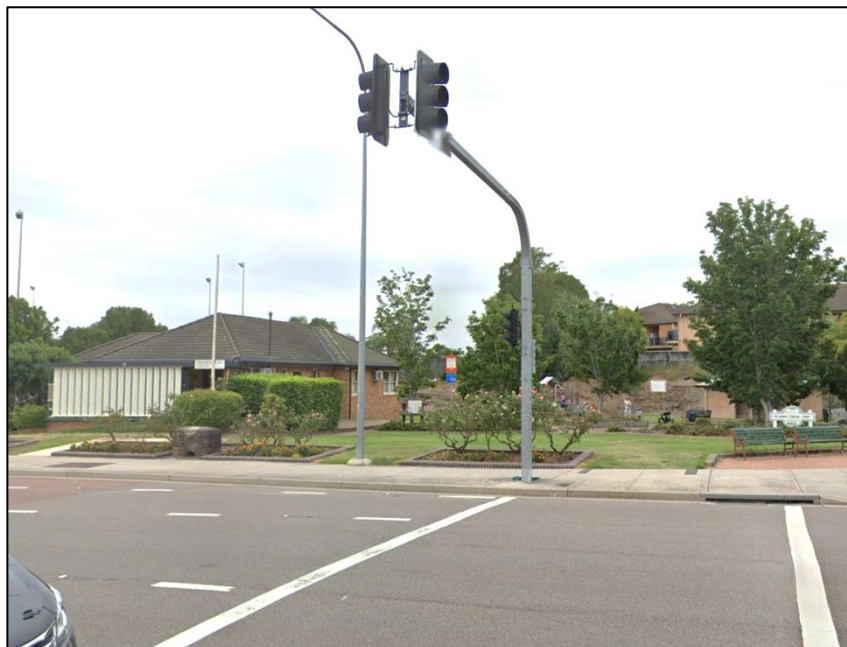
This item is located adjacent to the south of the subject site. It is marked ‘A1’ in Figure 6 above.

---

### **Description**

This item comprises an open parkland reserve with established trees and small plantings and a single-storey mid-20<sup>th</sup> century period building.

Refer to Figure 11 which illustrates the item.



**Figure 11: The tramway cutting. Note the building visible dates from the mid-20<sup>th</sup> century, after the closure of the tramway line.**

### **History**

The State Heritage Inventory does not provide a history for this item. The following is a summary of the history obtained from The Hills Club:

A steam tramway opened between Parramatta and Baulkham Hills in 1902 and was extended to Castle Hill in 1910. In 1919, the tramway was converted into a railway to encourage residential subdivision. It became known as the Rogans Hill railway line.

The line proved to be unsuccessful as distance between the stations meant it was inconvenient for passengers. This coincided with the rise of motor traffic as a means of transport. The line closed in 1932 with all structures removed. Part of the railway land was acquired for the construction of the Hills Club in 1936, and eventually completed outright in 1994. Today, there is only a sign in the southwestern corner of the subject site which indicates the location and history of the tramway cutting.<sup>1</sup>

### **Significance**

There is no Statement of Significance for this item. It likely has significance as a tram depot which once formed part of the Rogans Hill railway line. It is noted that the building lying within the curtilage of the item dates from well after the line was closed and is unlikely to have any significance.

---

<sup>1</sup> The Hills Club, 'Club History', <http://thehills.bowls.com.au/club-history-the-hills-bowling-club/>, accessed 5 August 2020.



---

### ***Setting***

This item is in a mixed residential and commercial area. To the north lies a five-storey mixed use building. To the west and south along Old Northern Road is a commercial precinct characterised by one and two-storey modern infill.

### ***View Corridors***

This item is adjacent to Old Northern Road and generally visible on approach from the north and south along Old Northern Road, although it merges with the streetscape as it has no boundary fencing. The item is also visible from the east along Raemot Lane and Railway Street. The item has limited visibility until close by due to dense vegetation from the subject site and vice versa.

Refer to Figures 12 to 14 which illustrate view corridors.



**Figure 12: Looking towards the item on approach from the south along Old Northern Road.**



**Figure 13: Looking towards the item on approach from the north along Old Northern Road.**



**Figure 14: Looking towards the item from within the subject site.**

### ***Curtilage***

This item has a lot boundary curtilage. It is identified as Lot 5, D.P. 1108855 and Lot 7306, D.P. 1145649.

