

Statement of Heritage Impact

November, 2010

**21-35 Treacy Street
Hurstville**

**Prepared for
Earljest Pty Limited
ATF Hurstville Unit Trust
PO Box 8 Caringbah NSW 1495**

*Prepared by Cracknell Lonergan Heritage Architects
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Contents

1	Introduction	3
2	Methodology	5
3	Background	6
4	Site Description and Locality	7
5	Statutory Framework	10
6	Historical Description and Context	11
7	Description of the Proposal	16
8	Assessment of Heritage Impact	17
9	Recommendations	27
10	Conclusions	28
	Appendix	
A	NSW Heritage Office Inventory	29
B	Peter Lonergan CV, Vidhu Gandhi CV	31

1.0 Introduction

Executive Summary

- 1.1 I have been engaged by the applicant to prepare a Heritage Impact Assessment (HIA) and an Assessment of Aboriginal and non-indigenous archaeological resources for development to be undertaken at 21-35 Treacy Street, Hurstville.
- 1.2 The development falls under Part 3A of the Environmental and Planning Act 1979. At the project application stage the Director General's Requirements were issued for the subject area. Accordingly a HIA and Assessment of Aboriginal and non-indigenous archaeological resources were requested.
- 1.3 The current stage involves submission of a Concept Plan for mixed use residential development which includes retail and residential development. This HIA forms part of the SEPP 65 Statement prepared by Stanisic Associates Architects which accompanies the Concept Plan for the subject area.
- 1.4 The subject area is located at 21-35 Treacy Street, Hurstville, with Albert Avenue as the nearest cross road to its north and Johnson Street to its south. It is located within the Hurstville Central Business District Area and has been identified as part of the City Centre East Precinct – an area earmarked for civic development. Therefore the subject area forms part of larger urban development within Hurstville CBD.
- 1.5 The HIA has revealed that the subject area is not listed in Schedule 2 of the Hurstville LEP 1994 or the NSW Heritage Branch Database. It is not part of a Heritage Conservation Area.
- 1.6 The subject area is in the vicinity of heritage items located at 16 and 18 Treacy Street – these are items of local significance listed in Schedule 2 of the Hurstville LEP 1994 and on the NSW Heritage Database. An assessment of these two heritage items against the NSW Heritage Assessment Criteria and Grading of Significance has revealed that these items have very little significance.
- 1.7 A search of the Aboriginal Heritage Information Management System (AHIMS) has revealed that there are no Aboriginal sites recorded or places declared on any of the commercial properties which are part of the subject area.
- 1.8 The subject area is approximately 4,119 sq.m.

1.9 This report will examine the appropriateness of the proposal in terms of its impact on the significance of the Item. My Peter Lonergan and Vidhu Gandhi's CVs are attached.



Subject area as part of the Hurstville CBD area which has been identified as the area where most civic improvements can be achieved (Source: Hurstville City Council)

2.0 Methodology

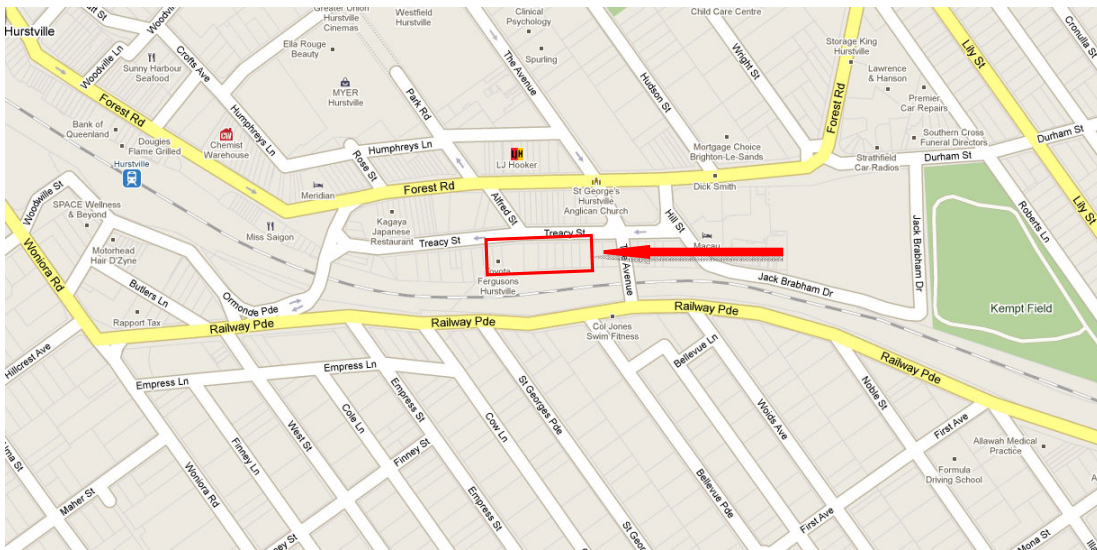
- 2.1** In the preparation of this report I have inspected the subject area. I have also investigated the history and considered the proposal, as well as and considered the relevant statutory controls.
- 2.2** The SEPP 65 Statement and the Concept Plan prepared by Stanistic Associates Architects for 21-35 Treacy Street, Hurstville, have also been considered.
- 2.3** This report has been prepared in accordance with the NSW Heritage manual and in particular guidelines for the preparation of “Statement of Heritage Impact” (available here: www.heritage.nsw.gov.au/docs/hm_statementsofhi.pdf)

