

STATEMENT OF HERITAGE IMPACT

762-764 Forest Road and 21 Prospect Road Peakhurst

December 2020



762-764 FOREST ROAD AND 21 PROSPECT ROAD PEAKHURST

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1.0

INTRODUCTION

1.1 REPORT OVERVIEW

This report has been prepared to accompany a development application for proposed alterations and additions to 762-764 Forest Road Peakhurst and 21 Prospect Road Peakhurst.

It evaluates the proposed development, designed by Innovate Architects.

This report finds that a proposed new hostel building would be located away from Collaroy House in sections of the subject property with reduced heritage sensitivity and would have a sympathetic design. The report concludes that the proposal will have an acceptable heritage impact.

1.2 REPORT OBJECTIVES

The main objective of this Statement of Heritage Impact is to determine the suitability of the design and the heritage impact of the proposal in relation to the provisions established by the Georges River Council and Heritage NSW (in the Community Engagement Group, Department of Premier and Cabinet).

1.3 METHODOLOGY AND STRUCTURE

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as *The Burra Charter*, and the Heritage NSW (in the NSW Department of Premier and Cabinet) publication, *NSW Heritage Manual*.

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.



Figure 1.1
Location map showing the subject site outlined in blue
Source: NSW LRS SIX Maps website

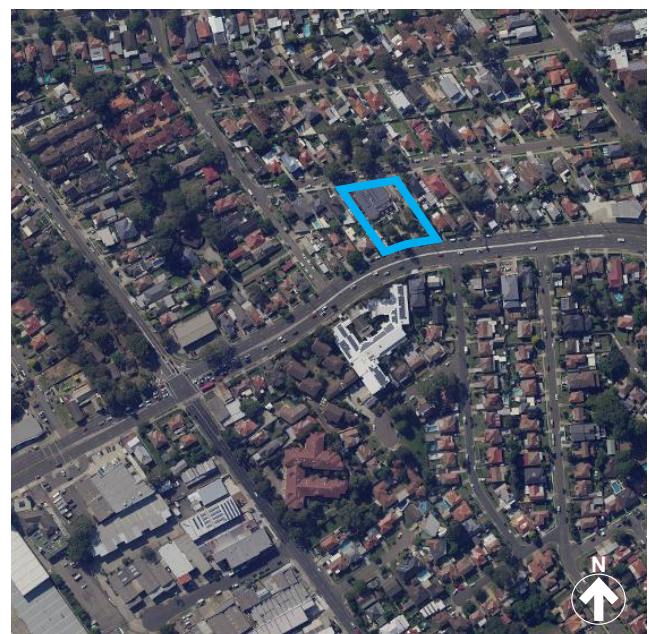


Figure 1.2
Aerial photograph showing the subject site outlined in blue
Source: NSW LRS SIX Maps website

1.4 SITE IDENTIFICATION

The subject site at 762-764 Forest Road and 21 Prospect Road Peakhurst, is located on the north side of Forest Road and backs onto Prospect Road. It is described by NSW Land Registry Services (LRS) as Lot 8 DP659072, Lot 1 DP 603371, and Lot 24 DP12997.

The heritage listed house at 764 Forest Road, Peakhurst, was historically known as “Collaroy”, and is identified in this report as Collaroy House.

1.5 HERITAGE MANAGEMENT FRAMEWORK

The subject site at 764 Forest Road, Peakhurst is listed in Schedule 5 of the *Hurstville Local Environmental Plan (LEP) 2012*, as an item of local heritage significance. It is also within the vicinity of the Holy Trinity Anglican Church, located at 671 Forest Road, Peakhurst, which is also listed in Schedule 5 of the LEP as an item of Local heritage significance.

Other listed heritage items in the wider locality are separated from the subject site by intervening development and distance, and have no direct visual connection to the site.

As such, the property is subject to the heritage provisions of the *Hurstville LEP 2012* and the *Hurstville Development Control Plan No. 1* under the *Environmental Planning and Assessment Act 1979*. Georges River Council must take into consideration the potential impact of any proposed development on the heritage significance of the heritage items.

