

HERITAGE IMPACT STATEMENT

Site Compatibility Certificate (SCC)



HAMMONDCARE WAHROONGA 4-12 Neringah Avenue South, Wahroonga

Cover Image: View of the subject site, looking west from the eastern portion of the site. (Source: **NBRS**ARCHITECTURE)

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HERITAGE IMPACT STATEMENT FOR 4-12 NERINGAH AVENUE SOUTH, WAHROONGA

1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany an application for a Site Compatibility Certificate (SCC) at 4-12 Neringah Avenue South, Wahroonga.

The subject property contains, 'Woonona House,' located at 3 Woonona Avenue, Wahroonga, which is listed as an item of local heritage significance on Schedule 5 of the *Ku-ring-gai Local Environmental Plan (LEP) 2015*, (item number I1009). It is also located in the vicinity of a number of other listed items.

The proposal involves the demolition of the existing non-significant Neringah Hospital building and construction of a new facility that includes 18 palliative care beds, 9 residential care beds, as well as self-contained dwellings. The proposal will be targeting an increase in FSR in line with the Senior's State Environmental Planning Policy (SEPP), and as such, a Site Compatibility Certificate (SCC) is required.

Accordingly, this Heritage Impact Statement (HIS) reviews the concept proposal against *the applicable criteria by the relevant Planning Panel. The relevant panel for the Ku-ring-gai Local Government Area is the Sydney North Planning Panel. The applicable criteria is specified in Clause 25(5)(b) of the Seniors SEPP, and the following considerations would be relevant to a proposal for a Vertical Village at the site:*

- *The natural environment (including known significant environmental values, resources or hazards) and the existing and approved uses of land around the development;*
- *The impact that the proposed development is likely to have on the future uses of that land; and*
- *The impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development.*¹

Additionally, this HIS reviews the proposal in terms of the relevant heritage provisions of the *Ku-ring-gai LEP 2015* and the requirements of the *Ku-ring-gai Development Control Plan (DCP) 2016*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

In addition, this report evaluates the proposal against the policies outlined in the Conservation Management Plan (CMP), prepared by **NBRS**ARCHITECTURE in August 2013.

Details of the proposal have been prepared by Bickerton Masters Architects.

1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

¹ Ethos Urban Planning Advice - HammondCare Wahroonga, dated 27 April 2021.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.3 SITE LOCATION

The site is located on the western side of Neringah Avenue South and runs through to Woonona Avenue further to the west. It is identified as Lot 1 DP1199937 by the NSW Land Registry Services (LRS).

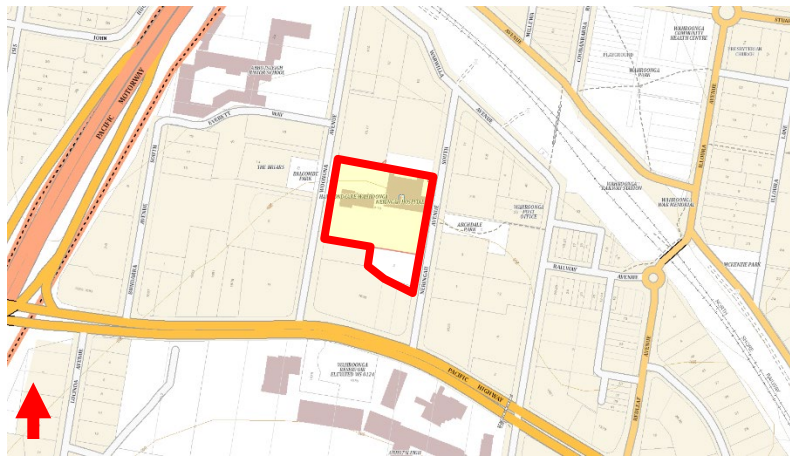


Figure 1: Street map with the subject site outlined in red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)



Figure 2: Aerial map with the subject site outlined in red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

1.4 HERITAGE MANAGEMENT FRAMEWORK

The subject property contains, 'Woonona House,' located at 3 Woonona Avenue, Wahroonga, which is listed as an item of local heritage significance on Schedule 5 of the *Ku-ring-gai Local Environmental Plan (LEP) 2015*, (item number I1009). It is also located in the vicinity of a number of other listed items, including:

- 'Sydney Water Reservoir - Wahroonga,' 1635 Pacific Highway, Wahroonga, item number I972;
- 'Warrina' Dwelling House, 8 Woonona Avenue, Wahroonga, item number I1010; and
- 'The Briars' Dwelling House, 14 Woonona Avenue, Wahroonga, SHR 00274, local item number I1011.

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development, local topography, roadways and distance, and do not warrant assessment as part of this report.

1.5 AUTHORSHIP

This report was prepared by Christiane Moodie, Heritage Consultant, using research and a history prepared by Nicole Cama, Historian, and reviewed by Samantha Polkinghorne, Director, all of **NBRS**ARCHITECTURE. Additional historical information was written in 2015 by Leonie Masson, formerly of **NBRS**ARCHITECTURE.

1.6 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions that relate to heritage.

1.7 COPYRIGHT

Copyright of this report remains with the author, **NBRS**ARCHITECTURE. Unless otherwise noted, all images are by the author.

2.0 DOCUMENTARY EVIDENCE

Sections 2.1 to 2.5.1 and 2.5.5 were written by Nicole Cama, Historian of NBRSARCHITECTURE. Sections 2.5.2 to 2.5.4 were written by Leonie Masson and reproduced from Brad Vale, Leonie Masson and Robert Staas, "The Haining / Hardie House / Neringah", 6 Neringah Avenue, Wahroonga' (NBRSARCHITECTURE, August 2015), 18-26.

The following history focusses on the subject site, not the adjoining properties. For a history of nearby Woonona Cottage at 3 Woonona Avenue, see Robert Staas, Leonie Masson and Brad Vale, 'Conservation Management Plan: "Woonona Cottage"', (NBRSARCHITECTURE, August 2013), 6-25.

2.1 ABORIGINAL HISTORY

The north shore suburb of Wahroonga, in the Ku-ring-gai region, is part of the traditional lands of the Durrumurragal people. According to survey forms and correspondence received by the Royal Anthropological Society of Australasia (1899-1903) regarding Aboriginal place names, the word Wahroonga means 'our home'.²

The term 'Kuringgai' was attributed by the ethnographer, John Fraser, in 1892 to describe the Indigenous group whose lands extended between the Macleay and Hastings rivers in the north to Bulli in the south, as well as inland to the Great Dividing Range.³ Revisions of nineteenth century literature have since disputed the naming of Kuringgai and other Aboriginal groups, and redefined language and geographical boundaries. Despite this, it has remained in use and some groups in the area continue to use the term 'Guringai' to define their Aboriginal identity.⁴

Heritage sites and items including shell middens, rock shelters, campsites, engravings and artefacts survive in the Ku-ring-gai region, and indicate Aboriginal use of the land stretching back thousands of years before European settlement.⁵

2.2 DEVELOPMENT OF THE SUBURB

Wahroonga is located in the northern suburbs of Sydney, on the ridge of the North Shore railway line between Turramurra, to the south, and Waitara, to the north. The first lessee of land in the area was the convict, Thomas Hyndes, a timber merchant who was granted 2,000 acres in the Parish of Gordon in 1822. Timber getting was the most common land use in the area until it was replaced by orchards, when more suitable timber further south became more accessible due to transport by sea.⁶

² State Library of New South Wales, 'Indigenous Languages', Rediscovering Indigenous Languages, 26 June 2015, <https://indigenous.sl.nsw.gov.au/recent-updates/word-week-wahroonga>.

³ Lancelot Edward Threlkeld and John Fraser, *An Australian Language as Spoken by the Awabakal, the People of Awaba, or Lake Macquarie (near Newcastle, New South Wales) Being an Account of Their Language, Traditions, and Customs* (Sydney, NSW: Charles Potter, Government Printer, 1892), x; Valerie Attenbrow, *Sydney's Aboriginal Past: Investigating the Archaeological and Historical Records*, 2nd ed (Sydney, NSW: University of New South Wales Press, 2010), 32–33.

⁴ 'Aboriginal Heritage', Ku-ring-gai Council, accessed 9 August 2019, http://www.kmc.nsw.gov.au/About_Ku-ring-gai/History_heritage/Aboriginal_heritage; 'Filling a Void: A Review of the Historical Context for the Use of the Word "Guringai"' (Aboriginal Heritage Office, 2015), p. 1; 'Aboriginal Heritage and History within the Ku-Ring-Gai Local Government Area' (Gordon, NSW: Aboriginal Heritage Office, 2015), pp. 4, 7–8.

⁵ 'Aboriginal Heritage', Ku-ring-gai Council, accessed 9 August 2019, http://www.kmc.nsw.gov.au/About_Ku-ring-gai/History_heritage/Aboriginal_heritage; 'Aboriginal Heritage and History within the Ku-Ring-Gai Local Government Area' (Gordon, NSW: Aboriginal Heritage Office, 2015), pp. 10–19.

⁶ 'Local History - Wahroonga', Ku-ring-gai Historical Society Inc, 2014 2008, <https://www.khs.org.au/local/wahroonga.html>; 'Thomas Pinnick Hyndes', Sydney's Aldermen, 2019, <https://www.sydneyaldermen.com.au/alderman/thomas-hyndes/>; Joan Rowland, 'Wahroonga', The Dictionary of Sydney, 2008, <https://dictionaryofsydney.org/entry/wahroonga>; Ku-ring-gai Historical Society, *Focus on Ku-Ring-Gai: The Story of Ku-Ring-Gai's Growth and Development* (Lindfield, NSW: Ku-ring-gai Historical Society Inc, 1996), 93–102.

The opening of the railway line in 1890 prompted considerable urban development in the area, which until that time had been largely occupied by isolated farming communities. The population of the area increased considerably in the 1890s, reaching 1,353 in 1901.⁷ Urban development in the suburb from the early 1900s featured a mixture of dwellings, from grand mansions to Federation style houses, and smaller, weatherboard cottages.⁸

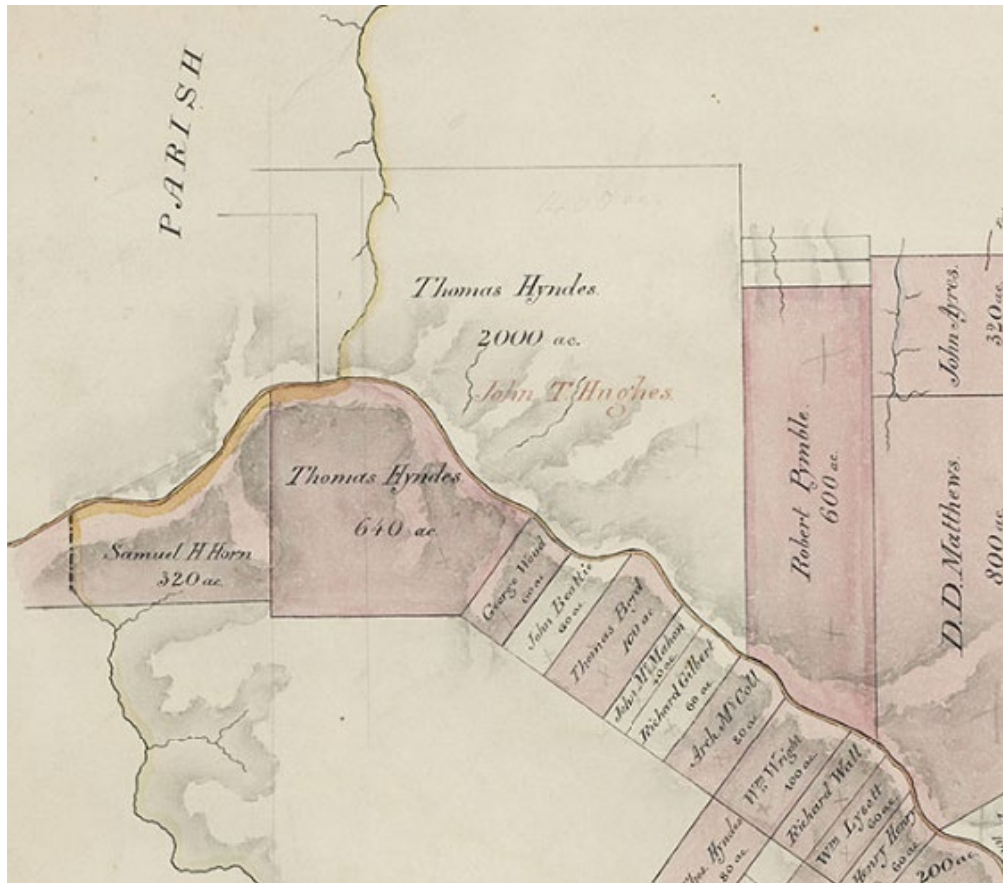


Figure 3: Detail from map of the Parish of Gordon featuring Thomas Hyndes' 2000-acre grant, 1843 (Source: State Library of NSW, M2 811.144/1843/1)

2.3 THE BIG ISLAND ESTATE

A Court of Claims notice (case number 1094) notes the estate was part of a compensation of 4,880 acres promised by the government to the merchant, Daniel Cooper, for premises at Campbelltown. Cooper sold his 'right of selection' of 2,000 acres to the merchants, Alexander Berry and Edward Wollstonecraft, who exchanged this acreage with Thomas Hyndes for 2,000 acres of land at Gerringong.⁹

On the 6 and 7 January 1840, Hyndes' 2,000-acre property was transferred by a system of 'lease and release' to the merchant and brewer, John Terry Hughes, on condition that Hughes pay Hyndes and his wife, Charlotte, an annuity of £1,000. The estate was officially granted to Hughes on 18 August 1842.¹⁰ After acquiring the property, Hughes mortgaged it to the

⁷ Joan Rowland, 'Wahroonga', The Dictionary of Sydney, 2008, <https://dictionaryofsydney.org/entry/wahroonga>.

⁸ Rowland.