3.0 Background

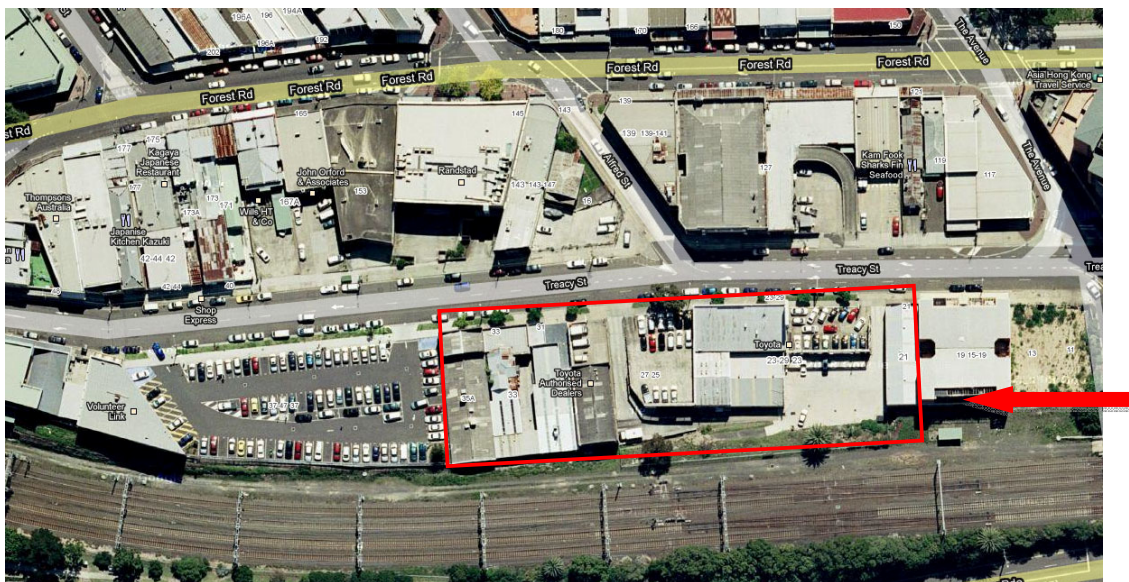
- 3.1** Prior to this Concept Plan submitted by Earljst Pty Ltd for 21-35 Treacy Street, Hurstville, a development application was submitted for part of the site at 23-29 Treacy Street Hurstville by Earljst Pty Ltd which was later withdrawn.

4.0 Subject area Description and Locality

4.1 The subject area is located at 21-35 Treacy Street, Hurstville within Hurstville City Council. It comprises of five individual commercial properties including an automotive showroom, service centre and hardstand area, warehouses and light industrial factories. It is located within the Hurstville CBD. It is bound by a four storey masonry flat building to its east, a Hurstville Council car park to its west and by the rail corridor of the Eastern Suburbs and Illawarra Line to its south.



Map of subject site (Source: Google Maps)



Aerial view of subject area (Source: Google Maps)

- 4.2** The subject area forms part of the City Centre East Precinct as has been identified in the Hurstville City Centre, Concept Master Plan. Part of the City Centre East comprises of the extension of the main retail strip in Hurstville, along Forest Road, and “very underutilised development” along the railway line along Treacy Street.¹ Treacy Street which is considered to be a secondary street – a main traffic artery through the city centre – provides rear vehicular and service access to properties on Forest Road.
- 4.3** The subject area is topographically located on lower ground as compared to the higher ground areas located at the western, middle and eastern end sections of Forest Road. As noted in the Concept Master Plan there are no significant views, vistas or view corridors along Treacy Street. The former Amcor building at the end of Treacy Street is considered as an important termination point of the vista along Forest Road and has the potential of forming “the eastern ‘bookend’ for the City Centre”.² The closest landscape feature is Kempt Field Reserve, which is to the east of the subject area.
- 4.4** The subject area is not significant. It is not identified in either the Hurstville LEP or DCP and it is not located with a Heritage Conservation Area. However it is in the vicinity of heritage items at 16 and 18 Treacy Street. These are items of local significance listed in Schedule 2 of the Hurstville LEP 1994 and on the NSW Heritage Register. These listings are attached in Appendix A of this report.
- 4.5** The listed items at 16 and 18 Tracey Street have very little significance as the alterations made to both structures have detracted from their significance when assessed against the NSW Heritage Assessment Criteria and Grading of Significance. Additionally as noted in Council discussion papers and a Council report about the Hurstville Comprehensive LEP 2011, a detailed review of all heritage items which are currently included

¹ Hurstville City Council & Government Architects Office, 2004, Hurstville City Centre, Concept Master Plan, p.16

² Hurstville City Council & Government Architects Office, 2004, p.15

in Schedule 2 of the Hurstville LEP 1994, has been proposed. A review of the heritage significance of items that are located within or adjacent to commercial and industrial zones has been identified by Council.

4.6 A search of the Aboriginal Heritage Information Management System (AHIMS) maintained by the NSW Department of Environment, Climate Change and Water has revealed that there are no Aboriginal sites recorded or places declared on any of the commercial properties which are part of the subject area. Therefore the subject area has no established Aboriginal significance.

4.7 The subject area, owing to its location along the railway corridor and within the Hurstville CBD has potential landmark value. As an identified part of the CBD the subject area needs to be considered as part of the larger urban development context of the CBD. It has also been identified as a business incubator area and a mixed development area.

5.0 Statutory Framework

- 5.1** The relevant controls of the Hurstville LEP 1994 are 27, 28, and 33.
- 5.2** This statement has been prepared in accordance with the NSW heritage manual and JS Kerr “The Conservation Plan”. The terms used are those as defined by the Burra Charter, the LEP and where relevant the model provisions.
- 5.3** In addition to the Statutory Controls, I have assessed the proposal in accordance with the Heritage Office document ‘Statements of Heritage Impact’ for new development adjacent to a Heritage Items. The questions that are relevant to this proposal have been answered in section 8.1 of this report.
- 5.4** I have attached the relevant heritage inventories at Appendix A which detail the significance, detailed historical developments and context of heritage items in the vicinity of the subject area.