1.6 AUTHORSHIP

This report has been prepared by Dr Cameron Hartnell, Heritage Consultant, of GBA Heritage and has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

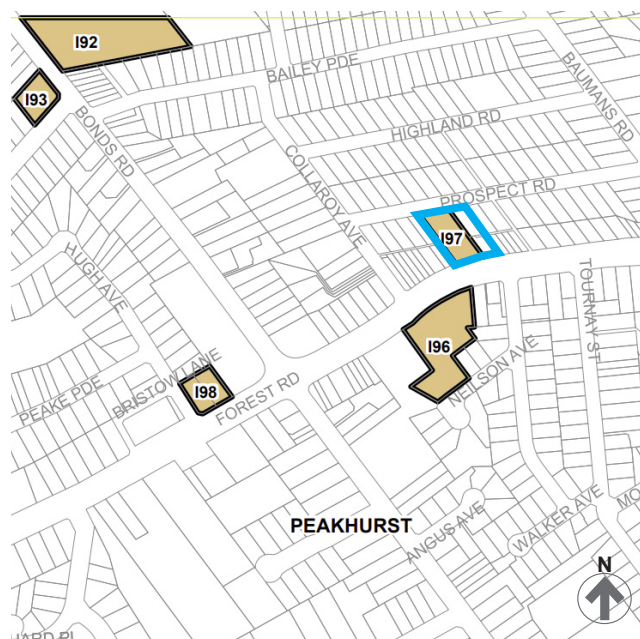


Figure 1.3

Extract from the *LEP Heritage Map 005* showing the subject site outlined in red

Source: NSW Government Legislation website

1.7 REPORT LIMITATIONS

While this report is limited to the analysis of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

1.8 COPYRIGHT

Copyright of this report remains with GBA Heritage.

2.0

HISTORICAL SUMMARY

The NSW Heritage Inventory contains the following information for database entry number 1810194, *The Gardens on Forest*, 764 Forest Road, Peakhurst:

History:

Part of Robert Townson grant, the property was owned by Alfred Reginald Fremlin, a gentleman from Botany in 1882. He sold it to Robert William Newell, a grocer at Newtown on 9th March, 1882 for £615. Newell then demolished the old hut that was standing on the property and erected the present building which he then let to various tenants. By 1885 he had moved to Peakhurst, and lived in the house, now called "Collaroy" in the years 1885 to 1887, 1889 to 1894, 1898, 1902 to 1903 and 1916. He let the house to various tenants when he was not living in the house.

On 4th September, 1916, Robert Newell sold "Collaroy" to Emanuel Silva for £1,550. Newell died on 13th November, 1919. A description of the property in 1923 described the estate as "containing eight acres of land, together with a brick cottage of six rooms, kitchen, laundry, pantry, stables, outhouses etc. Erected thereon, the whole being enclosed by wire and paling fences". The Valuer General estimated its value to be £4,959.

The property was purchased by the Assurance and Thrift Association Ltd. on 10th December, 1924. On 2nd April, 1947 it was sold to Virgile Jules Frittoles, of Peakhurst - a chef. The house was used for functions such as wedding receptions from this time.

Agnes Terese Buckley purchased the property on 21st August, 1956 and from 2nd January, 1968 to June, 1973 it was leased to Parkwood Catering. Rosebowl Holdings purchased the property on 4th May, 1973, sold it to Barrington Lodge Pty. Ltd. on 7th April, 1978 and then it was sold to Roslyn Gardens and Rosebowl Pty. Ltd. on 28th June, 1979.

Since it was used as a residence, the property has undergone a number of modifications including extensions to the rear and western side of the house and a landscaped front garden. In 2010, these renovations were updated with a second storey added and a new roof across the entire complex



Figure 2.1

1943 aerial photograph of the subject site, outlined in red. The angle of the photograph has made the property outline appear slightly distorted

Source: Six maps website



Figure 2.2

1961 aerial photograph of the subject site. Note the large addition on the northern and western sides of the house, requiring the demolition of some house features including structures at the rear and the western verandah

Source: Six Maps, Historical Imagery Viewer, ref: 1046_40_097

2.8.1 OVERVIEW TIMELINE OF DEVELOPMENT

c.1885	Construction of Collaroy House.	
1947	Collaroy House begins being used for functions.	
By 1961	Construction of a large addition at the rear (north) and western side of Collaroy House, requiring the demolition of rear structures and the western verandah.	<ul style="list-style-type: none"> • Eastern entrance porch added. • Three dormer windows added to front (southern) roof plane of Collaroy House. • Porte Cochere added through front (south) of Collaroy House.
By 1978	Western driveway added. House at 762 Forest Road demolished. Space is used for outdoor entertaining and ceremonies.	2011 Solar Panels added to rear addition roofs.
2009-10	Building at 764 Forest Road refurbished: <ul style="list-style-type: none"> • Second story added to addition at rear of Collaroy House, requiring alterations to the northern roof plane. 	2014 Second storey added to addition on west side of Collaroy House, including balcony addition to south end. Large additions to the house at 21 Prospect Road.