⁹ 'Court of Claims', *New South Wales Government Gazette*, 18 February 1842, 294, <http://nla.gov.au/nla.news-article230660806>.

¹⁰ NSW Land Registry Services, General Register of Deeds, 1840, Number 526, Book Q; 'Title Deeds', *New South Wales Government Gazette*, 7 October 1842, 1478, <http://nla.gov.au/nla.news-article230358991>.

land speculator, Adolphus William Young, for an advance of £3,000.¹¹ He then filed for insolvency in September 1843.¹² The trustees were directed to pay £4,059, two shillings and one pence to Young, in default of which the land was foreclosed from all equity of redemption in August 1846.¹³ The 'Big Island Estate', as it was known, was then progressively subdivided and sold, with the subject site contained in lot 1 of section 3.

On 31 December 1855 the property, which encompassed the subject site and originally measured at 36 acres and 24 perches, was purchased by the timber merchant, John Brown, known as 'Squire Brown', for £172.¹⁴ The property was then purchased by Peter Kershler for £165 in September 1872¹⁵ and then conveyed to Andrew Gibson Blomfield in September 1885 for £3,000, after which it was converted to Torrens title.¹⁶

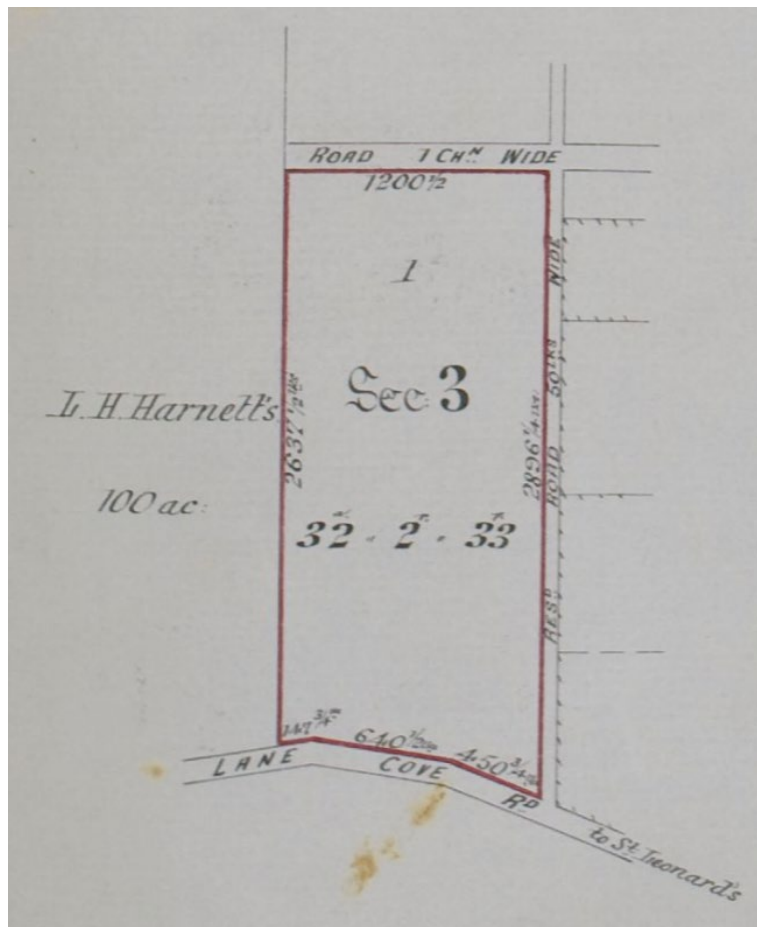


Figure 4: Block plan showing the portion (32 acres, two roods and 33 perches) containing the subject site, Certificate of Title dated 6 October 1886 (Source: NSW Land Registry Services, Certificate of Title Vol 807, Fol 195)

¹¹ Bob Ross, 'Thomas Hyndes' 640 Acre Grant', *The Historian* 34, no. 1 (October 2005): 4.

¹² 'Domestic Intelligence', *Sydney Morning Herald*, 9 September 1843, 3, <http://nla.gov.au/nla.news-article12410533>; Leonie Masson, 'Documentary Evidence', Conservation Management Plan: 'Woonona Cottage' (Milsons Point, NSW: NBR SARCHITECTURE, August 2013), 8–9.

¹³ Ross, 'Thomas Hyndes' 640 Acre Grant', 4.

¹⁴ NSW Land Registry Services, General Register of Deeds, 1855, Book 44, Number 115.

¹⁵ NSW Land Registry Services, General Register of Deeds, 1872, Book 132, Number 35.

¹⁶ 'Local History - Wahroonga'; NSW Land Registry Services, Primary Application Search Books, n.d., Primary Application Number 6519; NSW Land Registry Services, General Register of Deeds, 1855, Book 44, Number 115 and 1885, Book 323, Number 353.

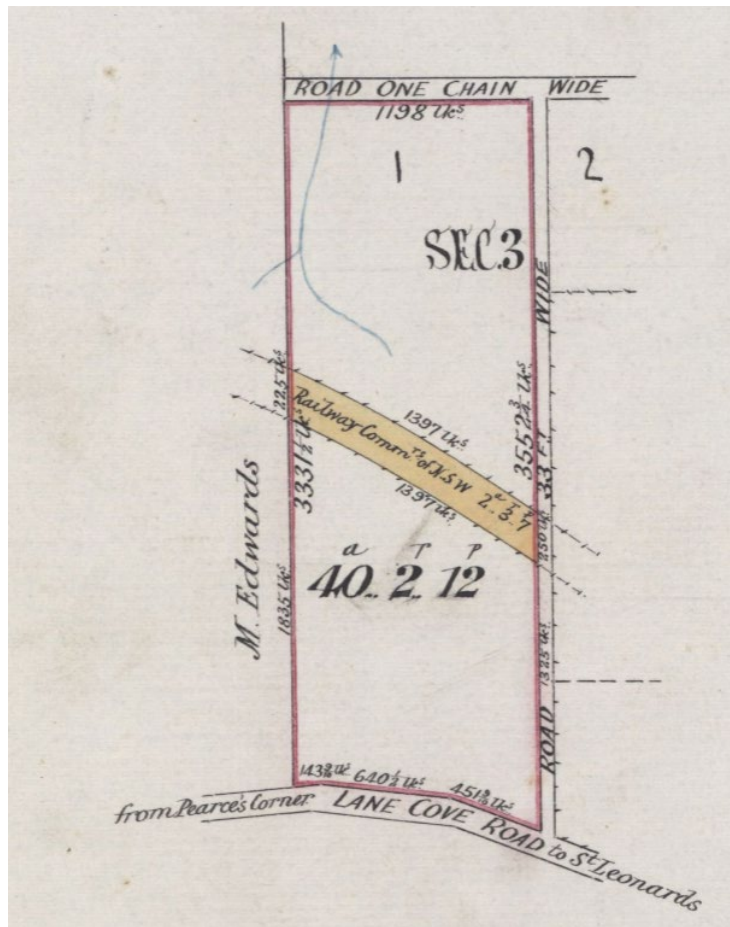


Figure 5: Block plan showing the portion (40 acres, two roods and 12 perches) containing the subject site, Certificate of Title dated 25 February 1891 (Source: NSW Land Registry Services, Certificate of Title Vol 1000, Fol 224)

2.4 THE 'WAHROONGAH ESTATE'

In November 1888 the property, by that point totalling 40 acres, two roods and 12 perches, was transferred to Andrew Armstrong, a land agent.¹⁷ The block plan shows a portion cutting through the centre of the property was transferred to the Railway Commissioners of New South Wales (Figure 5).¹⁸ The property was subdivided into 116 allotments and first offered for sale as the 'Wahroongah Estate' in December 1889. It was described as a 'magnificent estate' and the 'picked land along the route of the new railway line'.¹⁹

¹⁷ NSW Land Registry Services, Certificate of Title, 1889, Vol 952, Fol 45.

¹⁸ NSW Land Registry Services, Certificate of Title, 1891, Vol 1000, Fol 224.

¹⁹ 'Advertising', *Sydney Morning Herald*, 19 December 1889, 15, <http://nla.gov.au/nla.news-article28275689>.



Figure 6: Wahroonga Estate subdivision plan featuring the subject site in lots 52 to 56, 1889 (Source: National Library of Australia, MAP LFSP 1103, Folder 74)

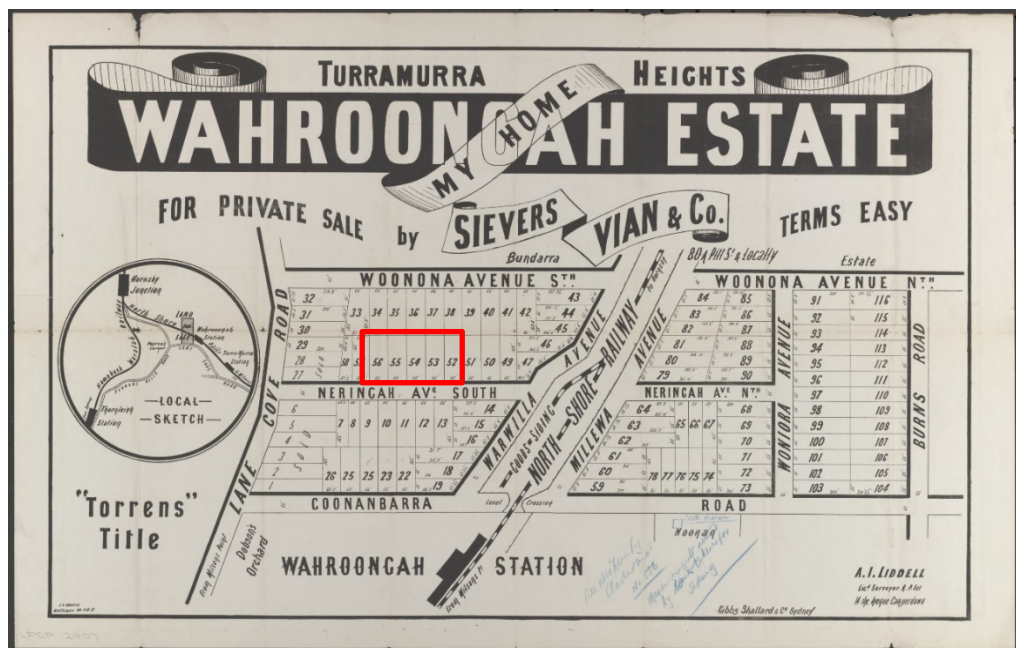


Figure 7: Wahroonga Estate subdivision plan featuring the subject site in lots 52 to 56, 1889 (Source: National Library of Australia, MAP LFSP 2907, Folder 187)

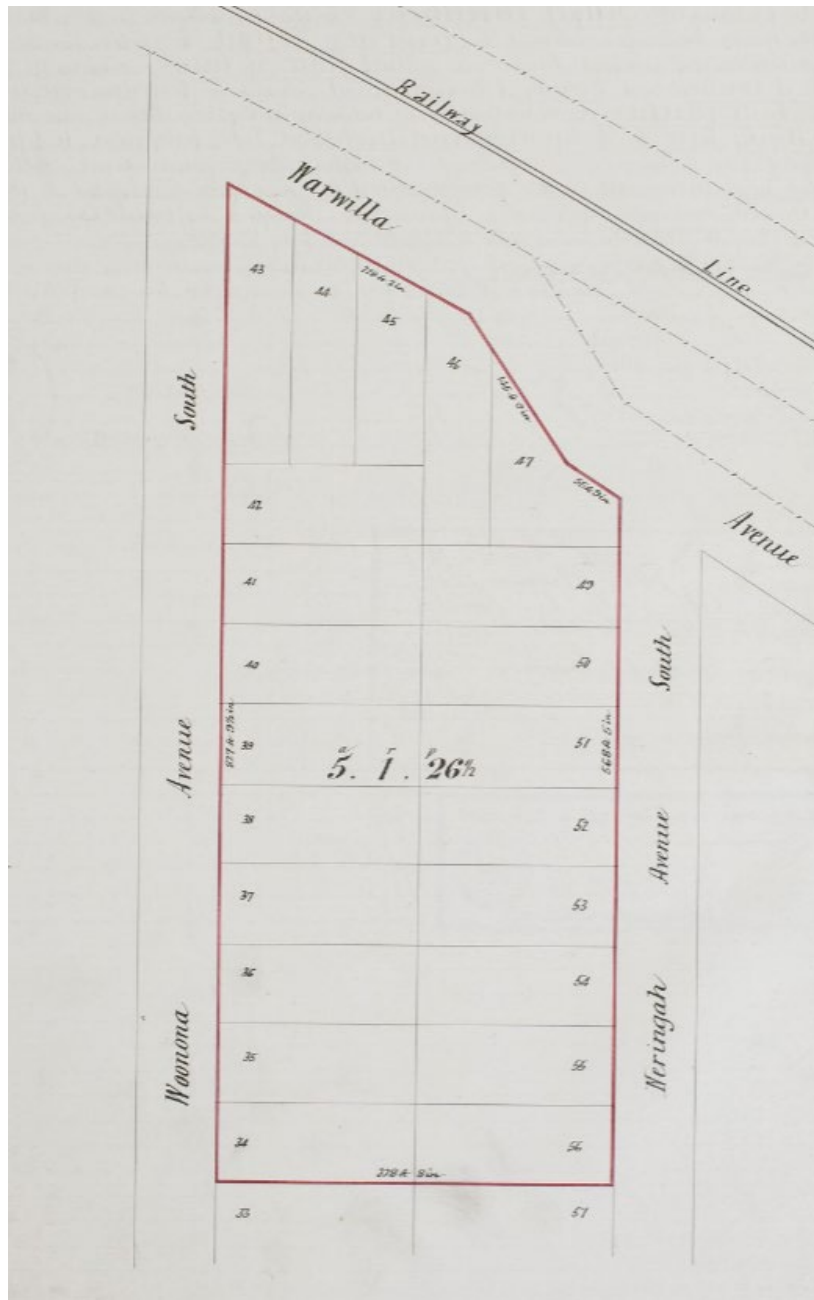


Figure 8: Block plan showing the portion (five acres, one rood and 26 and a half perches) containing the subject site (in lots 52 to 56), Certificate of Title dated 6 September 1895 (Source: NSW Land Registry Services, Certificate of Title Vol 1172, Fol 114)

In July 1895 lots 34 to 47 and 49 to 56 of the Wairoa Estate, totalling five acres, one rood and 26 and a half perches and encompassing most of the block bound by Lane Cove Road (Pacific Highway) and Neringah, Warwilla and Woonona avenues, were transferred to the tea merchant, James Robinson Love. The subject site is contained in lots 52 to 56 of the estate. In September 1907 Love transferred lots 42 to 47 to his company J R Love and Co Limited and retained the residue (a total of three acres, three roods and 37 and a quarter perches).²⁰

²⁰ NSW Land Registry Services, Certificate of Title, 1895, Vol 1172, Fol 114.