6.0 Historical Description and Context

6.1 Brief history of Hurstville

Prior to colonisation, the area around Ka-may which was the name for Botany Bay – an area extending south-west of Port Jackson up till Botany Bay had been home to the Gameygal people, whereas the area around the southern shore of the Bay was inhabited by the Gwegal people.³ Therefore the Hurstville area which falls roughly between these two geographical locations is associated today with both Gwegal and Gameygal people. The initial contact between the Aboriginal peoples of this area and European settlers occurred with the landing of the First Fleet at Botany Bay in 1787. However the impact of European settlement of the area was not felt until the 1800s.

The European occupation of the larger Hurstville area bounded by Botany Bay to the east, Cooks River to the north-east, Wolli Creek to the north-west and stretching southwards to the Georges River, commenced in the early 1800s. The earliest land grant in the area comprising of 500 acres was made in 1804 to Hannah Laycock, a free settler and wife of Quartermaster Thomas Laycock of the New South Wales Corps.⁴ Hannah named her land Kings Grove Farm, which comprised most of the present day suburb of Kingsgrove. It was later bought over by Simeon Lord – an auctioneer and ex-convict. Subsequent land grants in the area were made to John Townson and his brother Dr Robert Townson. Hurstville is part of the 1950 acres land grant made to John Townson in 1808.⁵ In 1812 Simeon Lord, the owner of Hannah Laycock's property, bought over John Townson's land and named it Lord's Bush or Lord's Forest. During the 1850s the area was acquired by Michael Gannon who gave the area the name Gannons Forest.⁶ While Gannon leased and sold off parts of the land, it was not until

³ Attenbrow, V. 2002, Sydney's Aboriginal Past: Investigating the archaeological and historical records

⁴ Lawrence, J. 1996, Pictorial Memories: St George, Rockdale, Kograh, Hurstville

⁵ Lawrence, J. 1996

⁶ *ibid*

the 1880s that subdivision of the area commenced.⁷ This coincided with the introduction of the Illawarra railway to the area in 1884 and the proclamation of Hurstville as a municipality. The railway station took the name Hurstville, from the first public school in the area, which was named by a school inspector in 1867 and was derived from the words, 'Hurst' meaning "a wooded hill or group of trees" and 'ville' which refers to "a settlement or group of houses".⁸

The railway changed Hurstville from a sparsely populated, rural district to a residential and commercial area with a growing density of population.⁹ Since its inception as a municipality the population of Hurstville grew from 1050 in 1887 to 4019 in 1901 and at the time of its Jubilee as a Municipality in 1937, the population of the area had increased to 27, 332.¹⁰

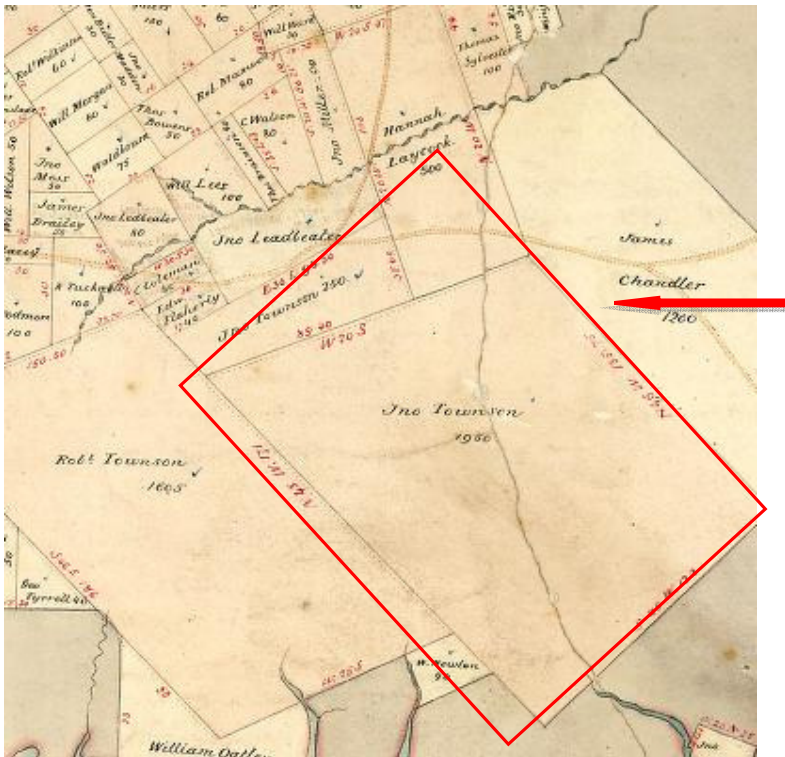


Figure 1 Parish of St George (detail) showing grants of John and Robert Townson and Hannah Laycock; the outlined area indicates an approximate area of present day Hurstville (Source: Department of Planning, PMapMN05, 14071701)

⁷ Hurstville Public School, 1976, The Centenary of Hurstville Public School – 1876-1976 and the history of the district of Hurstville