Figure 2.3

2010 aerial photograph of the subject site. Note the changes to Collaroy House, including the addition of three dormer windows in the front (southern) roof plane, a large porte cochere through the front verandah, and a two storey addition at the rear of the house, requiring alterations to the rear roof plane

Source: Nearmap website



Figure 2.4

2014 photograph of the subject site. Note that a second storey has been added to the c.1950s addition on the west side of Collaroy House, including the addition of an outside balcony on its southern end. Also note the additions to the neighbouring house (east) at 21 Prospect Road

Source: Nearmap website

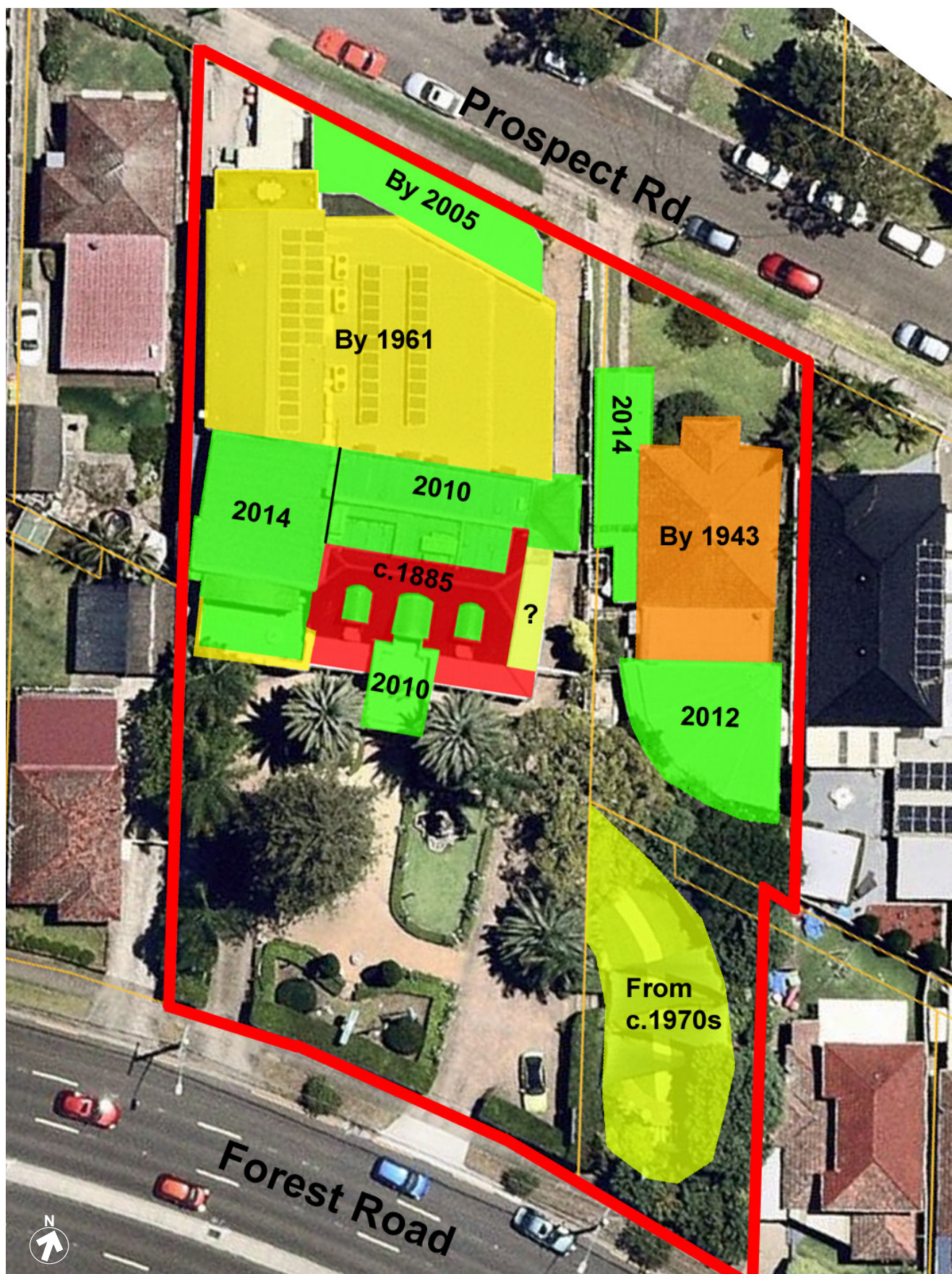


Figure 2.5
Annotated aerial photograph dating the various elements on the subject site
Source: Nearmap website, annotated by GBA Heritage

3.0

SITE DESCRIPTION

3.1 URBAN CONTEXT

The subject site is located within the large residential area of Peakhurst. The large Peakhurst Industrial Area is located nearby to the south-west. The site fronts Forest Road, a six lane artery that is flanked by a variety of development types, including a large number of detached houses, as well as commercial and community focused premises. The structures neighbouring the subject site along Forest and Prospect road are mid-twentieth century detached houses, some of which have been altered from their original design.

