



STATEMENT OF HERITAGE IMPACT

SOUTH DURAL HERITAGE STUDY

SEPTEMBER 2016

NBR&PARTNERS PTY LTD

Level 3, 4 Glen Street,
Milsons Point NSW 2001 Australia
nbsarchitecture.com

ABN 16 002 247 565

Sydney: +61 2 9922 2344
Melbourne: +61 3 8676 0427
architects@nbsarchitecture.com

DIRECTORS

Geoffrey Desane NSW reg. 3766, Rodney Drayton NSW reg. 8632,
Andrew Duffin NSW reg. 5602, Garry Hoddinett NSW reg. 5286,
Andrew Leuchars LA reg. 035, James Ward

ASSOCIATE DIRECTORS

Robert Staas, Brett Sherson, Trevor Evelyngh, Andrew Tripet
SENIOR ASSOCIATES John Baker, Barry Flack **ASSOCIATES** Hung Ying
Fong Gill, Paul Hayes, Derek Mah, Samantha Polkinghorne, Jonathan West

NBRS & PARTNERS Pty Ltd
Level 3, 4 Glen Street
Milsons Point
NSW 2061 Australia

Telephone +61 2 9922 2344 - Facsimile +61 2 9922 1308

ABN: 16 002 247 565

Nominated Architects

Geoffrey Deane: Reg No. 3766; Andrew Duffin: Reg No. 5602; Garry Hoddinett: Reg No 5286;
Rodney Drayton: Reg No. 8632

This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence

This document remains the property of NBRS & PARTNERS Pty Ltd.
The document may only be used for the purposes for which it was produced.
Unauthorised use of the document in any form whatsoever is prohibited.

Issued: 3 June 2016
 20 July 2016
 1 August 2016
 6 September 2016

CONTENTS

1.0	Introduction.....	4
1.1	Methodology	4
1.2	Site Location	4
1.3	Heritage Listings	4
1.4	Heritage Significance	5
1.5	Authorship.....	6
2.0	Documentary Evidence.....	7
3.0	Physical Evidence.....	7
4.0	The Proposal.....	7
5.0	Evaluation of Heritage Controls.....	7
6.0	Heritage Impact Assessment.....	8
6.1	Introduction.....	8
6.2	Demolition of a building or structure.....	8
6.3	Change of use.....	8
6.4	New development adjacent to a heritage item (including additional buildings and dual occupancies).....	9
6.5	Subdivision	10
6.6	Heritage Issues with Other Built Elements.....	10
6.7	Cultural Heritage Issues with Removal or replacement of Trees.....	11
7.0	Conclusion	12

STATEMENT OF HERITAGE IMPACT FOR SOUTH DURAL HERITAGE STUDY

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared for the Lyon Group, in accordance with the standard guidelines of the NSW Heritage Division of the Department of Environment and Heritage to accompany an application to rezone the study site for higher densities. The site has a mix of uses and is zoned primarily RU2 Rural Landscape, and the densely forested section of Georges Creek is zoned E3 Environmental Management.

This statement of Heritage Impact should be read with the following documents:

- The Ecology Report by Parsons Brinckerhoff;
- The Aboriginal Heritage Study by Kelleher Nightingale Consulting Pty Ltd.

1.1 Methodology

This Statement of Heritage Impact adopts the format of the NSW Heritage Council publication *Statements of Heritage Impact*. It is prepared responding to the requirements for development affecting a site containing local heritage items listed in the *Hornsby Local Environmental Plan 2013*.

1.2 Site Location

The Study Area is bounded by Old Northern Road, New Line Road and Hastings Road (see Figure 1). Most of the Study Area is zoned RU2 Rural Landscape, with some of Georges Creek zoned E3 Environmental Management in the *Hornsby Local Environmental Plan 2013*.

1.3 Heritage Listings

The study area contains the following items that are identified on Schedule 5 of the *Hornsby Local Environmental Plan, 2013*:

- House at 671–673 Old Northern Road (heritage item No 347);
- The remnant trees along the northern frontage to Old Northern Road (landscape item No. 448);
- the whole section of New Line Road bordering the study area is also a landscape item, No. 343;
- the alignment of Old Northern Road bordering the study area.