A 1906 subdivision plan (Figure 9) of the block bound by Lane Cove Road (Pacific Highway) and Neringah, Warwilla and Woonona avenues illustrates the residential development of the area at that time. The houses named 'Winga' (the property of Reverend Langford Smith) and 'Chamonix' (also known as Chamineux) are shown on the site of today's Wahoonga Reservoir No. 3 (constructed 1937), nearby the subject site. Other properties, named 'Fern Lea', 'Meana' and 'Sherwood' are also shown fronting Warwilla Avenue.

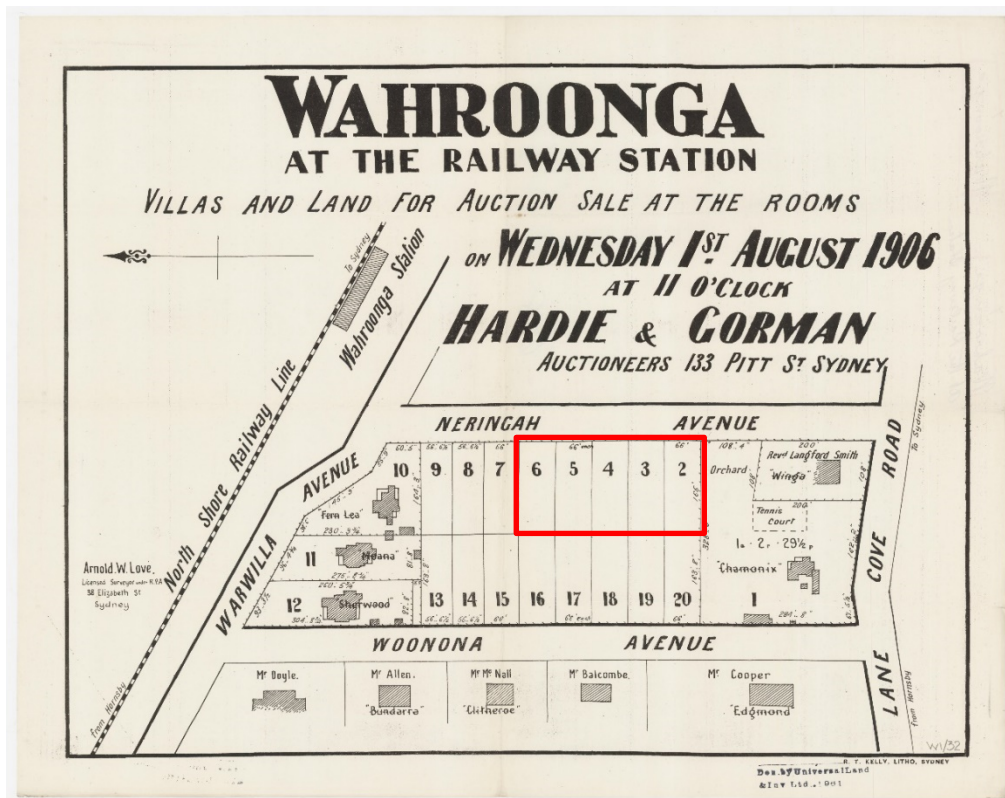


Figure 9: Wahoonga subdivision plan showing 'Villas and Land' for sale and the location of the subject site, August 1906 (Source: State Library of NSW, Z/SP/W1/32)

2.5 HISTORY OF THE SUBJECT SITE

2.5.1 OWNERSHIP OF THE SUBJECT SITE

In March 1911 part of the subject site, lots 54, 55 and 56, was transferred to Margaret Thyne Reid, wife of Andrew Reid, a partner in James Hardie and Co, a company which initially supplied machinery and chemicals to tanneries and later specialised in the supply of fibrecement. In October 1912 lot 53 was also transferred to Margaret Reid. In June 1911 lot 52 was transferred to Mary Emily Moss and then to Andrew Reid in April 1914.²¹

The subject site (lots 52, 53, 54, 55 and 56) was passed to Donald Chisholm Cameron, Andrew Thyne Reid and John Thyne Reid in 1940 and 1943. In June 1940 lots 53, 54, 55 and 56 were transferred to the Red Cross Society. Lots 52, 53, 54, 55 and 56 then passed to members of the Anglican ministry from 1954, including the Most Reverend Howard West Kilvinton Mowll, Archbishop of Sydney, the Venerable Archdeacon John Bidwell, Robert John Hewett, Thomas Samuel Holt and Victor Charles Hughesdon, who were listed as joint tenants of the land.²² They passed to a number of other figures in the Anglican ministry until February

²¹ NSW Land Registry Services, Certificate of Title, 1907, Vol 1829, Fol 87.

²² NSW Land Registry Services, Certificate of Title, 1911, Vol 2140, Fol 106.

1971, when the Home of Peace Hospitals Limited became the registered proprietor of the subject site.²³

2.5.2 THE HAINING/NERINGAH HOUSE

Margaret and Andrew Reid commissioned the construction of a house on part of their land in Neringah Avenue. The house was erected by John Mair, builder who is named in a typewritten account for "Residence – Wahroonga" dated April 1912; the total cost of construction was £1893, and at that date Mair had been paid £1650, leaving a balance outstanding of £243. The Reids moved into their new house in March 1912. Originally called "The Haining" after Andrew Reid's home town, Haining in the Haining Valley in Scotland, the name was initially misspelt in the Sands Directory in 1912 as "The Haiming".

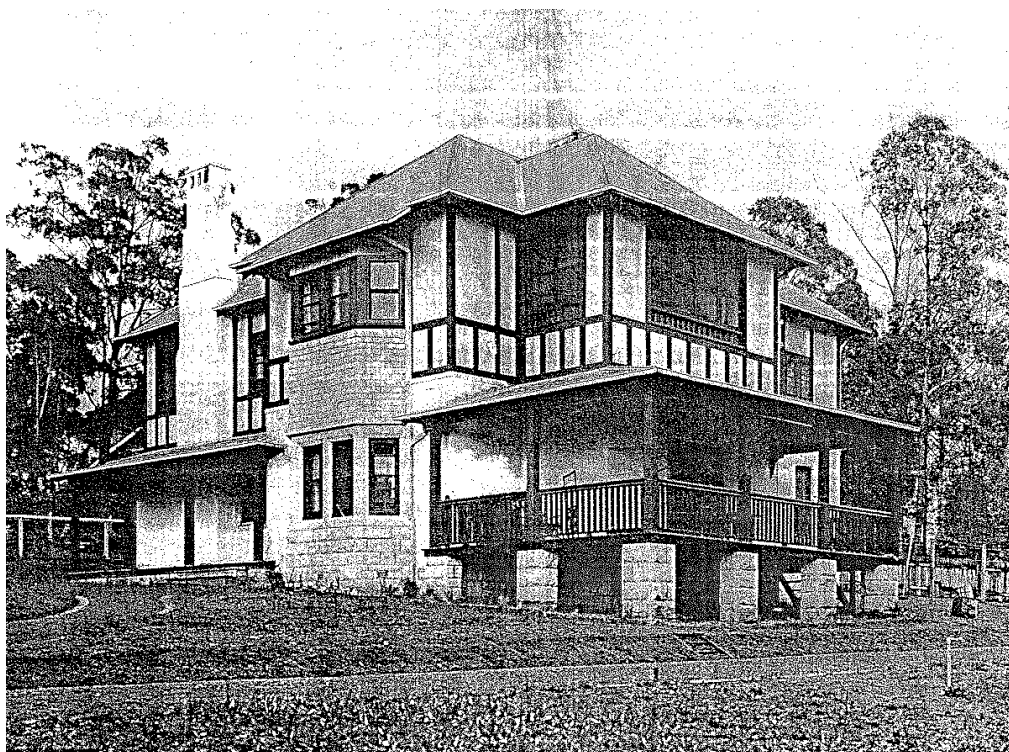


Figure 10: Photograph of "The Haining", c1912 (Source: Evidence on asbestos-cement homes submitted to the Senate Committee on National Capital Planning Canberra by James Hardie & Coy Pty Ltd Sydney, August 1955)

About 1920/21 the Reids altered the house name to "Neringah" under which name it is known in December 1927 when it was featured in an article "Homes in Nature's Setting – Pleasant Prospect Makes for Happiness" in *Construction and Local Government Journal* (Figure 11). The full text of the long caption beneath the photograph is as follows:

There is a vast difference, between a 'home' and a 'house,' although both may be buildings in the same locality and may possess the same accommodation. 'Neringah' in Neringah Avenue Wahroonga, which is the property of Mr. Andrew Reid certainly appears in our illustration not only as a home but as a very attractive one. If this were in England it would be described as rough-casted on the ground floor walls and the chimneys, and half timbered on the avails of the upper floors. But apart from this the effective shadows produced by the roof overhang, and the 'artistic abandon' of the grounds themselves would attract attention. Take the paths, as an instance, a continuous white strip across the grassy area would cut the lawn in twain and

²³ NSW Land Registry Services, Certificate of Title, Vol 2140, Fol 106.

besides would not look as attractive as the independent stepping stones. The creepers well up the upper storey wall, or the shrub which might put leaves into the verandah eaves spout, would to many be an irresistible temptation to trim them within the bounds of decorum, but the artistic warmth of welcome which the home now offers would suffer.²⁴



Figure 11: Neringah, Wahroonga (Source: Construction and Local Government Journal, "Homes in Nature's Setting – Pleasant Prospect Makes for Happiness", 28 December 1927, p13)

Following the death of "Peggy" Reid in London in October 1934, Andrew Reid continued to live in Neringah with "Farrell, one of the Connemara boys, as his housekeeper. Those who knew Farrell say that he was no expert at the job, but the two men got by."²⁵ Reid died on 6 January 1939, aged 73 years, survived by his three sons, Andrew, John and George.²⁶ Probate of his estate was valued at £21605/2/8.

The subject site (Lots 53-56 DP 5666) passed by transmission in June 1940 to Donald Chisholm Cameron, Andrew Thyne Reid and John Thyne Reid.²⁷ Simultaneously they conveyed the property to the New South Wales Division of the Australian Red Cross Society.

2.5.3 NERINGAH RED CROSS CONVALESCENT HOME

The Sydney Morning Herald reported in mid-1940 the "anonymous gift" of Neringah to the Red Cross Society for use as a convalescent home for soldiers of the AIF (Figure 16). The photograph contained in that article was reproduced on the front cover of the 1 July 1930 edition of the Red Cross Record (Figure 13). The Home was officially opened on 12 July by Lady Wakehurst, President of the NSW Division of the Red Cross. A detailed account of the opening and a description of the building and facilities featured in the Red Cross Record in the August edition. "The Home now has accommodation for 18 men, and when the proposed addition is built there will be room for 13 more, making 31 beds altogether."

²⁴ 'Homes in Nature's Setting', *Construction and Local Government Journal*, 28 December 1927, 13, <http://nla.gov.au/nla.news-article108990634>.

²⁵ Carroll, Brian, *A Very Good Business*, James Hardies Industries, 1987, p100.

²⁶ "Obituary, Mr Andrew Reid", *The Argus*, 7 January 1939, p10 and "Mr Andrew Reid, Noted Philanthropist", *Sydney Morning Herald*, 10 January 1939, p15.

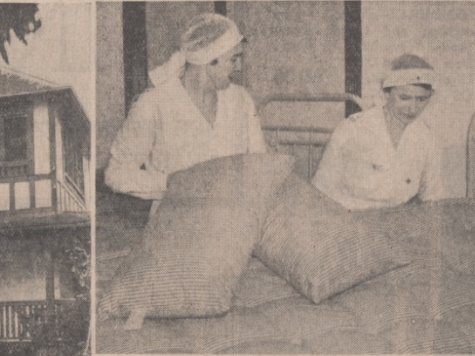
²⁷ Certificate of Titles Vol 2140 Fol 106 and Vol 2309 Fol 123, NSW Land & Property Information.

RALD, THURSDAY, JUNE 20, 1940.

CONVALESCENT HOME FOR SOLDIERS OF A.I.F.



NERINGAH, Wahroonga, presented to the Red Cross Society for use as a convalescent home for soldiers of the A.I.F.



MRS. B. HULL and MISS V. BLACKMORE, commandant of the Pymble Branch, preparing the beds at Neringah, the new Red Cross Convalescent Home at Wahroonga, for the first patients, who moved in on Tuesday. The home will be officially opened in the near future.



MATRON G. LACEY, who has been appointed in charge of Neringah, the new Red Cross Convalescent Home at Wahroonga, unpacking her luggage in her new quarters.

ANONYMOUS GIFT.

Red Cross Society In Charge.

SURROUNDED by trees and shrubs and set behind a picturesque stone wall, Neringah, a lovely old two-storey home at Wahroonga, has been anonymously donated to the Red Cross Society to be used as a convalescent home for soldiers of the A.I.F.