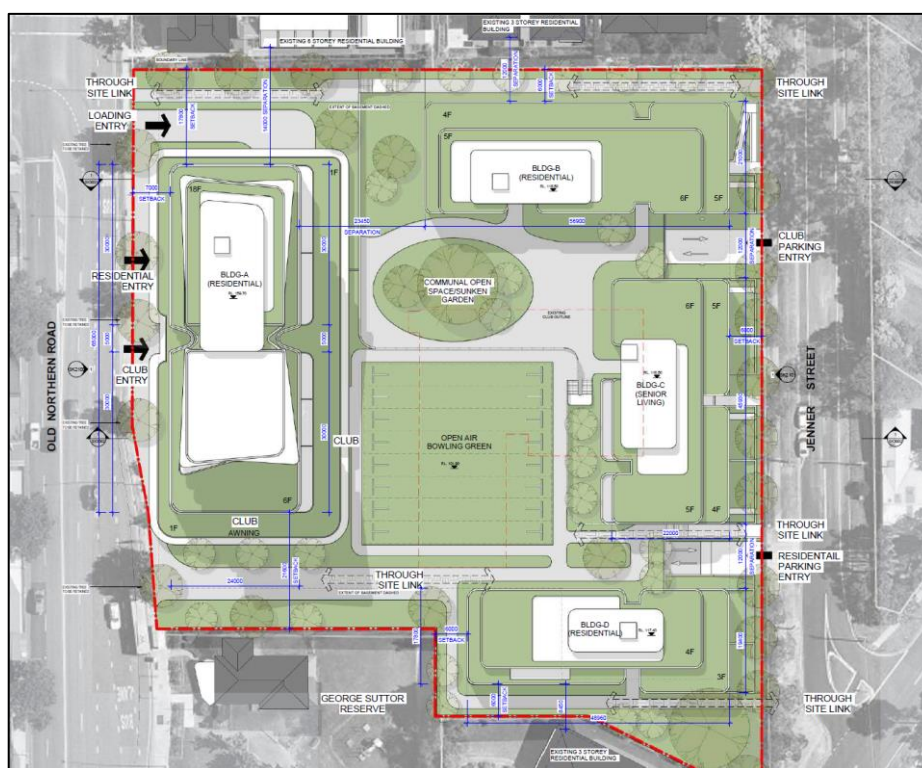
## **4.0 THE PROPOSAL**

The Hills Club seeks to retain the current *RE2 Private Recreation Zone* under *The Hills LEP 2019* and include additional permitted uses on the site to allow residential and commercial uses to support The Club and related activities. The Planning Proposal will seek a new maximum building height of 63m. This will facilitate the redevelopment of the site to

provide a new club building, residential apartments and seniors living, as noted in detail below:

- Building A to be mixed-use with residential and commercial uses and to be 18-storeys in height.
- Building B to have a residential use and to be six-storeys in height.
- Building C to have a seniors living use and to be six-storeys in height.
- Building D to have a residential use and to be four-storeys in height.
- All four buildings will have communal rooftops.
- Three levels of basement car parking to provide a total of 592 car spaces.
- Club and residential parking entry will be via two separate driveways on Jenner Street. Loading entry will be via a driveway on the north side of Old Northern Road.
- Two new bowling greens: one to be undercover and the other to be open air.
- Landscaping to include new lawn, trees, and a sunken garden.

Figure 15 shows the proposed site plan.



**Figure 15: Proposed site plan.**  
Altis, 2022

## 5.0 EFFECT OF WORK

### 5.1 Methods of Assessment

The following is a merit-based assessment. It does not consider compliance or otherwise with Council's numerical controls except where non-compliance would result in a heritage impact. Refer to the Statement of Environmental Effects, prepared by others.

The following assessment is made with an understanding of the objectives and controls provided by *The Hills LEP 2019* and *The Hills DCP 2012*.

### 5.2 Effect of Work on Heritage Items Within the Vicinity

**'Creasy's', 11-13 Old Northern Road, Baulkham Hills**

---

This item is located adjacent to the north of the site.