3.2 THE FRONT GARDEN

746 Forest Road features Collaroy House located at the centre of the block, with a large garden at its front onto Forest Road. A masonry fence topped with a tall hedge lines Forest Road, which obscures most views into the property. Two driveways extend from Forest Road to the front of Collaroy House, where a 2010 porte cochere provides weather protection.

The front garden features a central gravel pathway to the front of the house, flanked by low manicured hedges and formal gardens. The rest of the front garden features mature trees, and contemporary built landscaping including a large water fountain, a raised garden bed with masonry walls, and a garden light with a historic design. A more detailed description of the garden is provided in the Landscape Proposal prepared by TaylorBrammer.

The adjacent property, 762 Forest Road, has been adapted for a large open area used to host ceremonies. Hedges and mature trees along all property boundaries obscure the space from view from all directions, including along Forest Road.

3.3 COLLAROY HOUSE

The NSW Heritage Inventory contains the following information for database entry number 1810194, *The Gardens on Forest*, 764 Forest Road, Peakhurst:

Possibly only the facade of the original house remains with limited alterations. The facade features typical Victorian period vertically proportioned double-hung windows with decorative label moulds and corbelled sills symmetrically placed on either side of the high entrance door with fanlight and sidelights and vermiculated stone quoins, and a veranda with ogee roof supported on round Tuscan style columns and sandstone edging to veranda tiles. The western projecting bay also features an original door off the veranda with segmental arch and fanlight and sidelights with leadlight glazing. The house is built of rendered brick, with quoins, it has a jerkin head roof with gable ends featuring timber fretwork detailing. The main form of the house is still recognisable and is similar to that seen in the 1943 aerial.

The front double-height Mediterranean-style colonnaded entry and balustrades over the western bay and front of the dormer windows are 2010 additions.

Plantings in the front garden partly obscure views of Collaroy House from Forest Road. Later additions at the front of the house, including the 2010 porte cochere, the late-1950s eastern / 2014 eastern addition, visually compete with the historic house such that Collaroy House is somewhat of a background feature on the property. Only a small portion of Collaroy House's roof is visible in views from the public domain along Prospect Road.

The interior of the house has been highly altered. Original internal elements appear to include sections of cornicing and a fireplace.

3.4 21 PROSPECT ROAD

21 Prospect Road features a detached single storey house that was erected by 1943. It features a double hipped roof clad in terracotta tile with a simple front porch. It features a large rear entertaining / dining room constructed in 2012 and a carport on its western side that was erected in 2014.



Figure 3.1
The front fence of 764 Forest Road features a high hedge that obscures most views of the property from the public domain



Figure 3.2
The front and side boundary to 762 Forest Road is lined with tall trees that completely obscure views of the property from the public domain



Figure 3.3
View into 764 Forest Road from the public domain. Collaroy House is visible in the background behind the front garden and alterations to the front



Figure 3.4
View towards Collaroy House from the southern property line of 764 Forest Road. Note the line of thick vegetation along the eastern side of the driveway



Figure 3.5
View of the front garden looking towards Forest Road. The garden retains some early trees but has otherwise been heavily altered from the original. Later additions include the driveway, raised garden bed (right) and fountain



Figure 3.6
Open area for ceremonies, located on 762 Forest Road, looking south-east



Figure 3.7
View across the front elevation of Collaroy House from the 2014 first floor western addition. Unsympathetic balustrades and 2010 dormer windows detract from the appearance of the original house



Figure 3.8
The front elevation of Collaroy House. The 2010 porte cochere and dormer windows visually dominate the house



Figure 3.9
Undated addition to the east side of Collaroy House, probably replacing an original verandah



Figure 3.10
Ground floor interior of Collaroy House. The fireplace and corning may be original but the wide opening and staircase are later alterations.



Figure 3.11
First floor of Collaroy House. The external doorways access small balconies and were added in 2010

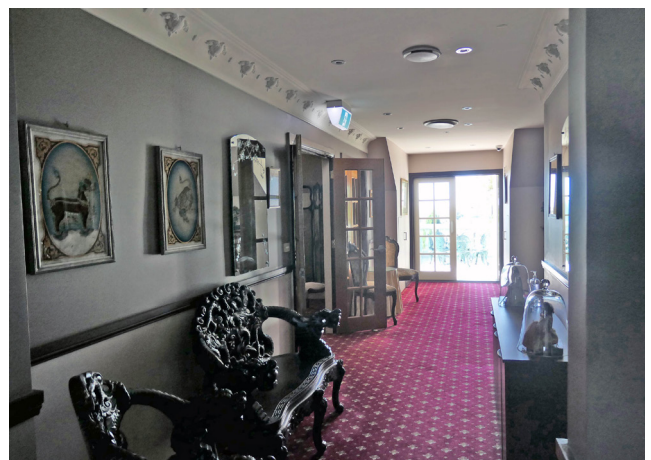


Figure 3.12
First floor hallway in the western addition to Collaroy House, which was constructed in 2014