There will be accommodation for eighteen patients at one time, and the first batch of six patients "moved in" on Tuesday afternoon. For several days Matron G. Lacey, who will be in charge of the home, and V.A.D.s of the Pymble Branch, who have been appointed to assist at the home, have been busy preparing the spacious rooms. There will be only three paid assistants, and all the other service will be given voluntarily by V.A.D.s.

Matron Lacey, who was formerly at Graythwaite Convalescent Home, has been retired for some time, but she decided to offer her services again because of the present situation.

"That Hospital Look."

TO avoid that hospital look many of the cupboards have been left their natural wood colour, while the beds are painted a deep cream instead of the usual white. There are several big airy bedrooms, opening on to verandahs, which have been converted into wards.

A large dining-room for patients downstairs has comfortable leather-lined furniture, and there is also a comfortable staff-room.

Miss V. Blackmore is the commandant of the Pymble Branch, which will begin a new series of first-aid lectures on June 24. Forty-three V.A.D.s are attached to the ward, and several will give their services daily.

REST ROOM FOR SERVICES.

A BRIDGE and tennis party will be held this afternoon at the homes of Mrs. Frank Davis and Mrs. Adrian MacDermott, at Manly, in aid of funds for the rest room for service men which is conducted by the women's auxiliary of the Manly branch of the National Emergency Services. The two hostesses are members of the committee, which provides meals, games, cards, and ping-pong for the men every evening from 7 until 10 at the hut in Wentworth Street, Manly. The work was started in a "dig-out," a basement room without even hot water, but has made considerable progress. To-day's party was also to have been a tennis tournament, but, owing to the weather, play has been postponed.

The president of the committee is Miss Lucy Balmont. Two of the prizes for the bridge party have been donated by Dame Mary Hughes and Mr. Edwin Cheach, respectively.

DOLLS EARN THEIR LIVING.



Above:

THE variety of dolls made by MRS. A. WEBB (right) is seen in this picture. Mrs. Webb has a scheme by which she would prepare boxes of material for making the dolls, the boxes to be sold in aid of the Red Cross Society. She suggests that a competition could be arranged for the most attractive and the fanciest dolls, in which the public could vote at a penny a time, also to aid the Red Cross. (See story below.)



SCRAPS OF MATERIAL PREPARED IN BOXED LOTS.

Scheme to Help Red Cross.

Between October and Christmas, Mrs. A. Webb, of Cremorne, made more than 160 dolls, all of them out of scraps. Of these dolls Mrs. Webb gave 100 to the Benevolent Society and 60 to children in hospitals.

THERE ARE all sorts of dolls—Chinese, Dutch girls, Boy Blues, fair-haired English girls, fuzzy-haired Zulus, and dozens of others, all of them made out of scraps, and costing not more than a few pence each to make.

Mrs. Webb also makes more elaborate dolls to add a decorative touch to the back of a sofa or a bed, and many of these, too, she has given away.

These big dolls cost about 10/- each to make—and they are really lovely affairs, daintily dressed in embroidered taffeta frocks and with snowy white curls falling round their shoulders. They are made on a frame so that they will not fall over. Their arms are wired so that they can be made to sit with their hands demurely clasped, or to hold bunches of flowers. Their hands are wired, too—each finger of them—and the hands themselves are made of white kid Masonic apron scraps which are given to Mrs. Webb.

Mrs. Webb makes one of these dolls every three months to be disposed of for the Vene-

COUNTRY SOCIAL NOTES

WHEN Wingham Golf Club associates held their "open day," there were competitors from Taree, Wauchope, Coopernook, and Port Macquarie. The takings were more than £7, which was handed to the war funds.

CUMMOCK has formed a Patriotic Knitting Club with 33 members, who meet each week to knit for three hours, their rendezvous on Saturdays being the home of the organizer and secretary, Mrs. R. M. Levick. Many donations for the buying of wool are in hand, including a number of fat lambs and a rooster, which when auctioned brought 33/.

The club will send finished articles to the Naval Auxiliary, Gallipoli Legion, and to men who leave the district on active service. It is planned to arrange a circle of younger workers, and Suzanne Levick, aged six, despatched her first scarf to Palestine last week. A concert held in Cummoock for the Red Cross was most successful.

MR. AND MRS. F. INFELD, who have been living at the Hotel Canobias, Orange, since last year, left last week to make their home in Sydney. Their two daughters, Judith and Jill, who are students at the Presbyterian Ladies' College, will join them later on. Miss Annie Monie, who has been staying at the Hotel Canobias since last February, accompanied them to Sydney for a few days, but returned to Orange at the week-end.

WOLLONGONG branch of the Women's Voluntary Services recently completed a very successful year's work. More than 600 women have registered for national emergency services, of whom the majority have completed training in first-aid, home nursing, air-raid precautions, cooking, and ambulance transport work. One thousand pairs of socks, and 30 pullovers have been knitted, and comforts have been distributed to local militia camps as well as sent to the Lord Mayor's depot in Sydney.

MRS. C. SCOTT, of Norfolk Island, is spending a holiday in Inverell as the guest of Mr. and Mrs. H. C. Ditzell.

A REUNION of former residents of Berrima was held in Christ Church Hall, Sydney, last for the occasion by the Rev. John Hope. The function, which, it is hoped, is the fore-

ENGAGEMENT ANNOUNCED

Mr. and Mrs. H. C. Ditzell.

Figure 12: Convalescent Home for Soldiers of AIF. (Source: Sydney Morning Herald, 20 June 1940, p20)



Figure 13: New Red Cross Home. (Source: The NSW Red Cross Record, 1 Jul 1940, cover page)

Additions and equipment costing £1626 was expended on Neringah in 1939/40.²⁸ The 1940/41 Annual Report reported the opening in November 1940 of the new building with accommodation for 15 additional patients. In addition "some alterations were made to the Staff Quarters, and the verandah off the Patients' Dining Room was glassed in with sliding windows so as to provide extra space." During that twelve month period the home accommodated and treated 486 patients. Subsequent Annual Reports of the Red Cross Society noted improvements to the property and facilities for patients and staff, including "a new structure...to provide billiard and handcraft rooms" which was opened in October 1943.²⁹ From July 1944, Neringah Convalescent Home admitted members of the convalescent

²⁸ "Red Cross Fund, sale of penny seals, drive for £25,000", *Sydney Morning Herald*, 23 September 1930, p6.

²⁹ Annual report / N.S.W. Division, Australian Red Cross Society, 29th Annual Report 1942-34, p21 and 30th Annual Report, p28.

members of the Women's Services, and from June 1945, women officers. To accommodate these most recent changes, the women officers were allotted a ward and bathroom on the upper floor, while the billiard room and verandah was resumed for their use, and a sun porch converted to their dining room.³⁰



Figure 14: Extract from 1943 aerial survey of Sydney showing Neringah (circled red) within boundaries of present Neringah Hospital (shaded yellow). (Source: NSW Land & Property Information, SIX Maps)

According to the 33rd Annual Report of the NSW Division of the Red Cross Society (1946-47), "Neringah...closed at the end of October last to Army personnel, [and] has since re-opened to accommodate cases from "Berida", Bowral, which was closed during the winter months."

Neringah ceased to function as a convalescent home for servicewomen in 1948 and from March that year was converted to a hostel for single ex-service University students enrolled under the Commonwealth Reconstruction Training Scheme (CRTS). The house accommodated 26 students paying a moderate fee for board and "admissions are made on the recommendation of the Registrar of the University".³¹

Neringah was closed in December 1952, having served its purpose as a hostel for ex-servicemen from the country undertaking CRTS courses at the University of Sydney.³² The closure coincided with the conclusion of the CRTS Scheme.³³ In 1954 the NSW Division of the Red Cross Society conveyed the property to the Church of England Deaconess Council as a branch of the Home of Peace at Petersham.³⁴ The property was purchased for the sum of \$24000.³⁵

³⁰ Loc. cit., 31st Annual Report 1944-45, p27.

³¹ Loc. cit., 34th Annual Report 1947-48, p18 also "New Hotels in use for students", *The Sunday Herald*, 13 March 1949, p4, also "Country Students Find Accommodation", *The Picton Post*, 23 March 1950, p2.

³² Loc. cit., 38th Annual Report 1952-53, p11.

³³ "Red Cross to pay only award wages", *Sydney Morning Herald*, 20 August 1952, p10.

³⁴ CT Vols 2104 Fol 106 and 2309 Fol 123 names joint tenants in conveyance G166967 as Most Reverend Howard West Kilvinton Mowl (Archbishop of Sydney), Venerable Archdeacon John Bidwell, Robert John Hewett, Thomas Samuel Holt and Victor Charles Hughenden.

³⁵ Home of Peace Hospital 60th Annual Report for the year ended 30 June 1967, p7.

2.5.4 HOME OF THE PEACE HOSPITAL

Neringah Home of Peace Hospital was officially opened and dedicated on 30 July 1955 by the Archbishop of Sydney. At the date of opening it comprised a twelve bed public hospital. Ku ring gai Council Building Registers record that an application was lodged that same year for alterations, but the extent and specifics of same are not known, nor have the building files survived. A subsequent application for additions was lodged towards in 1955 but again no details are known. By this time the hospital was enlarged to 35 beds.

Figure 15 comprises a photograph of Neringah taken on 3 August 1955, 43 years after it was constructed for Margaret and Andrew Reid in 1912.



Figure 15: Neringah Home of Peace Hospital, 3 August 1955. (Source: Evidence on asbestos-cement homes submitted to the Senate Committee on National Capital Planning Canberra by James Hardie & Coy Pty Ltd Sydney, August 1955)

Major new buildings were constructed on the land adjoining Neringah following approval of a building application lodged in the second half of 1956. The architect for the building program was NW McPherson and DA Harrison. According to a brief account of the history of the Home of Peace Hospitals, the Hospitals Commission of NSW were so impressed by the development of Neringah, that it approached the Minister for Health with a plan to increase the number of beds to over 100.

The plan was endorsed by the Government of NSW, and in September 1958, His Grace the then Archbishop of Sydney (Dr HWK Mowll) dedicated the new Hospital buildings (costing over \$600,000 to build and equip). They were on the same day opened by the NSW Minister for Health, the Honourable WF Sheahan.³⁶

³⁶ Home of Peace Hospital 60th Annual Report for the year ended 30 June 1967, p6.

Hospital and staff blocks at Neringah are nearing completion, and at present the domestic staff block has been occupied boiler and hot water facilities are operating. This project, when completed and furnished, will cost approximately £250,000, all but £3,000 of which will be contributed by the Hospitals' Commission of NSW. The buildings will be dedicated by the Archbishop, and officially opened by the Minister for Health on 20th September, 1958."³⁷



Figure 16: Neringah main entrance, c1950s (Source: Home of Peace Hospital 51st Annual Report for the year ended 30 June 1958, 4)

2.5.5 ADDITIONAL HISTORICAL RESEARCH AND AERIAL PHOTOGRAPHS

The Ku-ring-gai Council historical building registers indicate the following applications were made on the subject site:

- 23 July 1940: 'Nursing Block', Red Cross Society (application no. 40/392)
- 4 April 1941: 'New sliding sashes', Red Cross Society (application no. 41/188)
- 29 April 1941: 'Alterations', Red Cross Society (application no. 41/513)
- 1942: 'New pantry', Red Cross Society (application no. 42/87)
- 1 June 1943: 'Rec Block', Red Cross Society (application no. 43/41)
- 1 May 1945: 'Timber ramp', Red Cross Society (application no. 45/81)
- 1954: 'Alterations', Home of the Peace (application no. 1390)
- 1955: 'Additions', Home of the Peace (application no. 526)
- 1956: 'Hospital' [subject site], Home of the Peace (application no. 475).

³⁷ Home of Peace Hospital, 51st Annual Report for the year ended 30 June 1958, p5.



Figure 17: Aerial photograph featuring structures on the subject site (red arrow) and neighbouring Neringah House, 1943 (Source: NSW Spatial Services, SIX Maps)

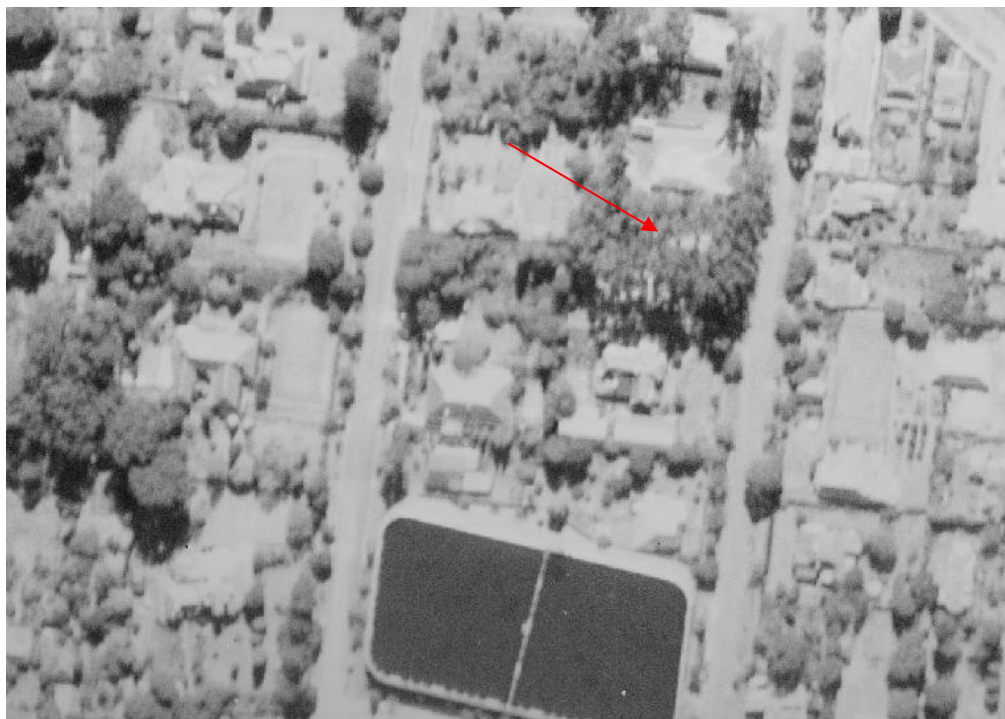


Figure 18: Aerial photograph featuring the subject site and neighbouring Neringah House, 1 January 1947 (Source: Source: NSW Spatial Services, Historical Imagery Viewer, sheet no. 9130, frame 76)



Figure 19: Aerial photograph featuring the subject site (with the hospital building constructed) and neighbouring Neringah House, 4 July 1961 (Source: Source: NSW Spatial Services, Historical Imagery Viewer, sheet no. 9130, frame 5114)

3.0 PHYSICAL EVIDENCE

3.1 SITE CONTEXT

The subject site is located in Wahroonga, a suburb approximately 30 kilometres north north-west of the Sydney Central Business District (CBD). The site is in close proximity to the main commercial centre of Wahroonga, including a number of shops, a post office, and cafes located to the east of the site. The area is surrounded by a number of residential allotments to the west. The property slopes to the north, and fronts Neringah Avenue to the east and Woonona Avenue to the west. Heritage items located at 8 and 14 Woonona Avenue are located to the west directly opposite the road to the subject site. The heritage listed Reservoir overlooks the site and is located to the south.