⁸ Lawrence, J. 1996, p.100

⁹ Hurstville Public School, 1976

¹⁰ *ibid*

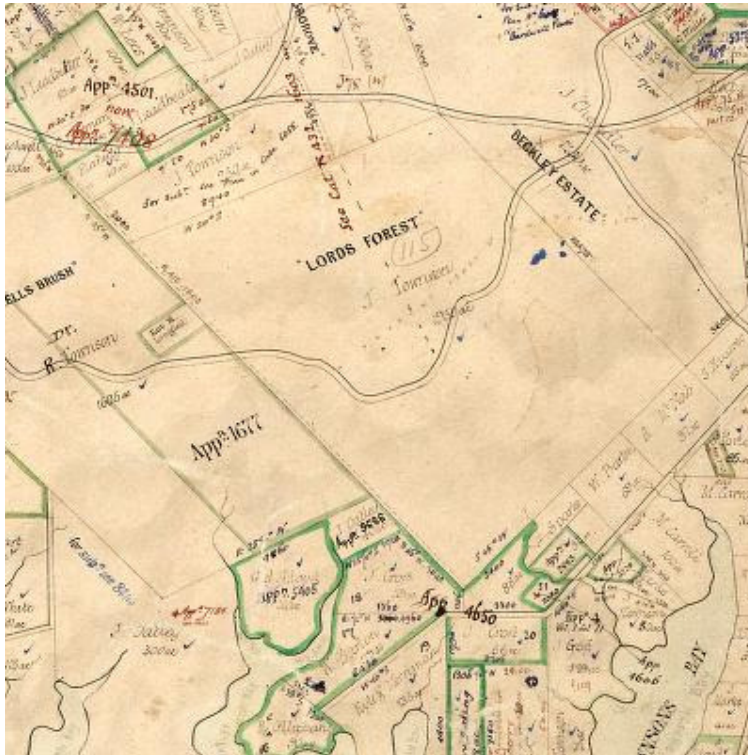


Figure 2 Parish of St George after c.1812 showing John Thomson's land renamed as Lord's Forest under the new ownership of Simeon Lord (detail) showing (Source: Department of Planning, PMapMN05, 14074301)



Figure 3 Parish of St George in 1889 (detail) (Source: Department of Planning, PMapMN05, 14019901)

Historical figures associated with Hurstville

John Townson

John Townson was born in Clapham, Yorkshire, England in c.1759. He joined the army in 1779 and arrived in Australia aboard the *Scarborough* as part of the New South Wales Corps in 1790. He served for most of his military career at Norfolk Island and was promoted captain and subsequently had to act in the position of lieutenant-governor for three years during the absence of Lieutenant-Governor Philip Gidley King.

Due to failing health, John returned to England in 1800 and after a period of six years came back to Australia with the aim of settling down in the colony. He was promised a grant of 2000 acres from the secretary of state in England, but was refused the land by Governor Bligh. Following the Rum Rebellion, in which he did not take part, John was granted the 2000 acres by Major George Johnston in the Bexley and Hurstville districts in 1808, and in the following year he received 250 more from Lieutenant-Governor William Paterson. However these grants, like all others made by members of the Rebellion, were cancelled by Governor Lachlan Macquarie who did later reissue these grants to John in 1810. In 1827 he also inherited a quarter of his younger brother Robert's estate. John died in 1835, leaving his estate to his nephew, his nieces and his two sisters.¹¹

Robert Townson

Robert Townson, younger brother of John Townson was born in Clapham, Yorkshire, England in c. 1762. Robert unlike his brother did not join the armed services, but was a keen scholar and scientist, spending a number of years travelling and visiting universities in Europe. He came out to Australia in 1807 encouraged by his brother and William Patterson of the NSW Corps. With his proficiency in all branches of natural sciences and in Latin, Greek, German and French, Robert was considered as one of the most eminent scholars in the colony.

¹¹ Australian Dictionary of Biography, <<http://adbonline.anu.edu.au/biogs/A020489b.htm>>

Like his brother, Robert had also been promised a land grant, which he was refused by Governor Bligh. This spurred him to join the Rum Rebellion against Bligh, although he fell out of favour with the administration of the rebellion. However he did receive 2000 acres of land at Botany Bay and twenty-eight government cattle, issued to him by Major Johnston. His grants were cancelled by Governor Macquarie on the basis that it had been issued by rebels. Fortunately like his brother he was regranted 1680 acres at Botany and another 1000 acres at Minto by Governor Macquarie. The property at Minto became the site of Robert's Varro Ville farm, which was well-known for its beauty, its orchards, garden and vineyard and Robert's fine-woolled sheep and his accomplishments in rearing of cattle stock. He was a founder and vice-president of the Agricultural Society, an active member of the Horticultural and Stock Fund Society and the Philosophical Society of Australasia. He was appointed as a magistrate in 1826 and was also an avid supporter and subscriber of the Sydney Dispensary which was established to provide free medical attention to the poor. Robert died a bachelor and left his fortune to his brother John and his two nieces and nephew.¹²

References

Attenbrow, V. 2002, [Sydney's Aboriginal Past: Investigating the archaeological and historical records](#)

Lawrence, J. 1996, [Pictorial Memories: St George, Rockdale, Kograh, Hurstville](#)

Hurstville Public School, 1976, [The Centenary of Hurstville Public School – 1876-1976 and the history of the district of Hurstville](#)

Sources

Australian Dictionary of Biography, 2010, website
<<http://www.adb.online.anu.edu.au>>

¹² Australian Dictionary of Biography, <<http://adbonline.anu.edu.au/biogs/A020490b.htm>>

7.0 Description of the Proposal

7.1 The proposal involves demolishing all existing structures on subject area and redeveloping the subject area so as to include mixed use residential development. This will involve the construction of 258 dwellings, ranging from 1 to 3 bedroom units and will be between 4 to 16 storeys high. Retail will be provided at the basement, lower ground and ground levels.

8.0 Assessment of Heritage Impacts

8.1 NSW Heritage Office Questions (Extract)

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?	The subject area is not a heritage item and is not located within a conservation area. Although it is in the vicinity of heritage items of local significance at 16 and 18 Treacy Street, it is probable that the significance of these items might change, as has been noted in the forthcoming Hurstville Comprehensive LEP 2011 which has recommended that the heritage significance of items listed in the existing LEP and located within or adjacent to commercial and industrial zones will be reviewed.
Why is the new development required to be adjacent to a heritage item?	The proposed development is within the Hurstville CBD City East Precinct which is an area that has been earmarked for civic development. The subject area in itself has been identified as a potential mixed development and business incubator area. Therefore as a mixed use residential development the new development will be in accordance with the Hurstville City Centre Concept Master Plan.
How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	The curtilage around the heritage items at 16 and 18 Tracey Street will be retained.