Figure 3.13

Later additions at the rear of Collaroy House, which is just visible (left). The two storey rear addition, clad in dark metal, was erected in 2010 while the one storey rear section was built by 1961



Figure 3.14

The non-original rear masonry fenceline to 764 Forest Road (left) and two storey addition added by 1961, both fronting Prospect Road



Figure 3.15

Large dining and entertainment hall in the rear addition was added by 1961



Figure 3.16

The rear porch by Prospect Road features a contemporary design and materials



Figure 3.17

The house on 21 Prospect Road was erected by 1943. The side carport (right) was erected in 2014



Figure 3.18

Rear single storey addition to 21 Prospect Road, erected in 2012 with a contemporary design and materials

4.0

ESTABLISHED HERITAGE SIGNIFICANCE

4.1 ESTABLISHED SIGNIFICANCE OF THE SUBJECT SITE

The following Statement of Significance for 764 Forest Road has been sourced from the NSW Heritage Inventory, database entry number 1810194, *The Gardens on Forest*, 764 Forest Road, Peakhurst:

Statement of Significance:

The property at 764 Forest Road in Peakhurst is of local significance as it encapsulates the original Victorian period house known as “Collaroy” built c1885 and some of its garden elements. Although the house has been modified significantly, it retains the overall form and original front façade with the veranda. The site is evident of changes due to the needs of the community and example of adaptive reuse since the late 1940s.

The listing includes the façade and gardens only.

The aesthetic quality of the original house has been compromised by the latest additions to the front however, the original front façade is remarkably intact featuring the architectural elements of “Collaroy” from the 1880s. The garden is a significant landscape feature within the immediate area and features some of the trees remnant from the 1940s or earlier.

The building’s surviving Victorian style elements and its association with “Collaroy” would provide a historical connection to the local community. Use of the site as a reception and function centre since the late 1940s would also be important from the local community’s sense of place.

4.2 ESTABLISHED SIGNIFICANCE OF THE HERITAGE ITEMS IN THE VICINITY OF THE SUBJECT SITE

The NSW Heritage Inventory contains the following information for database entry number 1810012, *Holy Trinity Anglican Church*, 671 Forest Road Peakhurst:

Statement of Significance:

The church is a good representative example of a brick and tile Federation free style church, a relatively rare style within the Hurstville LGA. The Church has been a focus for the Anglican local community, and is integral to its historical development as part of the growth of Hurstville..



Figure 4.1

The Holy Trinity Anglican Church, viewed from the footpath along Forest Road

Source: NSW Heritage Inventory, Database number 1810012

5.0

DESCRIPTION OF THE PROPOSAL

The proposed development, designed by Innovate Architects, and landscape plan designed by TaylorBrammer, is detailed in the plans and Statement of Environmental Effects that accompany this application.

It includes demolition of the majority of the large rear addition (erected by 1961 and by 2005) at 764 Forest Road and the house at 21 Prospect Road, including 2012-14 additions.

The proposed development includes construction of a three storey hostel building with basement parking level along the northern and eastern sides of the subject site.

The design of the elevations most visible from the public domain, being the northern elevation fronting Prospect Street, the south-west elevation, which fronts Collaroy House, and the small southern elevation fronting Forest Road, will be aesthetically broken down into smaller sections that will read more as a series of detached two storey structures of a similar scale to Collaroy House. This will be achieved by the use of lighter coloured front concrete structures two storeys high and between two and four bays wide, which will be distinct from the darker colouring of the rest of the building behind it. The repetition of concrete columns along these elevations is evocative of the columned front verandah of Collaroy House. The mansard roof, which would be set back from the front elevation and be clad in dark metal sheeting, would visibly relate to the Jerkin style roof of Collaroy House and its slate cladding.

The existing garden directly in front of Collaroy House is proposed to be largely retained. The trees identified as 'heritage sensitive planting' in the landscape plan prepared by TaylorBrammer will be retained, as will the early/original central pathway, and the two driveways. The existing screen plantings will be retained and new screen planting added to the western, eastern and northern boundaries to obscure views of the new building and soften its impact on the surrounding streetscape. A line of new tall trees are proposed to be planted in front of the south-west elevation, which will partly obscure the new building in views across the front garden, and break up its massing.