3.2 VIEWS

Primary views of the subject site are those available from Neringah Avenue South, as well as from Woonona Avenue. Views of the site become obscured in each direction along each of the Avenues, due to the predominance of buildings built to the street boundary. Additionally, tall plantings which line both sides of each of the Avenues obscure views of the site, particularly from Woonona Avenue. Views of the site are also available from the vacant allotment, which separates the Reservoir from the subject site.

There are no distant views or vistas available from, or of, the subject site.



Figure 20: View looking from the subject site, across Woonona Avenue towards the fenceline of the heritage item at 8 Woonona Avenue.



Figure 21: View from the subject site across Woonona Avenue towards the fenceline of the heritage item at 14 Woonona Avenue.



Figure 22: View towards the subject site from the heritage items directly across Woonona Avenue.



Figure 23: View looking south along Woonona Avenue, with the subject site hidden by trees to the left of the image, and the fenceline of the heritage items across the road to the right of the image.



Figure 24: View of the, 'Sydney Water Reservoir,' from the subject site.



Figure 25: Closer detail of the northern façade of the Sydney Water Reservoir.



Figure 26: View of the rear (eastern) elevation of the dwelling at 1 Woonona Avenue from the Sydney Water Reservoir.



Figure 27: View looking north towards the subject site from the Sydney Water Reservoir.

3.3 DESCRIPTION OF THE SITE AND EXISTING BUILDINGS

The subject site comprises a number of buildings, including:

- the heritage-listed, 'Woonona Cottage,' located towards the southwest corner of the site, fronting Woonona Avenue;
- a kiosk located towards the southeast corner of the site.
- the Neringah Hospital building located towards the northeast corner of the site, fronting Neringah Avenue South; and
- the Wahroonga Residential Aged Care building located towards the northwest corner of the site, fronting Woonona Avenue.

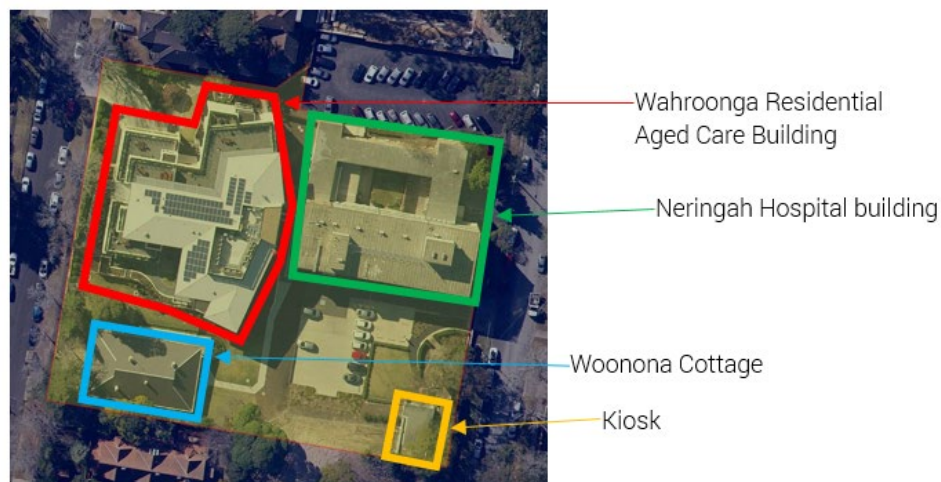


Figure 28: Plan indicating the location of buildings on the site. (Source: Google Maps with NBRs Overlay)

The buildings are surrounded by grassed areas, which include a number of plantings along the western boundary, the southern boundary and along the eastern boundary, close to the southeast corner of the site.

Two driveways connect two carparking areas on the site to Neringah Avenue South, which are located towards the northeast corner of the site and centrally positioned along the eastern boundary of the site.

A number of pedestrian pathways are located throughout the site. This includes a main pathway which leads from Woonona Avenue, up a set of stairs to the western entry to Woonona Cottage. This pathway wraps around the northern edge of the Cottage, separating the Cottage from the Wahroonga Residential Aged Care facility. It then connects to another pathway which leads from the eastern elevation of Woonona Cottage through to the north, between the Neringah and Wahroonga Residential Aged Care facilities, and terminates at the northern carpark. A metal as well as a stone fence separate the site from Neringah Avenue South, whilst a stone fence runs along the entire length of the western boundary, separating the site from Woonona Avenue. An interpretation panel describing the history of Neringah House is attached to the metal fence along Neringah Avenue South, towards the southeast corner of the site.

3.3.1 WOONONA COTTAGE

The following description of Woonona Cottage is sourced from the CMP prepared for the building by NBR SARCHITECTURE in August 2013:

A single storey bungalow with rough cast rendered and painted brick walls and mitred slate roofing.

The building is rectangular in form with a simple hipped slate roof and unadorned rendered chimneys. A louvred, gablett roof vent is located at either end of the roof.

A Colonial 'Georgian' influenced verandah treatment with substantial concrete Doric style columns has been used to the front, rear and north facing garden elevations.

The front (west) facade is set behind a wide verandah and is symmetrical around a recessed front door with two simple bays fitted with French doors. It is approached by a broad flight of steps.

The Garden front (north) elevation is also set behind a wide verandah and has a central, deep recessed loggia.

The Rear (east) elevation has a recessed service entry porch on the south east corner.

The southern elevation is set under a broad eave.

3.3.2 KIOSK

The kiosk is associated with the demolished Neringah House and is believed to have been used as a storage shed. It comprises stone-clad walls along its eastern and western elevations, with a flat metal-framed roof. It has been modified by the addition of later metal-framed bi-fold doors and a single metal framed door along the northern façade.

3.3.3 NERINGAH HOSPITAL BUILDING

The Neringah Hospital building is a more recent addition to the site and presents three storeys towards the carpark to the south, four storeys to the west and two storeys to the carpark to the north. It is separated into two rectangular forms, connected by a raised walkway running from the south to the north along the eastern edge of the building. The building is constructed mainly of red-brown brick, broken up by sections of metal framed curtain walls comprising FC sheeting and glazed infill panels. The building is topped by a flat, corrugated iron roof and contains evenly spaced metal-framed windows along the brick portions of the building.

3.3.4 WAHROONGA RESIDENTIAL AGED CARE FACILITY

The Wahroonga Residential Aged Care facility is a recent addition to the site. It has an irregular, stepped form and is constructed of light-coloured brick, with metal-framed windows and topped by a flat, metal-framed roof.

3.4 PHOTOGRAPHIC SURVEY

The following photographs of the site were taken by Christiane Moodie, Heritage Consultant, of NBRSARCHITECTURE, in May 2021.



Figure 29: View of the existing interpretation on the boundary fence facing Neringah Avenue South.



Figure 30: View of the site looking north along Neringah Avenue South.



Figure 31: View of Neringah Hospital from Neringah Avenue South.



Figure 32: View of Neringah Hospital and the entry to the site from Neringah Avenue South.



Figure 33: View from the hospital site entry towards the existing hospital site. Woonona Cottage is indicated by the red arrow, the existing Neringah Hospital building is indicated by the green arrow, and the existing Wahroonga Residential Aged Care facility is indicated by the yellow arrow.



Figure 34: View of the existing kiosk.



Figure 35: View from the kiosk garden area towards the neighbouring Reservoir.



Figure 36: View towards the kiosk from Woonona Cottage.



Figure 37: View of the existing Neringah Hospital building and carpark from the eastern entry path to Woonona Cottage.



Figure 38: View of the existing Wahroonga Residential Aged Care facility from the eastern entry path to Woonona Cottage.



Figure 39: View of the neighbouring property at 1 Woonona Avenue from the eastern entry to Woonona Cottage.



Figure 40: View of the eastern elevation of Woonona Cottage.



Figure 41: View of the pathway leading along the northern elevation of Woonona Avenue, looking north towards the existing Wahroonga Residential Aged Care facility.



Figure 42: View towards the east looking towards the Neringah Hospital building from the northeast corner of Woonona Cottage.



Figure 43: View of the northern façade of Woonona Cottage.



Figure 44: View from the northwest corner of Woonona Cottage looking east. The existing Wahroonga Residential Aged Care facility is to the left of the image.



Figure 45: View from the northwest corner of Woonona Cottage, looking south.



Figure 46: View of the entry to Woonona Cottage along the western façade.



Figure 47: View from the western façade of Woonona Cottage, looking west towards Woonona Avenue.



Figure 48: View of the western façade of Woonona Cottage, looking east from the Woonona Avenue pedestrian entry.



Figure 49: View of the western façade of the existing Wahroonga Residential Aged Care facility from Woonona Avenue.



Figure 50: View of the sandstone wall along the western boundary separating the site from Woonona Avenue.



Figure 51: View of the eastern façade of the existing Wahroonga Residential Aged Care facility.



Figure 52: View looking south towards the existing Wahroonga Residential Aged Care facility (right) and the existing Neringah Hospital building (left).



Figure 53: View of Neringah Hospital (left) and Wahroonga Residential Aged Care facility (right), looking south from the northern carpark.



Figure 54: View of the northern carpark, looking east. Neringah Hospital is to the right of the image, and a neighbouring property is to the left of the image.

4.0 ESTABLISHED HERITAGE SIGNIFICANCE

4.1 HERITAGE STATUS

The subject property contains, 'Woonona House,' located at 3 Woonona Avenue, Wahroonga, which is listed as an item of local heritage significance on Schedule 5 of the *Ku-ring-gai Local Environmental Plan (LEP) 2015*, (item number I1009). It is also located in the vicinity of a number of other listed items, including:

- 'Sydney Water Reservoir - Wahroonga,' 1635 Pacific Highway, Wahroonga, item number I972;
- 'Warrina' Dwelling House, 8 Woonona Avenue, Wahroonga, item number I1010; and
- 'The Briars' Dwelling House, 14 Woonona Avenue, Wahroonga, SHR 00274, local item number I1011.

Details of these items are included below.

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development, local topography, roadways and distance.

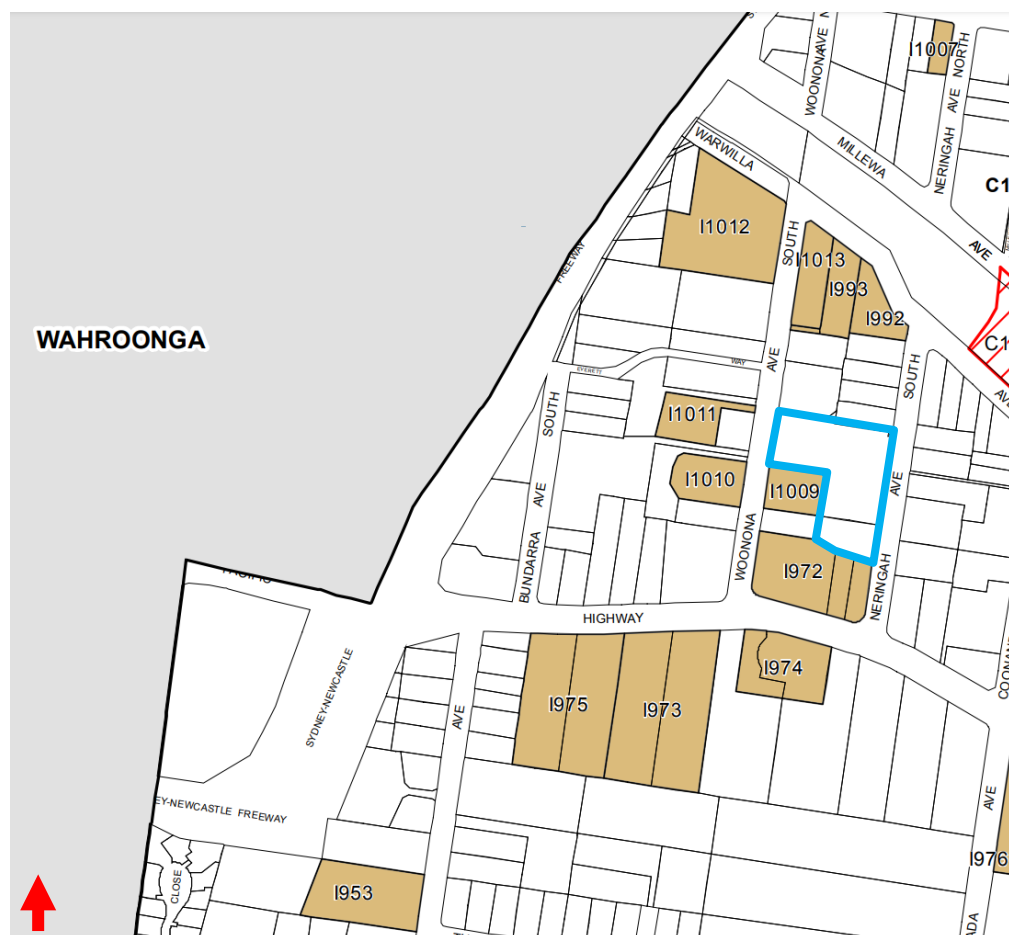


Figure 55: Excerpt from the Ku-ring-gai LEP 2015 heritage map. Heritage items are shown brown and Conservation Areas are hatched red. The subject site is outlined in blue. (Source: Ku-ring-gai LEP 2015, Heritage Map HER_001)

4.2 SIGNIFICANCE OF THE SUBJECT SITE

The following Statement of Significance for Woonona House, at 3 Woonona Avenue, Wahroonga, is sourced from the NSW Heritage Database, reference number 1880097:

Reasons for listing; architectural, municipal significance.