<p>How does the new development affect views to, and from, the heritage item? What has been done to minimize negative effects?</p>	<p>The existing views to the heritage items at 16 and 18 Tracey Street are from the street itself. There are no views from the rail corridor as the existing structures on the subject site are of the same height as the heritage items which blocks out the views. The proposed development will not affect the views to the heritage items from Tracey Street.</p>
<p>Is the development sited on any known or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</p>	<p>N/A.</p>
<p>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</p>	<p>The heritage items have very little significance. In addition as the new development employs contemporary and neutral materials it will be easily identifiable as being new, which is in accordance with the Burra Charter.</p>

<p>Will the additions visually dominate the heritage item? How has this been minimised?</p>	<p>The subject area is not heritage item. While the proposed new development will visually dominate the heritage items in its vicinity, it seeks to reduce its visual impact on the streetscape and surrounding area. As noted in Principle 3 of the SEPP 65 Statement for the Concept Plan for 21-35 Treacy Street Hurstville “The development has a hybrid form that is a unique fusion of three form types: the urban street wall, slab and towers. This hybrid form is cut with a slot into two roughly equal parts and perforated with recesses to break down its visual bulk and mass. Connecting bridges between the two towers are evident in the slot and allow views out, along the visual axis”. Therefore the design seeks to reduce the visual mass and bulk of the proposed development and enhance views along a proposed visual axis aligned to Park Street and Alfred Street with views towards Botany Bay and the Blue Mountains.</p>
<p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>The existing views to the heritage items at 16 and 18 Tracey Street are from the street itself. There are no views from the rail corridor as the existing structures on the subject site are of the same height as the heritage items which blocks out the views. The proposed development will not affect the views as seen by the public and users of the heritage items from Tracey Street.</p>

8.2 Hurstville LEP 1994 (Extract)

Part 4 Heritage provisions

Control	Response
27 Aims in relation to heritage	
The aims of this Part in relation to heritage are:	
(a) to conserve the environmental heritage of the local government area of the City of Hurstville, and	Complies See below
(b) to conserve the heritage significance of existing significant fabric, relics, settings and views associated with the heritage significance of heritage items, and	Complies See below
(c) to provide for public involvement in matters relating to the conservation of the City of Hurstville heritage, and	Complies We encourage public participation.
(d) to allow for the protection of places which have the potential to have heritage significance but are not identified as heritage items.	N/A. The subject area has no heritage significance and a search of the AHIMS register has revealed that the subject area does not have any Aboriginal significance.
28 Protection of heritage items	
(1) When is consent required?	
The following development may be carried out only with development consent:	
(a) demolishing or moving a heritage item,	N/A. The subject area is not a heritage item and is not located within a conservation area.
(b) altering a heritage item by making structural or non-structural changes to its exterior, such as to its detail, fabric, finish or appearance,	N/A. The subject area is not a heritage item and is not located within a conservation area.
(c) altering a heritage item by making structural changes to its interior,	N/A. The subject area is not a heritage item and is not located within a conservation area.

(d) disturbing or excavating a place of Aboriginal heritage significance or an archaeological site while knowing, or having a reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,	N/A. The subject area does not have any Aboriginal significance.
(e) moving the whole or part of a heritage item,	N/A. The subject area is not a heritage item and is not located within a conservation area.
(f) erecting a building on, or subdividing, land on which a heritage item is located.	N/A. The subject area is not a heritage item and is not located within a conservation area.
(2) What exceptions are there?	
Development consent is not required by this clause if:	
(a) in the opinion of the consent authority:	
(i) the proposed development is of a minor nature or consists of maintenance of the heritage item, and	N/A. The subject area is not a heritage item and is not located within a conservation area.
(ii) the proposed development would not adversely affect the significance of the heritage item, and	N/A. The subject area is not a heritage item and is not located within a conservation area.
(b) the proponent has notified the consent authority in writing of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development will comply with this subclause and that development consent is not otherwise required by this plan.	N/A. The subject area is not a heritage item and is not located within a conservation area.
(4) What must be included in assessing a development application?	
Before granting a consent required by this clause, the consent authority must assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item concerned.	N/A. The subject area is not a heritage item and is not located within a conservation area.

(5) What extra documentation is needed?	
The assessment must include consideration of a heritage impact statement that addresses at least the following issues (but is not to be limited to assessment of those issues, if the heritage significance concerned involves other issues). The consent authority may also decline to grant such a consent until it has considered a conservation management plan, if it considers the development proposed should be assessed with regard to such a plan.	Complies This report (prepared by a heritage architect) is submitted as part of the application pursuant to satisfying this clause.
(6) The minimum number of issues that must be addressed by the heritage impact statement are:	
(a) the heritage significance of the heritage item as part of the environmental heritage of the local government area of the City of Hurstville, and	N/A. The subject area is not a heritage item and is not located within a conservation area.
(b) the impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features, and	N/A. The subject area is not a heritage item and is not located within a conservation area.
(c) the measures proposed to conserve the heritage significance of the item and its setting, and	N/A. The subject area is not a heritage item and is not located within a conservation area.
(d) whether any archaeological site or potential archaeological site would be adversely affected by the proposed development, and	N/A
(e) the extent to which the carrying out of the proposed development would affect the form of any historic subdivision.	N/A. The existing subdivisions have little significance.