It is proposed to install solar panels on the two storey structure attached to the rear of Collaroy House, which was constructed in 2010. The solar panels would be located behind the structure's parapet and below the roof lines of both the proposed hostel building and Collaroy House, and would not be visible from anywhere in the public domain or from the front garden.

The aim of the proposal is to provide contemporary hostel building accommodation while retaining and celebrating the heritage qualities of Collaroy House.

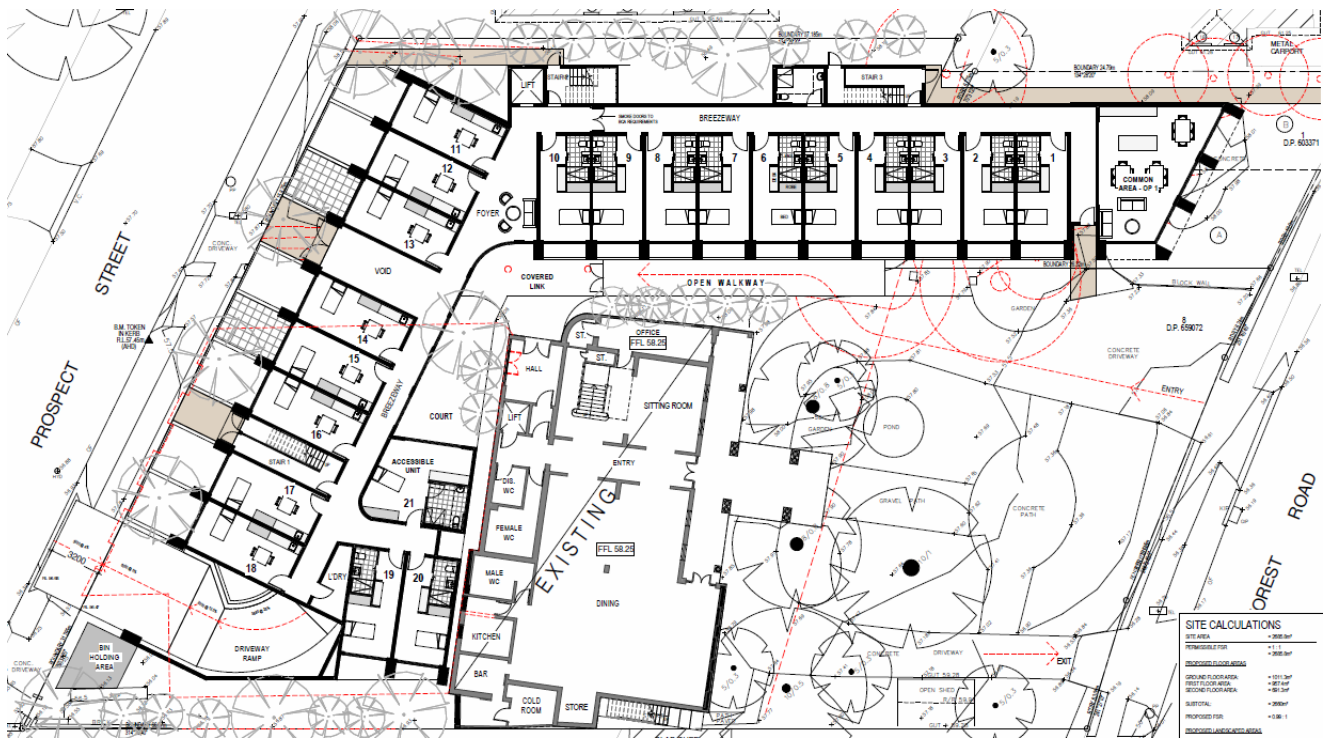


Figure 5.1
Ground floor plan of the proposed development
Source: Innovate Architects

Figure 5.2
Perspective illustration of the proposed development from across Forest Road
Source: Innovate Architects



6.0

ASSESSMENT OF HERITAGE IMPACT

6.1 INTRODUCTION

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria: the *Hurstville Local Environmental Plan (LEP) 2012*, the *Hurstville Development Control Plan (DCP) No.1* and Heritage NSW (in the NSW Department of Premier and Cabinet) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

This section of the report provides a detailed analysis of the statutory controls applying to this site, with regard to heritage.

6.2 CONSIDERATION OF THE HERITAGE NSW GUIDELINES

The Heritage NSW (in the NSW Department of Premier and Cabinet) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact', provided below, have been considered in the preparation of our assessment:

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

- Collaroy House would not be physically impacted by the proposed works.
- Significant elements of the front garden are retained.
- The proposed hostel building would be located along the eastern and northern perimeter of the subject site, where heritage sensitivity is reduced.
- Existing views of Collaroy House from Forest Road are retained.
- The proposed hostel building addition has a sympathetic design with Collaroy House.
- Collaroy House would continue to be used and appreciated much as it is today.