The following Statement of Significance for 'Woonona House,' 3 Woonona Avenue, Wahroonga, is sourced from the Conservation Management Plan, prepared by NBRSARCHITECTURE, in August 2013:

No. 3 Woonona Avenue is significant as a good, representative example of Inter War housing adopting an interpretation of Australian Colonial character which demonstrates the consolidation of Upper Middle Class housing having been built for the well known educationalist, Professor Alexander Mackie and his wife Annie. Their Children Margaret and John Mackie had their formative years in the house between 1916 and 1944 and became influential in Australian Education. The place is also representative of mid twentieth-century use of sites for institutional uses through its association with the Neringah Home of Peace Hospital on the adjoining site to the east.

The house retains substantial integrity despite some modification though the service rooms and original garden setting that has been reduced.

The place had heritage significance at a Local level for the Municipality of Kuring-gai.

4.3 SIGNIFICANCE OF ITEMS IN THE VICINITY

The following Statement of Significance for the Sydney Water Reservoir - Wahroonga, is sourced from the NSW Heritage Database, reference number 4575768:

Wahroonga Reservoir No.3 (WS 125) is one of the finer examples of a rectangular or irregular shaped concrete reservoir with walls supported by slender concrete triangular buttresses in the SWC system.

The reservoirs at Wahroonga demonstrate the variety of reservoir construction techniques used by the MWS & DB, the engineering expertise available to the Board as well as the growth in demand in the Northern Suburbs from 1898 onwards, now more than 100 years of growth. Wahroonga reservoirs have played a major role in the supply of water to the Northern Suburbs.

The listing includes the reservoir and all associated pipework, valves and valve houses to the property boundary, as well as other structures described in this listing.



Figure 56: Sydney Water Reservoir - Wahroonga.
(Source: NBRSARCHITECTURE)

The following Statement of Significance for 'The Briars' Dwelling House is sourced from the NSW Heritage Database, reference number 5045082:

The Briars has state heritage significance for its historic, cultural, archaeological and aesthetic values. It is a good example of a transitional late Victorian/early Federation architectural style house. It is a prime example of the style of development prevalent in the local area at the turn of the 20th century. Historically it is significant as it represents the first period of residential expansion in Wahroonga which followed the opening of the railway in 1890.

The Briars is associated with:

William Alexander Balcombe, who built the Briars in Wahroonga, was the grandson of William Balcombe (Snr) who was Naval Agent and Purveyor for the East India Company on the island of St Helena in the South Atlantic during the exile of Napoleon Bonaparte on the island. His uncle was briefly associated with Napoleon Bonaparte during his period of exile on the island of St. Helena.

Bonaparte was incarcerated there on the 15 October, 1815 after his defeat at the Battle of Waterloo. Whilst his accommodation at Longwood was made more habitable, he lived with the Balcombes at their home on St Helena, 'The Briars'. More particularly, he lived in the Pavilion on the Briars' Estate, which still remains today. William Alexander's father, Thomas Tyrwhitt Balcombe was born on St Helena on 15 June 1810. There are reports in a number of history books that Napoleon was often seen playing with the Balcombe children during his stay with the Family.

William Balcombe (Snr) eventually emigrated to New South Wales where he became the first Colonial Treasurer. Thomas became a well known Colonial artist and many of his works can be seen in the Mitchell Library. The Balcombes had a family tradition of naming their houses "The Briars". The house on St Helena was The Briars and the pavilion on the estate where Napoleon stayed has a obvious similarity in overall form to The Briars at Wahroonga. There is also a house at Mornington in Victoria that was built by Thomas's brother, Alexander Beatson Balcombe called "The Briars." The similarity in design of the 1860 additions to the house in Mornington to that of the Briars at Wahroonga and the pavilion on St Helena are obvious.

(Heritage Office, 1999; Sheedy, D., 1976, National Trust, 1983)



Figure 57: 'The Briars,' Residence. (Source: NSW Government)

There is no Statement of Significance for Warrina on the NSW Heritage Database.

5.0 THE PROPOSAL

The proposal, designed by Bickerton Masters, involves an increase to the FSR for the site in line with the Senior's State Environmental Planning Policy (SEPP). In particular, the current, LEP maximum FSR 1.3:1 with the addition of the SEPP bonus FSR of 0.5:1, will allow for a total "maximum" FSR of 1.8:1 for the subject site.

The proposal involves:

- Demolition of the existing Neringah Hospital building, kiosk, and a small number of trees; and
- Construction of a new facility, comprising:
 - 18 palliative care beds;
 - 9 residential care beds; and
 - Self-contained dwellings.

The new facility will follow the existing topography of the site, and will be split between two forms located towards the northeast and southeast corners of the property. The new facility will include a basement level, lower ground and ground levels, with four storeys above basement to the northern building and five storeys above basement for the southern building. A green space running east-west will separate the two forms at ground level. The two forms will be connected to one another via a ramp located within the basement level carpark.

The aim of the proposal is to provide a suite of integrated services including dementia care, palliative care, frail aged care and self-contained dwellings across the site.

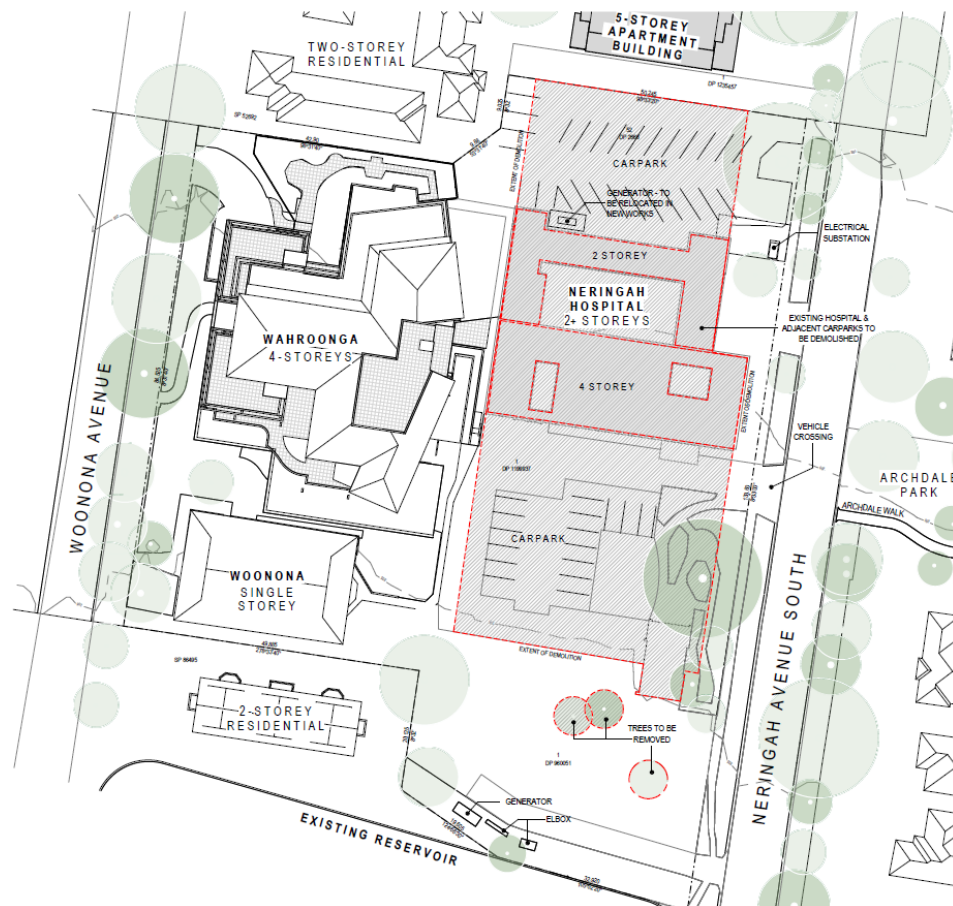


Figure 58: Existing Site Plan. (Source: Bickerton Masters Architecture)

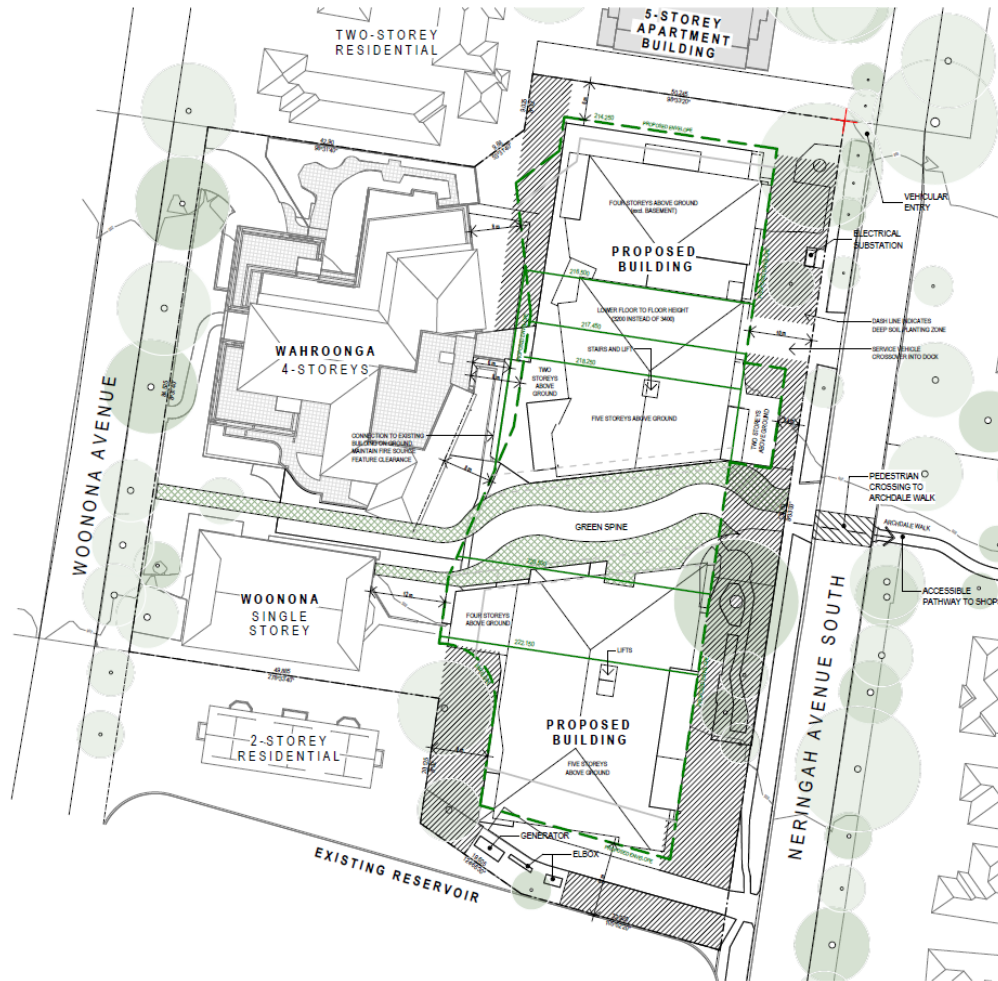


Figure 59: Proposed Site Plan. (Source: Bickerton Masters Architecture)

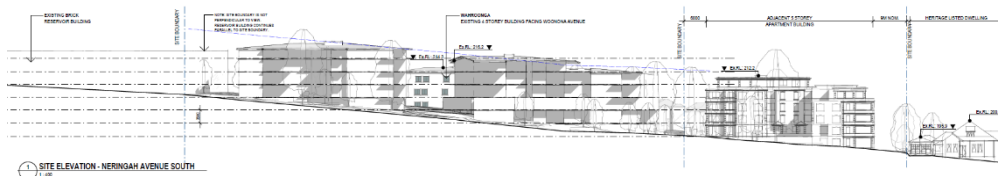


Figure 60: Site Elevation – Neringah Avenue South. (Source: Bickerton Masters Architecture)

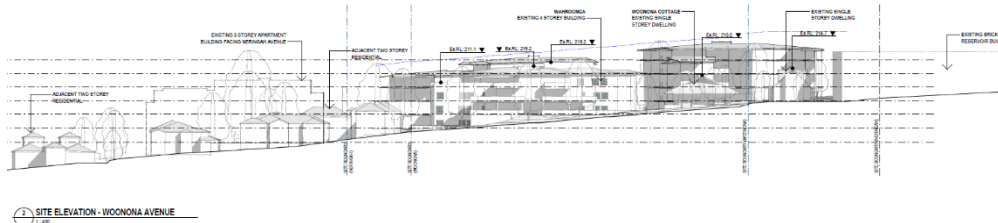


Figure 61: Site Elevation – Woonona Avenue. (Source: Bickerton Masters Architecture)