33 Development in the vicinity of a heritage item	
<p>(1) Before granting consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the heritage item.</p>	<p>Complies</p> <p>The proposed development is in the vicinity of heritage items of local significance at 16 and 18 Treacy Street, but as noted in the forthcoming Hurstville Comprehensive LEP 2011 the heritage significance of items listed in the existing LEP and located within or adjacent to commercial and industrial zones will be reviewed. In addition the heritage items have little significance as they have been altered substantially.</p>
<p>(2) This clause extends to development:</p>	
<p>(a) that may have an impact on the setting of a heritage item, for example, by affecting a significant view to or from the item or by overshadowing, or</p>	<p>Complies</p> <p>The existing views to the heritage items at 16 and 18 Tracey Street are from the street itself. There are no views from the rail corridor as the existing structures on the subject site are of the same height as the heritage items which blocks out the views. The proposed development will not affect the views to the heritage item from Tracey Street. In addition as noted in Principle 3 of the SEPP 65 Statement for the Concept Plan for 21-35 Treacy Street Hurstville “The development has a hybrid form that is a unique fusion of three form types: the urban street wall, slab and towers. This hybrid form is cut with a slot into two roughly equal parts and perforated with recesses to break down its visual bulk and mass. Connecting bridges between the two towers are evident in the slot and allow views out, along the visual axis”. The proposed development seeks to reduce its impact on the streetscape and surrounding area.</p>

<p>(b) that may undermine or otherwise cause physical damage to a heritage item, or</p>	<p>Complies</p> <p>The proposed development is in the vicinity of heritage items of local significance at 16 and 18 Treacy Street, but as noted in the forthcoming Hurstville Comprehensive LEP 2011 the heritage significance of items listed in the existing LEP and located within or adjacent to commercial and industrial zones will be reviewed. In addition the heritage items have little significance as they have been altered substantially.</p>
<p>(c) that will otherwise have any adverse impact on a heritage item or of any heritage significance of the item.</p>	<p>Complies</p> <p>See above</p>
<p>(3) The consent authority may refuse to grant any such consent unless it has considered a heritage impact statement that will help it assess the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item.</p>	<p>Complies</p> <p>See 33 (2) (a) and (b)</p>

<p>(4) The heritage impact statement should include details of the size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works and details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item.</p>	<p>Complies</p> <p>Principle 1,2 3, 4, 9 and 10 of the SEPP 65 Statement for the Concept Plan for 21-35 Treacy Street Hurstville have been considered for assessing the impact of proposed development on the significance of the heritage items in the vicinity:</p> <p><u>Principle 1: Context</u> “Prior to the DHLEP-HCC the precinct had been identified for increased density and activity, given its close proximity to public transport nodes and employment potential. The buildings of the neighbouring East Quarter to the east are currently approved for 8 to 16 storey buildings and 16 to 19 storey buildings are proposed in the DHLEP-HCC at the railway station, immediately west of the site”.</p> <p><u>Principle 2: Scale</u> “The building height is 4 to 16 storeys compared to 15 and 23 metres (4 and 7 storeys) in the DHLEP-HCC. The increased building height has been determined by contextual relationships, to minimise the overshadowing of dwellings to the south in Kogarah and sit comfortably within the proposed existing and future built edge along the railway corridor”.</p> <p><u>Principle 3: Built Form</u> “The development has a hybrid form that is a unique fusion of three form types: the urban street wall, slab and towers. This hybrid form is cut with a slot into two roughly equal parts and perforated with recesses to break down its visual bulk and mass. Connecting bridges between the two towers are evident in the slot and allow views out, along the visual axis”.</p>
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	<p><u>Principle 4: Density</u> “The development has 258 dwellings on a site area of 4,119sqm giving a net dwelling density equivalent to 626 dwellings per hectare. The development has the potential to increase housing affordability and availability by 256 dwellings and assist in supporting the State’s objective of increasing housing in town centres”.</p> <p><u>Principle 9: Social Dimension</u> “The design responds to the social context and needs of the local community in terms of lifestyle and affordability. The site is within the Hurstville Town Centre which is heavily serviced with public transport in the form of rail and buses. Facilities needed to support mixed-use developments such as childcare, schools, health care, supermarkets, educational and leisure are all in close proximity”.</p> <p><u>Principle 10: Aesthetic</u> “The building has a modern aesthetic that expresses the aspirations of the project and its spirit of innovation and environmental excellence. The expression of the elevations responds to many factors including site, sun control, construction, technology and apartment amenity...The development presents a unique opportunity to create an aesthetic based on environmental and urban design principles, untainted by sentimentality and contextual gestures”.</p> <p>These principles demonstrate that the proposed development will fit into the wider context of approved developments in the area in terms of its scale, size, built form, materials and aesthetics. When considered in terms of future development in the area which has been already approved the merits of the new development far outweigh its possible impacts on the heritage items in its vicinity which have little significance.</p>
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9.0 Recommendations

9.1 The recommendations for the proposed development include a finalisation and review of materials and finishes to be used for the development at the Development Application (DA) Stage. It is also recommend that an assessment of heritage views and vistas be conducted at the DA stage. Prior to the issuing of a construction certificate, it is advised that a detailed archaeological survey of the subject area be conducted by a professionally credited archaeologist.

10.0 Conclusion

10.1 It is the opinion of this report that the proposal will have no adverse affect on the heritage significance of the items in the vicinity. In addition there is a possibility that the significance of the heritage items in the vicinity could be reviewed. The subject area on which the mixed use residential and retail development is proposed has no European or Aboriginal heritage significance. The SEPP 65 report for the proposed development clearly delineates the ways in which the development fit into the wider context of approved developments in the area in terms of its scale, size, built form, materials and aesthetic

A handwritten signature in black ink, appearing to read 'Peter Lonergan', with a stylized, cursive script.

Peter Lonergan (Arch. Reg. No. 5983)

Heritage Architect

Cracknell Lonergan Architects Pty Ltd

Appendix A – NSW Heritage Inventories

16 Treacy Street Hurstville NSW State Heritage List

Heritage Branch Website - Online Database

http://www.heritage.nsw.gov.au/07_subnav_01_2.cfm?itemid=1810039



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Fretus Service Station

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Item

Name of Item: Fretus Service Station
Other Name/s: Fretus Corner
Type of Item: Built
Group/Collection: Transport - Land
Category: Petrol Station/Service Station
Primary Address: 16 Treacy Street, Hurstville, NSW 2220
Local Govt. Area: Hurstville

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
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All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
16 Treacy Street	Hurstville	Hurstville			Primary

Description

Physical Description: Rendered façade to treacy street and Alfred Street

Assessment Criteria Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Amendment No. 18		08 Sep 00	117	10286

References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.