New Development Adjacent to a Heritage Item

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a 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 new development sympathetic to the heritage item? In what way (e.g. 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

Any heritage impacts on Collaroy House and its front garden have been minimised through the careful preparation of a development proposal to ensure no negative impacts on any significant fabric, retention of views and their setting, and proposing a new structure with a sympathetic design to the historic house.

The development proposal would demolish structures on 764 Forest Road and 21 Prospect Road that were built from the mid-twentieth century and have little heritage significance. No significant fabric from Collaroy House or in the front garden, as identified in the landscape plan prepared by Taylor Brammer, would be physically impacted.

The new development is required to be adjacent Collaroy House because the subject development requires a sizable area of land within this general locality. This former wedding venue offers the ideal opportunity for the required development to be realised in a way that is sympathetic to the heritage values of the site.

The proposed new hostel building would be located on two properties east of 764 Forest Road (Collaroy House) and at the rear (northern end) of Collaroy House, where heritage sensitivity is reduced. This allows for the retention of an appropriate curtilage and the garden in front of the house.

The proposed development retains all existing primary views of Collaroy House and its front garden from the public domain along Forest Road. The proposed development would involve the loss of views of a limited section of the Colloroy House jerkin head roof from a limited area along Prospect Road, on the east side of the subject site. This rear view is of secondary significance and largely lacks the visual context offered by the rest of the building. As such, the visible roof section has limited interpretability as being an element of a historic building. The proposed new building would require the minor loss of a partial, secondary view and would have an acceptable heritage impact.

The proposed new hostel building would be sympathetic to Collaroy House and its front garden. Its south-west elevation, fronting Collaroy House and the garden, is visibly broken up to appear as a series of two story detached structures in keeping with the general scale of Collaroy House. This is achieved through the use of light coloured front concrete structures that are distinct from the darker coloured built elements behind. The use of regularly spaced concrete columns along the front facade is evocative of the front porch columns on Collaroy House. The proposed mansard roof is a historic roof form. Its form and dark coloured metal cladding is evocative of the slate clad jerkin style roof on Collaroy House.

The majority of the proposed hostel building is clad in darker, recessively coloured materials, which would reduce the buildings visual prominence and allow Collaroy House to remain the primary building on the site.

The proposed line of tall plantings along the eastern side of the eastern driveway will visually break up the massing of the proposed new hostel building and ensure the existing setting of the front garden and Collaroy House is retained.

The proposed development would have no negative impact on the heritage listed Holy Trinity Anglican Church at 671 Forest Road as the proposed hostel building would be located at a considerable distance across the six lane Forest Road and would not alter existing views to the church nor its setting.

The proposed new hostel building would not visually dominate Collaroy House. A line of proposed and existing tall trees in front of the hostel building, west of Collaroy House, would partly obscure views of the new building from the front garden and from Forest Road, and reinforce the natural setting of the house and garden. While the roof line of the three storey hostel building is proposed to be slightly higher than that of Collaroy House, the new building would be set well back from the house such that the height difference will not be clearly evident. The roof of the northern section of the hostel building, which fronts Prospect Street, would not be visible above the roof of Collaroy House in views from the front garden or from Forest Road. The proposed solar panels on the 2010 two storey rear addition will not be visible from anywhere in the public domain or from the front garden. The proposed development would have an acceptable impact on the heritage significance of Collaroy House and its front garden.

The public and users of the facility will still be able to use and appreciate Collaroy House much like they do today. The public will still have access to the existing views of the house and front garden from Forest Road. Significant elements of the house and garden would not be physically affected by the proposed works. The proposed hostel building would utilise the house for regular communal activities, including dining. The garden would be regularly used by hostel inhabitants for recreation. The proposed new use is supportive of the ongoing appreciation of Collaroy House and its front garden.

HERITAGE OBJECTIVES OF THE HURSTVILLE LEP 2012

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

- No fabric of heritage significance would be physically impacted by the proposed development.
- The existing primary views of Collaroy House and its front garden, from the south would be retained.
- A suitable curtilage around Collaroy House would be retained for the protection and appreciation of this heritage listed house.
- The existing setting of Collaroy House, being a historic house fronting a large front garden, would be retained.
- The proposed new hostel building is appropriately cited along the eastern and northern perimeter of the subject site, in areas with reduced heritage sensitivity that allows for the retention of the subject site's significance.
- The design of the proposed hostel building is sympathetic with Collaroy House.
- The proposed hostel building is set well back from Collaroy House.
- Retained and proposed screen plantings along the eastern side of the front garden would partly obscure the proposed hostel building, ensuring the new building would not visually dominate Collaroy House and its front garden.
- The significance of Collaroy House and its front garden will be retained.
- The proposed development would have no negative impact on views to, or the setting of, Holy Trinity Anglican Church at 671 Forest Road.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Hurstville LEP 2012*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) *to conserve the environmental heritage of Hurstville,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