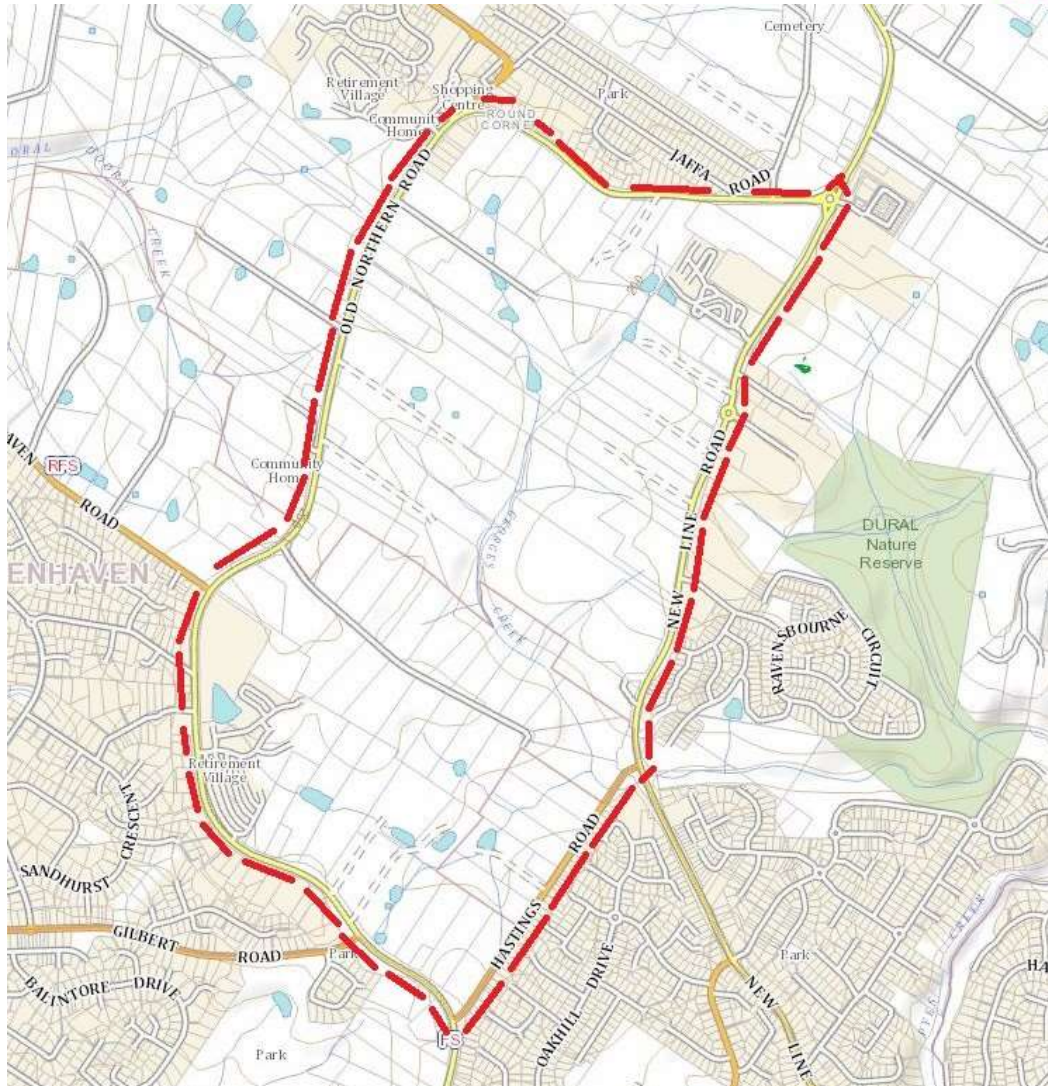


Figure 1 – Illustration of the study area within the dashed red lines. (Source: NSW Property Information – SIX Maps)

1.4 Heritage Significance

The study area has been occupied by European people since the first half of the Nineteenth Century. The agricultural use, including orcharding, is demonstrated by approximately three farm houses remaining in the study area from the late Nineteenth Century. The phase of more intensive orcharding and soldier settlement in the inter-war period is demonstrated by the farm houses and sheds remaining from that period. These structures have more historical value than aesthetic value. The study area is neither distinctive nor rare among lands with a similar subdivision pattern on the outskirts of Sydney.



Figure 2 – Detail from SIX Maps aerial showing study site. (Source: NSW Land & Portion 104)

1.5 Authorship

This report was prepared by Brad Vale, Senior Heritage Consultant, using research and a history researched and written by Léonie Masson, Historian, under the direction of Robert Staas, Director / Heritage Consultant, all of NBRS+PARTNERS.