Data Source

The information for this entry comes from the following source:

Name: Local Government

16 Treacy Street Hurstville NSW State Heritage List

Heritage Branch Website - Online Database

http://www.heritage.nsw.gov.au/07_subnav_01_2.cfm?itemid=1810040



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Rendered Facade of Building

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Item

Name of Item: Rendered Facade of Building
Type of Item: Built
Group/Collection: Residential buildings (private)
Category: House
Primary Address: 18 Treacy Street, Hurstville, NSW 2220
Local Govt. Area: Hurstville

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
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All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
18 Treacy Street	Hurstville	Hurstville			Primary

Description

Physical Description: Rendered façade to upper half of building

Assessment Criteria Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Local Environmental Plan</i>	Amendment No. 18		08 Sep 00	117	10286

References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.

Data Source

The information for this entry comes from the following source:

Name: Local Government
Database Number: 1810040

Appendix B – Peter Lonergan CV, Vidhu Gandhi CV

Cracknell & Lonergan

Architects Pty Limited

156a Church Street Camperdown NSW 2050
Tel: (02) 9565 1554 Fax: (02) 9550 1224
email@cracknellonergan.com.au

Peter Joseph Lonergan (Arch. Reg. No. 5983)
ABN 55 100 940 501

CURRICULUM VITAE

Peter Lonergan

Cracknell & Lonergan Architects Pty Ltd
156a Church Street, Camperdown

Personal Qualification

BScArchitecture (Hons)	UNSW
BArchitecture	UNSW
MBEnv (Building Conservation	UNSW
Certificate Sustainable Design	University of Sydney

Teaching (Part-time)

1982 – 2005	UNSW Faculty of Architecture 1st Year to Final Year Design , Visual Communication, Architectural Science, Design Theory
1986 – 2005	Sydney University Faculty of Architecture 1st Year Final Year Design
1985 – 1990	University of Technology, Sydney, School of Interior Design 1st Year to Final Year Design and Communication

Lecturing

Lectured in Professional Practice to professional bodies and public at various conferences throughout Australia

Awards

Winner	College of Fine Arts, Ivan Dougherty Gallery and Campus redevelopment
Winner	Traveller's Rest (1830s), Parramatta Heritage redevelopment
Commendation	Sow and Pigs Reef, monument
Commendation	Green Square (Southern Industrial), Sydney
Commendation	Transition, Urban Renewal
Published	Circular Quay East

Publications

The work of Cracknell & Lonergan Architects has been published broadly, including professional text magazines, newspapers, product promotion. Current Publications include:
 Art Gallery of NSW Newsletter LOOK, Australia Foundation for the Arts, GEO (Europe), La Figaro, Pol Oxygen, InStyle.

Membership

Corporate member of the Royal Australian Institute of Architects
 Member of the Royal Australian Institute of Architects, Heritage Committee
 Member of the Board of Architects
 Life Member of the Eco Design Foundation
 Listed Heritage Architect, Heritage Office NSW

Professional Practice

Principal and Nominated Responsible Architect for Cracknell & Lonergan Architects Pty Ltd, private practice established in 1984.

Cracknell & Lonergan Architects services include: Architecture, Interior Architecture, Heritage Conservation, Exhibition Design, Town Planning.

Current and recent projects include:

Architecture

- The Pemulwuy Project. Redevelopment of "The Block", Redfern, Sydney, for the Aboriginal Housing Company
- Redevelopment of the Sydney University Settlement, Redfern, Sydney
- Redevelopment of the College of Fine Arts UNSW and Ivan Dougherty Gallery, Paddington, Sydney

- Ray Road, Epping. 51 dwellings (residential flat buildings and townhouses) and restoration of a Heritage Item
- Wutuma Aboriginal Keeping Place Corporation, Kempsey. Includes Museum, Arts Centre, Theatre, Administration and Visitor's Centre

Public Art and Exhibition Design

- Papunya Tula, Central Termini , Rome, for the Art Gallery of NSW
- Gabriel Pizzi, Australian Embassy, Paris
- Muse du quai Branly at the Australian Embassy, Paris, for the Australia Council for the Arts
- Design and project management of Indigenous Art Commission at Muse du quai Branly (2500m² of permanent public art in the current Presidential Project, Paris (with Ateliers Jean Nouvel)
- Australian exhibition at the Benaki, Athens. 2004 Athens Olympics, with Alison Page, for the Sydney Powerhouse Museum and Museum Victoria
- Australian Exhibition, Olympic Federation Headquarters, Lausanne Switzerland.

Heritage Conservation

- Heritage Supervision, Reserve Bank of Australia, No. 1 Martin Place (Multiplex)
- Heritage Supervision and Heritage Architect, School of Arts, Pitt St. Sydney (Art House Hotel).
- Conservation, Masonic Temple, Regent St. Chippendale.
- Oxford Hotel, Oxford Street, Darlinghurst
- Kinselas, Darlinghurst
- Beauchamp Hotel, Oxford Street, Darlinghurst
- Palace Hotel, Surry Hills
- Maddison Hotel, Surry Hills
- Union Hotel, North Sydney
- Columbian Hotel, Oxford Street, Darlinghurst
- Conservation/adaptive reuse of some substantial private homes.
Scheduled items include:
 - 29 Ocean Street, Woollahra
 - 54 Lang Road, Centennial Park
 - 9 Darley Street Darlinghurst
 - 58 Burton Street Darlinghurst

Heritage Reports

- Draft Conservation Management Plans for Architects and Clients.
- Draft Assessments of Heritage Impact for Architects and clients.
- Preparation of photographic documentation for Heritage Items.
- Preparation of measured studies of Heritage Structures.