6.3 HERITAGE GUIDELINES OF THE HURSTVILLE DCP NO.1

The proposed development is generally consistent with the guidelines of the *Hurstville DCP No.1* that relate to the development adjacent of heritage items:

Development adjoining a heritage item

PC12. *Development on land that adjoins a state or local heritage item does not diminish the heritage significance or values of the item, its fabric and its setting*

DS12.1. *Development is to be sympathetic in scale, form, proportion, setbacks and materials to the heritage item*

DS12.2. *Development creates a high quality interface with the heritage item through the use of appropriate setbacks and other transition elements, and ensures the new development is clearly identifiable as being different from the heritage item*

DS12.3. *Development maintains existing views of the heritage item from the street*

DS12.4. *Development interprets the architectural style and detailing of the heritage item however does not replicate or mimic these elements*

Comment

The proposed development does not diminish the heritage significance of Collaroy House and its front garden. The proposal would not physically impact any significant element in the house and front garden. An appropriate curtilage to the house, incorporating the front garden, is retained. The section of the proposed hostel building that extends along the eastern side of the front garden will be partly screened behind existing and new plantings, which will ensure the existing setting of a historic house fronting a large garden is retained.

The proposed new hostel building is sympathetic to Collaroy House as it has a similar height and is located on the perimeter of the subject property where heritage sensitivity is reduced. The proposed form of the new building, which would have a two storey elevation with recessed mansard roof, is broadly sympathetic with the form of Collaroy House, which has high side walls and a jerkin roof. The use of contemporary materials is appropriate as it allows the proposed new building to have sympathetic colouring and form while being clearly distinguishable as new construction.

The proposed development would interface well with Collaroy House and its front garden. The proposed hostel building would be well set back from Collaroy House and would not be visible above the house's roof line in views from the south. The new structure will be partly screened in views of the front of Colloroy House and its front garden by existing and proposed tall plantings, thereby ensuring the house remains the primary visual element on the site. While successfully drawing on design elements from Collaroy House, the use of contemporary materials, primarily including concrete, metal and glazing, would ensure that the hostel building would be clearly identifiable as new work.

The primary views of Collaroy House, from the front garden and from the public domain along Forest Road, would be fully retained in the proposed development. The loss of a minor view of part of the house's roof from Prospect Road is considered acceptable as it is a secondary view that lacks the visual context of the rest of the house.

The proposed hostel building successfully interprets the architectural style and detailing of Collaroy House without replicating or mimicking those elements. The use of light coloured projecting two storey structural elements, between two and four bays in width, along the most visible elevations, will aesthetically break down the structure into smaller detached sections of similar proportions to Collaroy House. Regularly spaced, light-coloured columns along the south-west elevation of the western building section will be evocative of the columns on the front of Collaroy House. The three storey structure has a similar height to the historic house. The proposed mansard roof is a historic roof form. Its cladding in dark coloured metal will visibly relate with the house's slate roof. In these ways, the proposed hostel building would interpret the historic design of Collaroy House without mimicking any specific design elements.

7.0

CONCLUSIONS AND RECOMMENDATION

7.1 CONCLUSIONS

- 764 Forest Road Peakhurst is listed as an item of local heritage significance in Schedule 5 of the *Hurstville LEP 2012*.
- It is located in the vicinity of the listed heritage item at 671 Forest Road, Peakhurst.
- Other listed heritage items in the wider locality are separated from the subject site by intervening development and large distances, and have no direct visual connection to the site.
- The proposed development would have no physical impact on any significant elements of Collaroy House or its front garden.
- The proposed new hostel building would be located in areas of the subject site that have reduced heritage sensitivity.
- The primary significant views of Collaroy House and its front garden will be retained. The loss of a rear view of part of Collaroy House's roof would impact a view of secondary heritage significance would have an acceptable impact.
- The setting of Collaroy House, as a house fronting a large garden, would be retained.
- The proposed hostel building interprets the design of Collaroy House in its scale, form, colouring and detailing, but does not replicate or mimic any specific design elements.
- The proposed development is consistent with the heritage requirements and guidelines of the *Hurstville LEP 2012* and the *Hurstville DCP No.1*.
- Should any unexpected relics be disturbed during excavation of the site, they must be managed under the Archaeological provisions of the *NSW Heritage Act*.

7.2 RECOMMENDATION

- Council should have no hesitation, from a heritage perspective, in approving the application.

8.0

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