The proposal will have an acceptable impact on this item for the following reasons:

- The proposal is largely consistent with the setting of the item, which is characterised by infill development of up to six-storeys. It is likely the surrounding area will increasingly reflect a greater scale of development, similar to the proposal, in accordance with the *Baulkham Hills Town Centre Master Plan*.
- The proposal will comprise four buildings which are of varying scale and will be separated from each other which will reduce the perception of their massing and scale, where viewed from the item.
- Building A, which is the closest to the item, will match the front setback of the item to maintain view corridors towards it on Old Northern Road.
- The design has successfully mitigated the visual impact of Building A by introducing a podium with increased setbacks for the upper floors, so that the main tower element is set back from the item by 19.7m. This will help to reduce the bulk and scale of the building.
- The buildings will have a well-articulated façade comprising a simple, unobtrusive contemporary aesthetic that will not compete with the more complex detailing of the item, and will sit comfortably in the streetscape, where viewed in relation to the item.
- The basement car parking will be set back from the boundary of the item by approximately 6m, which is sufficient to ensure there will be no physical impact on the item caused by the excavation.
- The proposal will, overall, have no impact on the ability of the public to understand and appreciate the historic and aesthetic significance of the item.

**‘Baulkham Hills Tramway Cutting’, 9Z Old Northern Road, Baulkham Hills**

This item is located adjacent to the south of the site.

The proposal will have an acceptable impact on this item for the following reasons:

- The proposal is largely consistent with the setting of the item, which is characterised by infill development of up to six-storeys. It is likely the surrounding area will increasingly reflect a greater scale of development, similar to the proposal, in accordance with the *Baulkham Hills Town Centre Master Plan*.
- The proposal will comprise four buildings which are of varying scale and will be separated from each other which will reduce the perception of their massing and scale, where viewed from the item.
- Building A, which is closest to the item, will come forward of the building which forms part of the item’s curtilage. As set out above, this building was constructed after the closure of the tramway line and has no significance; there will thus be no impact.
- The design has successfully mitigated the visual impact of Building A by introducing a podium with increased setbacks for the upper floors, so that the main tower element is set back from the item by 30m. This will help to reduce the bulk and scale of the building.
- The buildings will have a well-articulated façade comprising a simple, unobtrusive contemporary aesthetic and will sit comfortably in the streetscape, where viewed



---

in relation to the item.

- The basement car parking will be set back from the boundary of the item by approximately 6m, which is sufficient to ensure there will be no physical impact on the item caused by the excavation.
- The proposal will, overall, have no impact on the ability of the public to understand and appreciate the historic and aesthetic significance of the item.

### **5.3 Response to Council RFI (7/2021/PLP)**

The following responds to the heritage advice issued by The Hills Shire Council Local Planning Panel, dated 26 May 2022.

*Front setbacks consistent with the building line of the adjacent heritage building and development to ensure that sight lines to the heritage building are maintained from Old Northern Road and ensure the retention of the existing street trees along the front boundary of the site. An increase in the front setback should not be at the expense of the amenity of private open space at the rear of the building, which, as stated above, should also be enhanced and improved through reconsideration of the current design.*

The design has been amended to match the front setback of the adjacent heritage item to the north. This will ensure that view corridors towards the item from Old Northern Road are maintained. The amended design will also retain the existing street trees on the front boundary.

### **6.0 CONCLUSION**

This Heritage Impact Statement has been prepared in conjunction with a Planning Proposal for the redevelopment of an existing site at Nos. 6-18 Jenner Street, Baulkham Hills, New South Wales. The site has no statutory heritage listings, however, lies adjacent to two heritage items under Schedule 5, Part 1 of the *LEP 2019*.

The Planning Proposal will have an acceptable impact on the adjacent heritage items as the height of the proposed buildings will be sufficiently mitigated by the setbacks and design which breaks up the massing. The buildings are well-designed and will have simple contemporary aesthetics that will sit comfortably in the streetscape. The proposal will set a suitable precedent for future development in the Baulkham Hills Town Centre which forms the setting of the heritage items.

The proposal fulfils the aims and objectives of *The Hills LEP 2019* and *The Hills DCP 2012* by improving the quality and diversity of housing and recreation options in Baulkham Hills while respecting the heritage significance of the area in which it lies.