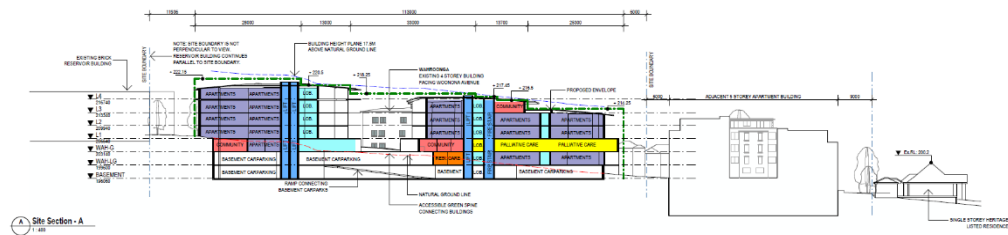


Figure 62: Site Section A. (Source: Bickerton Masters Architecture)

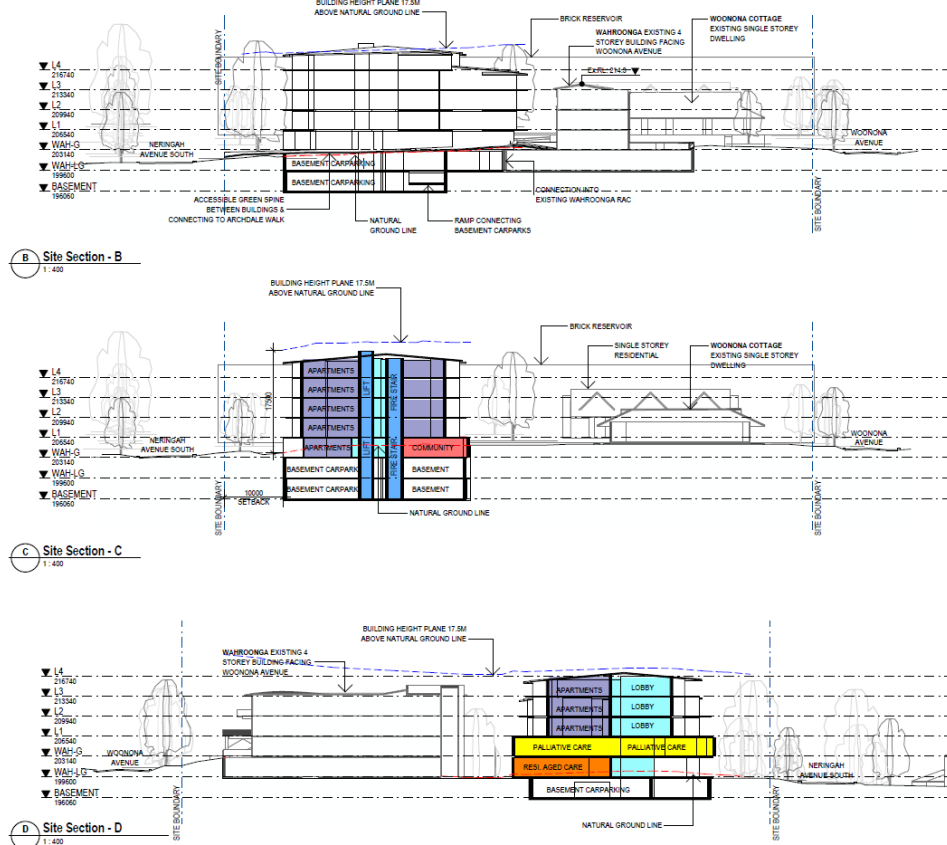


Figure 63: Site Sections B, C & D. (Source: Bickerton Masters Architecture)

5.1 DOCUMENTATION EVALUATED

The following drawings, prepared by Bickerton Masters, were reviewed as part of the preparation of this report:

DRAWING NO.	DRAWING TILE	ISSUE	DATE
AR000	COVER PAGE	P3	JUNE 2021
AR010	LOCALITY PLAN	P3	JUNE 2021
AR020	EXISTING SITE PLAN	P3	JUNE 2021
AR021	SITE ANALYSIS	P1	JUNE 2021
AR030	BUILDING ENVELOPE CALCULATION	P2	JUNE 2021
AR100	PROPOSED SITE PLAN	P3	JUNE 2021
AR110	SITE ELEVATIONS	P3	JUNE 2021
AR120	SITE SECTIONS	P4	JUNE 2021
AR200	FLOOR PLANS - SHEET 1	P3	JUNE 2021
AR201	FLOOR PLANS - SHEET 2	P3	JUNE 2021
AR300	SHADOW DIAGRAMS - SUMMER SOLSTICE	P1	JUNE 2021
AR301	SHADOW DIAGRAMS - WINTER SOLSTICE	P1	JUNE 2021

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 INTRODUCTION

This Heritage Impact Statement (HIS) has been prepared in relation to the following impact assessment criteria: the *Ku-ring-gai Local Environmental Plan (LEP) 2015*, the *Ku-ring-gai Development Control Plan (DCP) 2016* and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual. This report also assesses the proposal against the policies established in the Conservation Management Plan (CMP) for the site, prepared by **NBRS**ARCHITECTURE, dated August 2013. Furthermore, this HIS also assesses the proposal against the applicable criteria specified in Clause 25(5)(b) of the Seniors SEPP.

6.2 DISCUSSION OF POTENTIAL HERITAGE IMPACTS

The following discussion addresses the applicable criteria specified in Clause 25(5)(b) of the Seniors SEPP, including the following considerations which are relevant to a proposal for a Vertical Village at the site:

- *The natural environment (including known significant environmental values, resources or hazards) and the existing and approved uses of land around the development;*
- *The impact that the proposed development is likely to have on the future uses of that land; and*
- *The impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development.*

More generally, the following discussion also addresses the potential heritage impacts of an increase in FSR for the site upon Woonona Cottage and heritage items in the vicinity.

6.2.1 USE OF WOONONA COTTAGE

The Cottage retains its early layout, which provides evidence of its original use as a dwelling. It is currently used for office spaces for HammondCare administration staff. This existing use is associated with the wider use of the site for the provision of integrated services for aged care.

The proposal does not involve any changes to the use of the cottage.

The proposed increase in FSR is acceptable from a heritage perspective, as the use of Woonona Cottage will be retained and continue to remain legible.

6.2.2 SETTING OF WOONONA COTTAGE

The existing, immediate context of the heritage-listed Woonona Cottage at 3 Woonona Avenue, Wahroonga, is defined and surrounded by smaller scale, residential properties directly to the south, and across Woonona Avenue to the west. Additionally, the cottage is defined and surrounded by existing larger scale development on the subject site, including the recent 'Wahroonga' building, which is located directly to the north of Woonona Cottage.



Figure 64: The recent 'Wahroonga' building to the left of the image, and Woonona Cottage to the right of the image. (Source: NBRSARCHITECTURE)

The intention of the proposal is to retain the cottage, including the grassed areas and walkways surrounding the building which connect it to Woonona Avenue to the west, and the other areas of the subject site to the north and east. The proposal does not involve any changes to any significant external nor internal fabric, its overall form, its existing setbacks from Woonona Avenue, nor its garden setting to the west.



Figure 65: The western (front) façade of Woonona Cottage with garden setting, looking east from Woonona Avenue. (Source: NBRSARCHITECTURE)

The proposed increase in FSR is acceptable from a heritage perspective, as the overall form and features of Woonona Cottage, will be retained unaltered.

6.2.3 RELATIONSHIP TO THE PROPOSAL

The new development is positioned away from Woonona Cottage, towards the eastern portion of the site. The increase in density from the proposed development to the eastern portion of the site will alter the visual setting of the Cottage, however, the architectural fabric, form and character of the Cottage will be retained and conserved.

A grassed interface will be retained between the cottage and the new development, which will create a visual buffer between the existing Cottage and proposed development, and will ensure the setting of Woonona Cottage is enhanced and its curtilage is retained. Additionally, due to the siting of the new development to the east of Woonona Cottage, primary views of the front façade of the cottage from the west from Woonona Avenue looking east, will be retained unaltered.



Figure 66: A portion of the proposed site plan, with the indicative curtilage surrounding Woonona Cottage outlined in purple. (Source: Bickerton Masters Architecture) indicative

A green 'spine,' landscaped pedestrian thoroughfare is proposed and will create a through site link for pedestrian access from Neringah Avenue South to the east, through to Woonona Avenue to the west. This green spine will increase pedestrian movement through the site and around the heritage item, ensuring that residents and visitors to the site will continue to understand and appreciate Woonona Cottage. The green 'spine' will create a transition between the historic, residential character of Woonona cottage and the new, larger-scale development towards the eastern portion of the site. Additionally, the open, green 'spine' area will ensure views are retained between Woonona Cottage, to and from other areas of the site, and create a visual buffer between the Cottage and the proposal.

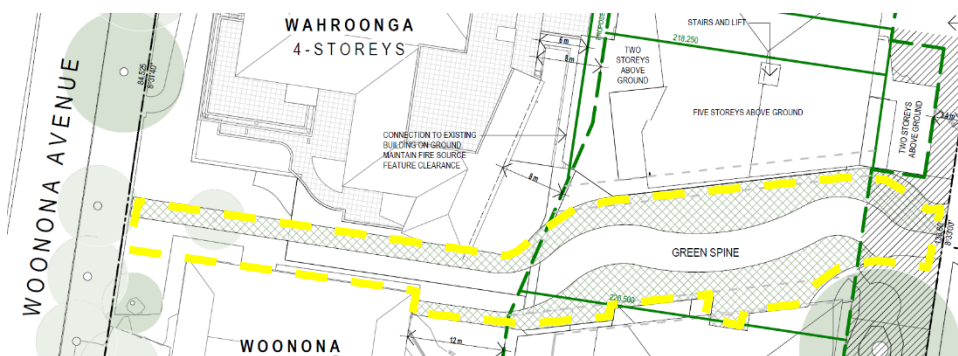


Figure 67: A portion of the proposed site plan, showing the green spine running east-west through the site, outlined in yellow. (Source: Bickerton Masters Architecture)

The proposed increase in FSR is acceptable from a heritage perspective, as open, landscaped areas will be retained around Woonona Cottage, which will in turn, ensure the curtilage, setting and views to and from the cottage, are retained. The addition of a landscaped, through site link is a positive heritage impact and will ensure continued appreciation of the heritage item and add to the existing landscaped setting surrounding Woonona Cottage.

6.2.4 FORM AND SCALE OF THE PROPOSAL

The proposal has been designed to be split between two forms, separated at ground level, but connected at basement level. By separating the two forms from ground level upwards, this will reduce the overall bulk of the development, and ensures it does not overpower the reading of Woonona Cottage.

The height of the new development is driven by the landform, following the existing topography of the site. Additionally, the overall height of the proposal is in keeping with the heights of existing development on the site, including the recent 'Wahroonga' building located towards the northwest corner of the site, as well as the height of the existing 'Neringah' building, which the proposed development will replace.

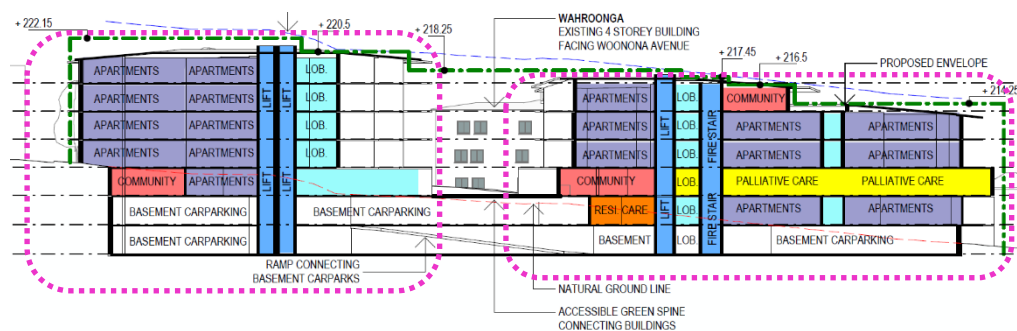


Figure 68: A portion of the proposed section through the site from north to south, looking west, showing how the new proposal has been designed to take into consideration the existing topography of the site. The two separated forms are indicated by the pink outline. (Source: Bickerton Masters Architecture)

Shadow diagrams prepared by Bickerton Masters Architecture indicate that the proposal will result in the partial overshadowing of Woonona Cottage on mornings in winter. This minor loss of amenity is acceptable and will not affect the overall heritage significance of the item.

The proposed increase in FSR is acceptable from a heritage perspective, as the significance of Woonona Cottage will continue to be understood and its aesthetic significance appreciated.

6.2.5 ARCHITECTURAL CHARACTER OF THE PROPOSAL

The new development has been specifically designed for seniors housing and care. The architectural character and form of the proposed development reflects its use as part of the wider site for the provision of aged care services and self-contained dwellings. The proposed development will be clearly contemporary in comparison to the historic Woonona Cottage, but also in keeping with the modern character of the existing Wahroonga Residential Aged Care facility on the site. The proposal will not interfere with the ability to interpret the Cottage, its immediate setting, its existing use for office accommodation, nor its historic use as a dwelling.

The proposed increase in FSR and the addition of a new modern building to the site is acceptable from a heritage perspective, as the legibility of Woonona Cottage will be retained.

6.2.6 HERITAGE ITEMS IN THE VICINITY

Sydney Water Reservoir - Wahroonga (item number I972)

The Sydney Water Reservoir - Wahroonga, is a heritage-listed item of a large-scale industrial character, located to the south of the area of proposed works.

Views of the reservoir, which are currently obtained from Neringah Avenue south looking towards the eastern façade, will be retained unaltered. Views of the northern façade looking south from the southern portion of the subject site, will be altered by the addition of a new building on the subject site, providing a mid-rise backdrop to the Reservoir. The new development will be identifiably modern and separate from the Reservoir, however, and the legibility of the Reservoir as a historically and aesthetically significant building will be retained. The Reservoir will therefore continue to be understood as an important heritage item in the context of its altered setting.

By retaining the form and features of the reservoir, as well as views to and from it, its former use as a reservoir will remain legible.

The proposed increase in FSR is acceptable from a heritage perspective, as the Reservoir's former use will continue to be understood, and its aesthetic significance will continue to be appreciated.