Expert Evidence

Have prepared and given evidence to the Land and Environment Court, Supreme Court of NSW and others since 1992 in the fields of:

- Heritage
- Design
- SEPP 63
- Environmental degradation
- History
- Building technologies

Town Planning

Have advised, prepared and assisted in the preparation of:

- Environmental Impact Statements
- Statements of Environmental Effects
- Drafted LEP amendments
- Design Statements
- Site Specific DCP's and SEPP 1 objections.

Cracknell & Lonergan

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Peter Joseph Lonergan (Arch. Reg. No. 5983)

ABN 55 100 940 501

CURRICULUM VITAE

Vidhu Gandhi

Cracknell & Lonergan Architects Pty Ltd
156a Church Street, Camperdown

Personal Qualification

BArchitecture	TVB School of Habitat Studies, India
MBA (Sustainable Development)	UNSW
PhD BEnv	UNSW

Teaching and Research

2009-2010	UWS, School of Social Sciences Research Assistant, Challenging Racism Project
2003-2007	UNSW, Faculty of Built Environment Sessional academic
2003-2007	UNSW, Faculty of Built Environment Research Assistant, ARC Projects
2001	TVB School of Habitat Studies, India Sessional academic
2001	Global Environmental Governance Unit, Centre for Science and Environment, India Research Assistant

Awards

Faculty of Built Environment, UNSW, Research Bonus through publication, Department of Education, Science and Training, Government of Australia, 2005

Faculty of Built Environment, UNSW, Doctoral Scholarship, 2004

Professional Practice

Heritage Architect, OCP Architects, Sydney, 2009

Heritage Architect, Grieve Gillet, Adelaide, 2008

Heritage Architect, Swanbury Penglase Architects, Adelaide, 2008

Heritage Architect, OCP Architects, Sydney, 2007

Environmental Consultant, Vashra Landscape, Architecture and Interiors, New Delhi, 2002

Graduate Architect, Sanon Sen & Associates Pvt. Ltd, Kolkata, 1999

Recent heritage conservation projects include:

Conservation and Heritage Management Plans

- South Head, Sydney Harbour National Park Conservation Management Plan Stage 2 – Client: Department of Environment and Climate Change, 2009
- Yarrabee House, Adelaide, Conservation Management Plan – Client: University of Adelaide, 2008
- Glenthonre Farm, Adelaide, Conservation Management Plan – Client: University of Adelaide, 2008
- Old and New Parliament House, Adelaide, Conservation Management Plan – Client: Department of Environment and Heritage, 2008
- Boronia House, Sydney, Conservation Management Plan – Client: Mosman Council, 2007

Heritage Impact Assessments and Statements

- Clifton Street, Brush Road, Ryde and Kathleen Street, West Ryde, proposed redevelopment of NSW Housing properties, Heritage Impact Statement – Client: TSA Management Pty Ltd and NSW Housing, 2009
- South Street, Roto Street, Cherry Street and Myall Street, Windale, proposed redevelopment of NSW Housing properties, Heritage Impact Statement – Client: TSA Management Pty Ltd and NSW Housing, 2009
- South Street, West Wallsend; Livingstone Street, Belmont; Watanobbi Road, Watanobbi and Killaloe Ave and Pennant Hills Road, Pennant Hills, proposed redevelopment of NSW Housing properties, Heritage Impact Statement – Client: TSA Management Pty Ltd and NSW Housing, 2009
- 20-22 Pacific Street, Watsons Bay, proposed redevelopment of residential sites, Heritage Impact Statement – Client: Toga Group, 2009

- Blackburn Building, University of Sydney, proposed redevelopment, Heritage Impact Statement – Client: University of Sydney, 2009
- Pharmacy Building, University of Sydney, proposed redevelopment, Heritage Impact Statement – Client: University of Sydney, 2009
- Parramatta Road, Haberfield, Sydney, proposed McDonalds restaurant, Heritage Impact Statement – Client: McDonalds Australia, 2009
Glebe Town Hall, Heritage Impact Statement - Client: City of Sydney, 2007

Heritage Studies

- RailCorp Metro South, Sydney, S170 Heritage register update – Client: RailCorp, 2009

Specialist Heritage Advice

- School of Physics, Faculty of Science, University of Sydney, front foyer display cabinets selection advice – Client: University of Sydney, 2009
- Edmund Wright House, Adelaide, Dilapidation Report – Client: Department of Environment and Heritage, 2008

Published and unpublished Research

2008, Vidhu Gandhi, Aboriginal Australian heritage in the postcolonial city: sites of anticolonial resistance and continuing presence, unpublished PhD, University of New South Wales

2008, Vidhu Gandhi and Robert Freestone, 'Problematizing urban indigenous heritage', In, Global Urban Development Magazine

2005, Vidhu Gandhi, 'Day of Mourning 1938: Celebrating Australian Hall as a symbol of urban Aboriginal heritage', In Celebrations, Proceedings of the XXII Annual Conference, Society of Architectural Historians Australia and New Zealand, September 24-27, 2005

2003, Kevin M Dunn, Ian H Burnley, James Forrest and Vidhu Gandhi, 'Racism in Australia: Cultural imperialism, disempowerment and violence', In Windows on a changing world, Proceedings of the New Zealand Geographical Society Conference, The University of Auckland

Conference Papers

2006, Vidhu Gandhi, 'Urban Aboriginal Australian Heritage: International Concerns and National Approaches' presented at the 12th International Conference of the International Planning History Society (refereed), December 11-14, 2006

2004, Vidhu Gandhi, 'Ceremonial grounds or colonial buildings: intersubjectivity and Aboriginality in Sydney's urban heritage landscape', presented at Institute of Australian Geographers Annual Conference (refereed), April 13-16, 2004

2003. Vidhu Gandhi, 'Continuing colonial landscapes: Public Aboriginality in the twenty first century Australian cities', presented at Doing cultural geography, Institute of Australian Geographers, Cultural Study Group Meeting, September 29-30, 2003