2.0 DOCUMENTARY EVIDENCE

See section 2.0 Documentary Evidence in the Heritage Assessment for the South Dural Planning Proposal European Heritage, dated May 2016.

3.0 PHYSICAL EVIDENCE

See section 3.0 Physical Evidence in the Heritage Assessment for the South Dural Planning Proposal European Heritage, dated May 2016.

4.0 THE PROPOSAL

The proposal seeks the rezoning of the bulk of the land held in private ownership within the study area. The proposal does not involve any building works at this stage. The desired land use structure is shown in the Indicative Structure Plan Version 6 for the South Dural study area, which was prepared by Design IQ, dated July 2016.

The Concept Structure Plan shows substantial areas of forested land to be retained for its ecological value. Several new access points from the surrounding road are shown, implying that roads would be built accessing the inner parts of the site. It is not implied that traffic would be taken across and through the site. The varied colouring of developable areas on the structure plan is proportional to the intensity of development envisaged. The heritage item within the study area would be retained.

5.0 EVALUATION OF HERITAGE CONTROLS

In matters pertaining to zoning, land use and heritage, the site is controlled by the *Hornsby Local Environmental Plan, 2013* and the Hornsby Development Control Plan, 2013. The planning proposal seeks a rezoning of most of the land in private ownership within the study area. The rezoning would have no direct impact on the heritage item within the study area or those adjacent to it. The proposed rezoning seeks to change the mapping of the LEP. This would affect the zoning map, but there would be no change to the heritage mapping of the study area.

The Hornsby Development Control Plan would be relevant to all specific development applications for building works within the study area.

6.0 HERITAGE IMPACT ASSESSMENT

6.1 Introduction

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Division of the Office of Environment and Heritage) publication 'Statements of Heritage Impact', 2002. 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 heritage item at 671–673 Old Northern Road would be retained;
- The proposed rezoning would have no impact on the landscape items along Old Northern Road and New Line Road;
- There is potential for other elements within the study area that have no statutory heritage listing to be retained and conserved. This should be investigated at the detailed Development Application stage.

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:

- While the rezoning and land-use structure plan do not propose that any heritage item would be demolished, the proposed rezoning would create development potential that would make demolition of site elements with no heritage controls more likely.

The following sympathetic solutions have been considered and discounted for the following reasons:

- The proposed rezoning is a preliminary stage in any redevelopment process.

6.2 Demolition of a building or structure

The proposed rezoning of the land and the land-use structure plan would not involve the demolition of any listed heritage item within the study area.

Other elements within the study area could be demolished after the rezoning in the same way that they could be demolished under complying development at the time of writing. There are no definite plans within the rezoning structure plan to demolish any structures in the study area.

6.3 Change of use

The use of heritage item at 671–673 Old Northern Road could change, with the use of the heritage incentive clause 5.10 in the Hornsby LEP. The house could be adapted to professional offices or a medical centre among other uses with an acceptable heritage impact. Nonetheless, the Preliminary Structure Plan does not propose a change of use for this heritage item, and any such proposal would be resolved at a later stage in a development application.

6.4 New development adjacent to a heritage item (including additional buildings and dual occupancies)

The Preliminary Structure Plan envisages redevelopment around the heritage item at 671–673 Old Northern Road. Such development is not designed at the time of writing, but is likely to be medium density housing. The scale is likely to be several storeys (potentially 3-6 storeys), but not high-rise.

How is the impact of the new development on the heritage significance of the item or area to be minimised? How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

- The house that is a heritage item would be retained in a setting likely to be medium density housing. There is no development design at the time of writing. If the heritage item is surrounded by an immediate scale of up to two above-ground storeys, and development beyond the immediate neighbours steps up gradually to 3–6 storeys, the significance of the heritage item could be still retained.

Why is the new development required to be adjacent to a heritage item?

- The proposal seeks the rezoning of the land to respond to the developing infrastructure of the area.

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

- View towards the house from the public domain would be protected by excluding development in front of the house.
- Views to the rear of the house are not significant because the rear of the house has been altered and extended. There is no tradition of public views to the rear of the house.