'The Briars' house (item number I1011) and 'Warrina' house (item number SHR 0274)

The Briars and Warrina houses are heritage-listed items of a residential character, located to the west on the opposite side of Woonona Avenue. There are limited views of these listed dwellings from the subject site, due to the slope of the Avenue towards the north, the setback of the listed dwellings from the street as well as due to larger plantings located in the front yards of the dwellings, and along the Avenue. These items are therefore, not visible from the subject site, and as such, the proposal will therefore, allow these heritage-listed dwellings in the vicinity to continue to be viewed and appreciated within their immediate settings.

The proposed development will be of a height which is in keeping with the existing height of buildings on the subject site, and as such, the proposal will produce no unacceptable overshadowing over the heritage items in the vicinity.

The existing use of 'The Briars' and 'Warrina' as private residences will be retained unaltered, and will continue to remain legible.

For these reasons, the proposed increase in FSR for the site is acceptable from a heritage perspective, as the setting and views of, 'The Briars,' and 'Warrina,' heritage-listed dwellings will be retained.

6.3 EVALUATION AGAINST CMP POLICIES

The proposal is assessed below against the relevant policies set out in the Conservation Management Plan (CMP) for the site, prepared by NBRSARCHITECTURE, dated August 2013, and included in italics below:

7.3.3 Future Possible Changes to the Place

Policy 3.6

The house should not be extended.

7.3.4 Removal of Significant Fabric and Physical Intervention

Policy 4.1

Surviving original building fabric and contents of the building nominated in this Conservation Plan as being of high significance should not be removed, altered or in any other manner degraded.

7.3.7 Setting

Policy 7.4

No new building should be constructed on this site forward of the western wall of the house. The concrete paths have no heritage significance and may be changed to suit owner requirements subject to a garden setting being maintained.

Comment:

The proposal works do not involve any changes to the heritage item at 3 Woonona Avenue, Wahroonga. New buildings will be located away from the existing heritage item, and no new additions will be added forward of the western wall of Woonona Cottage. The proposal is therefore acceptable from a heritage perspective, as the physical fabric and setting of Woonona Cottage will be retained.

6.4 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The proposal has been sited and designed in a manner which complements the existing character of the area, and the architectural and historic values of the heritage item located on the site, and heritage items in the vicinity.
- The use, setting and external and internal heritage fabric associated with Woonona cottage, will be retained unaltered. The Cottage will continue to be understood as an important heritage item in the context of its altered setting.
- Existing views to and from the heritage item on the site, and to and from heritage items in the vicinity, will be retained.
- The proposed increase in FSR for the site will provide the future opportunity to increase activity and the number of residents on the site, which will in turn, enhance appreciation of the heritage item located on the subject site.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- There are no aspects of the proposal which would have a detrimental impact on the heritage significance of the heritage item on the site, nor upon the heritage items in the vicinity.

6.4.1 DEMOLITION OF A BUILDING OR STRUCTURE (DEMOLITION OF A BUILDING WHICH IS NOT LISTED, BUT ON THE SAME SITE AS A HERITAGE ITEM)

- *Have all options for retention and adaptive reuse been explored?*
- *Can all the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*
- *Is demolition essential at this time or can it be postponed in case future circumstances make it retention and conservation more feasible?*
- *Has the advice of a heritage consultant/specialist been sought? Have the consultant's recommendations been implemented? If not, why not?*

Comment:

The proposal involves the removal of the existing 'Neringah' building, located close to the northeast corner of the site, fronting Neringah Avenue South. This building was not part of the original design for the site and therefore, the demolition will not involve the removal of any original or significant fabric. Additionally, the kiosk is not a listed heritage item, the demolition of which, will not involve the removal of significant heritage fabric. The demolition works are necessary to make way for the new proposal, and to improve the condition of the existing property.

The demolition works associated with the removal of the later Neringah building and kiosk are isolated to the northeast corner of the property, well away from Woonona Cottage. As such, Woonona Cottage will be protected, retained and conserved as part of the proposed demolition works to the site.

For these reasons, the removal of the later Neringah building and kiosk is acceptable from a heritage perspective, as significant heritage fabric associated with the subject site, will be retained and conserved.

6.4.2 MAJOR ADDITIONS (TO A SITE WHICH CONTAINS A HERITAGE ITEM)

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If not, why not?*
- *Will the additions tend to visually dominate the heritage item?*
- *Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?*

Comment:

The proposal involves an increase to the FSR for the site in line with the Senior's State Environmental Planning Policy (SEPP). The concept proposal, prepared as part of this application by Bickerton Masters, involves a new multi-storey development which will provide new palliative care beds, residential aged care beds and self-contained dwellings.

The subject site contains a heritage listed item, known as 'Woonona Cottage,' at 3 Woonona Avenue, Wahroonga, located towards the southwest corner of the site. No works are proposed to the Cottage, and as such, the architectural fabric, form and character of the heritage item will be retained and conserved.

The increase in density from the proposed development will alter the visual setting of the Cottage, however, the impact of the development on Woonona Cottage has been minimised by positioning the new development away from the heritage item, towards the eastern portion of the site. A landscaped interface will be retained between the cottage and the new

development, which will create a visual buffer between the existing Cottage and proposed development, and will ensure the setting of Woonona Cottage is retained.

Additionally, due to the siting of the new development to the east of Woonona Cottage, primary views of the front façade of the cottage from the west from Woonona Avenue looking east, will be retained unaltered. A green 'spine,' landscaped pedestrian thoroughfare is proposed and will create a through site link for pedestrian access from Neringah Avenue South to the east, through to Woonona Avenue to the west. This green spine will increase pedestrian movement through the site and around the heritage item, ensuring that residents and visitors to the site will continue to understand and appreciate the significance of Woonona Cottage. The green 'spine' will create a transition between the historic, residential character of Woonona cottage and the new, larger-scale development towards the eastern portion of the site. Additionally, the open, green 'spine' area will ensure views are retained between Woonona Cottage, to and from other areas of the site, and create a visual buffer between the Cottage and the proposal.

The proposal has been designed to be split between two forms, separated at ground level, but connected at basement level. By separating the two forms from ground level upwards, this will reduce the overall bulk of the development. It will also ensure that the new development does not visually dominate or overpower the reading of Woonona Cottage.

The height of the new development is driven by the existing landform, and follows the existing topography of the site. Additionally, the overall height of the proposal is in keeping with the heights of existing development on the site, including the recent 'Wahroonga' building located towards the northwest corner of the site, as well as the height of the existing 'Neringah' building, which the proposed development will replace. This will ensure there are no further impacts on Woonona Cottage, in terms of unacceptable overshadowing.

The proposed development will be clearly contemporary in comparison to the historic Woonona Cottage, but also in keeping with the modern character of the existing Wahroonga Residential Aged Care facility on the site. The proposal will not interfere with the ability to interpret the Cottage, its immediate setting, its existing use for office accommodation, nor its historic use as a dwelling.

The research carried out in the preparation of this report identifies a number of successive developments on the site. The resulting level of site disturbance would suggest that the likelihood of uncovering unexpected archaeological finds is low.

6.4.3 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

- *How is the impact of the new development of the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*

- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Comment:

The subject site is located in the vicinity of the following heritage items:

- 'Sydney Water Reservoir,' 1635 Pacific Highway, Wahroonga, item number I972;
- 'Warrina' Dwelling House, 8 Woonona Avenue, Wahroonga, item number I1010; and
- 'The Briars' Dwelling House, 14 Woonona Avenue, Wahroonga, SHR 00274, local item number I1011.

The reservoir is located to the south of the subject site. Views of the reservoir, which are currently obtained from Neringah Avenue south looking towards the eastern façade, will be retained unaltered. Views of the northern façade looking south from the southern portion of the subject site, will be altered by the addition of a new building on the subject site, providing a mid-rise backdrop to the Reservoir. The new development will be identifiably modern and separate from the Reservoir, however, and the legibility of the Reservoir as a historically and aesthetically significant building will be retained. The Reservoir will therefore continue to be understood as an important heritage item in the context of its altered setting.

The Briars and Warrina dwellings are located on the opposite side of Woonona Avenue, to the west of the subject site. There are limited views of these listed dwellings from the subject site, due to the slope of the Avenue towards the north, the setback of the listed dwellings from the street as well as due to larger plantings located in the front yards of the dwellings, and along the Avenue. These items are therefore, not visible from the subject site, and as such, the proposal will therefore, allow these heritage-listed dwellings in the vicinity to continue to be viewed and appreciated within their immediate settings. The proposed development will be of a height which is in keeping with the existing height of buildings on the subject site, and as such, the proposal will produce no unacceptable overshadowing over the heritage items in the vicinity.

Overall, the proposal will not visually dominate the heritage items in the vicinity. The development of the site is acceptable from a heritage perspective as the established aesthetic significance and character of the heritage items in the vicinity will be retained. The public and users of these items will still be able to view and appreciate their significance.

The research carried out in the preparation of this report identifies a number of successive developments on the site. The resulting level of site disturbance would suggest that the likelihood of uncovering unexpected archaeological finds is low.

6.4.4 NEW LANDSCAPE WORKS AND FEATURES (INCLUDING CARPARKS AND FENCES)

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*
- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*
- *How does the work impact on views to, and from, adjacent heritage items?*

Comment:

The proposal involves the removal of the existing carparks on the site, and trees located towards the southeast corner of the site. The site does not contain any existing, significant landscape features and the removal of these existing landscape features will therefore not impact an understanding of the significance of the site. The landscaped areas directly surrounding Woonona Cottage, particularly the front garden setting separating the Cottage from Woonona Avenue, will be retained unaltered.

The proposal also involves the addition of new landscaped areas, including a green 'spine' landscaped pedestrian thoroughfare which will create a through site link for pedestrian access from Neringah Avenue South to the east, through to Woonona Avenue to the west. The addition of the thoroughfare will create an improved landscaped setting for the buildings on the site, as well as improve access across and throughout the site. This green spine will increase pedestrian movement through the site and around the heritage item, ensuring that residents and visitors to the site will continue to understand and appreciate Woonona Cottage. The green 'spine' will create a transition between the historic, residential character of Woonona cottage and the new, larger-scale development towards the eastern portion of the site. Additionally, the open, green 'spine' area will ensure views are retained between Woonona Cottage, to and from other areas of the site, and create a visual buffer between the Cottage and the proposal.

The proposal is not sited on any known archeological deposits.

For these reasons, the proposed landscape works are acceptable from a heritage perspective, as the character and established cultural significance of Woonona Cottage will be retained and conserved.

6.5 HERITAGE OBJECTIVES OF THE KU-RING-GAI LEP 2015

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- Views of Woonona Cottage will remain available from the site and will not be obscured from Woonona Avenue.
- The physical fabric, architectural form and character of Woonona Cottage will be retained and conserved.
- The proposed development is clearly contemporary and reflects its use for aged care in its scale, bulk and form. The development does increase the density of the site, however Woonona Cottage will retain its ability to be interpreted as a significant former residence, and its aesthetic significance will continue to be appreciated, albeit in an altered context.
- There will be no adverse impact on the established heritage significance of heritage items in the vicinity.
- There will be no change to the interpretation or appreciation of the heritage items in the vicinity from the public domain.
- Views to and from heritage items in the vicinity will be retained.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Ku-ring-gai LEP 2015*, which are:

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,*

6.6 HERITAGE GUIDELINES OF THE KU-RING-GAI DCP 2016

The *Ku-ring-gai DCP 2016* supports the *Ku-ring-gai LEP 2015* by providing additional objectives and development standards for heritage listed properties and properties in the vicinity of heritage-listed items.

6.6.1 GENERAL HERITAGE PROVISIONS

For the reasons mentioned above in sections 6.2, 6.3, 6.4 and 6.5, the proposed development is generally consistent with the objectives of the *Ku-ring-gai DCP 2016* that relate to heritage and are set out in the following DCP Sections:

Section B

Part 19 – Heritage and Conservation Areas

19E Heritage Items

19F Development in the Vicinity of Heritage Items or Heritage Conservation Areas (HCAs)

7.0 RECOMMENDATIONS AND CONCLUSION

7.1 RECOMMENDATIONS

To mitigate any potentially adverse impacts from the proposal, we make the following recommendations:

R1 – That if any future changes be contemplated for Woonona Cottage, that the 2013 Conservation Management Plan be updated to reflect subsequent changes to the place.

R2 – That the stonework associated with the kiosk and front fence is retained for future use on site. The detailed resolution of its use will be resolved as part of any future application.

R3 – That the interpretation panel be updated to reflect the changes on the site and be available to be viewed from the public domain.

7.2 CONCLUSION

The subject property contains, 'Woonona House,' located at 3 Woonona Avenue, Wahroonga, which is listed as an item of local heritage significance on Schedule 5 of the *Ku-ring-gai Local Environmental Plan (LEP) 2015*, (item number I1009). It is also located in the vicinity of a number of other listed items, including:

- 'Sydney Water Reservoir,' 1635 Pacific Highway, Wahroonga, item number I972;
- 'Warrina' Dwelling House, 8 Woonona Avenue, Wahroonga, item number I1010; and
- 'The Briars' Dwelling House, 14 Woonona Avenue, Wahroonga, SHR 00274, local item number I1011.

The proposed development, which will involve an increase to the FSR for the site in line with the Senior's State Environmental Planning Policy (SEPP), is generally consistent with the heritage objectives of the *Ku-ring-gai LEP 2015* and the *Ku-ring-gai DCP 2016* and with the relevant policies of the Woonona Cottage Conservation Management Plan.

The use, setting and external and internal heritage fabric associated with Woonona cottage, will be retained unaltered. The Cottage will continue to be understood as an important heritage item in the context of its altered setting.

All existing views to and from the heritage items in the vicinity will be retained and conserved, and there will be no adverse impacts on their established heritage significance.

The bulk, scale, built form and character of the proposal will not have a detrimental impact upon the legibility of current and former uses of both Woonona Cottage, as well as heritage items in the vicinity.

For these reasons, the consent authority should have no hesitation, from a heritage perspective, in approving this application.



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