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

- The documentary evidence indicates that the heritage item is likely to be the first structure on its site. Its allotment is unlikely to contain archaeological resources.
- There are several other parts of the site that contained farm houses in the late Nineteenth Century. These sites had light-weight timber houses and sheds in most cases. Close inspection of the ground surface within the study area (but without undertaking excavation) did not suggest that there are any sites with no early buildings but a likelihood of there being archaeological works. The documentary evidence suggests that the study area was settled in the late nineteenth Century, and the land was substantially taken up by the 1920s. This development of agriculture within the study area is not particularly early in the context of agricultural sites on Sydney's

periphery. For these reasons it is unlikely that the study area contains extensive archaeological resources.

Will the additions visually dominate the heritage item? How has this been minimised?

- No surrounding development has been designed at this stage. There will be opportunity to review any surrounding development that may be proposed in a subsequent development application.

6.5 Subdivision

How is the proposed curtilage allowed around the heritage item appropriate? Could future development that results from this subdivision compromise the significance of the heritage item? How has this been minimised?

- There is no proposal to subdivide the heritage item. Any subdivision would be contemplated in a Development Application. Any subdivision would consider that the back yard is occupied by recent structures that do not have heritage significance.
- Subdivision of other allotments within the study area would not have a heritage impact on any other items of environmental heritage.

Could future development that results from this subdivision affect views to and from, the heritage item? How are negative impacts to be minimised?

- The land slopes down from the front to the rear of the site. There is potential to build medium-rise buildings here that are largely concealed from Old Northern Road.

6.6 Heritage Issues with Other Built Elements

This statement is primarily concerned with the one built heritage item within the study area. The rezoning would have no impact on the statutory permissibility to demolish the unlisted structures identified in the Heritage Assessment. There are no statutory impediments to removing the unlisted structures from the site.

There are several heritage items across the boundary roads from the study area. Development of the kind envisaged in the Preliminary Structure Plan could change the wider setting of 548 Old Northern Road (The Hills Shire) and 260–266 New Line Road (Hornsby Shire). However, development of the kind envisaged in the Preliminary Structure Plan would not diminish the heritage significance of these items. The heritage item at 428 Old Northern Road is across the road from a section of the site in the study area that would not be redeveloped in the foreseeable future, so the Plan would have negligible heritage impact on this item.

6.7 Cultural Heritage Issues with Removal or replacement of Trees

Does the tree contribute to the heritage significance of the item or landscape?

- The heritage significance of the remnant forest in the centre of the site is discussed in section 3.3 of the Heritage Assessment. These trees and ecosystems have natural heritage significance, but the cultural of the interaction of Europeans with the forests is not sufficient to contribute to a cultural landscape of local significance. As it is, the vast majority of remnant forests within the study area would be retained.
- There is very little left of the agricultural landscape that existed in the study area in the mid Twentieth Century. Remnant windbreaks made of senescent radiata pines provide evidence for the former orchards. Several of these trees are likely caught up in the listing of the road-side trees along New Line Road. The remaining radiate pines have a limited life span and their eventual removal needs to be contemplated (such as the road-side trees in the vicinity of 587 Old Northern Road. Due to this species being an invasive species, it would not be appropriate to replace the trees with *Pinus radiata*.
- There are many exotic trees planted as garden specimens, some with possible landmark intentions, but none of these trees are older than the 1920s. Such trees in the study area generally do not have the scale, prominence or longevity to be landmarks. The araucaria tree at 237 New Line Road is the only tree within the study area, apparently planted for pleasure, that has any landmark quality.

Why is the tree being removed?

- The trees planted on the site as part of a cultural landscape are not proposed to be removed as part of the rezoning, but the rezoning makes the removal of many of them conceivable. None of these trees within the study area has a cultural heritage listing, and only the trees captured by the landscape items along New Line Road and Old Northern Road need be retained.

Is the tree being replaced? Why? With the same or a new species?

- The Preliminary Structure Plan gives an indication of the intended planting. There is no need to replicate an earlier landscape.

7.0 CONCLUSION

The proposed rezoning of the South Dural study area does not include demolition or building works, but the rezoning would make further development more likely. The heritage item within the study area would be retained, the avenues of trees listed as landscape items along New Line Road and Old Northern Road would also be retained, so the rezoning would have no adverse heritage impact on the listed heritage of Hornsby Shire and the Hills Shire.

The heritage impact of conceivable development on heritage items within and near the study area should be assessed in future development applications.



Brad Vale
Senior Heritage Consultant
NBRS+PARTNERS