

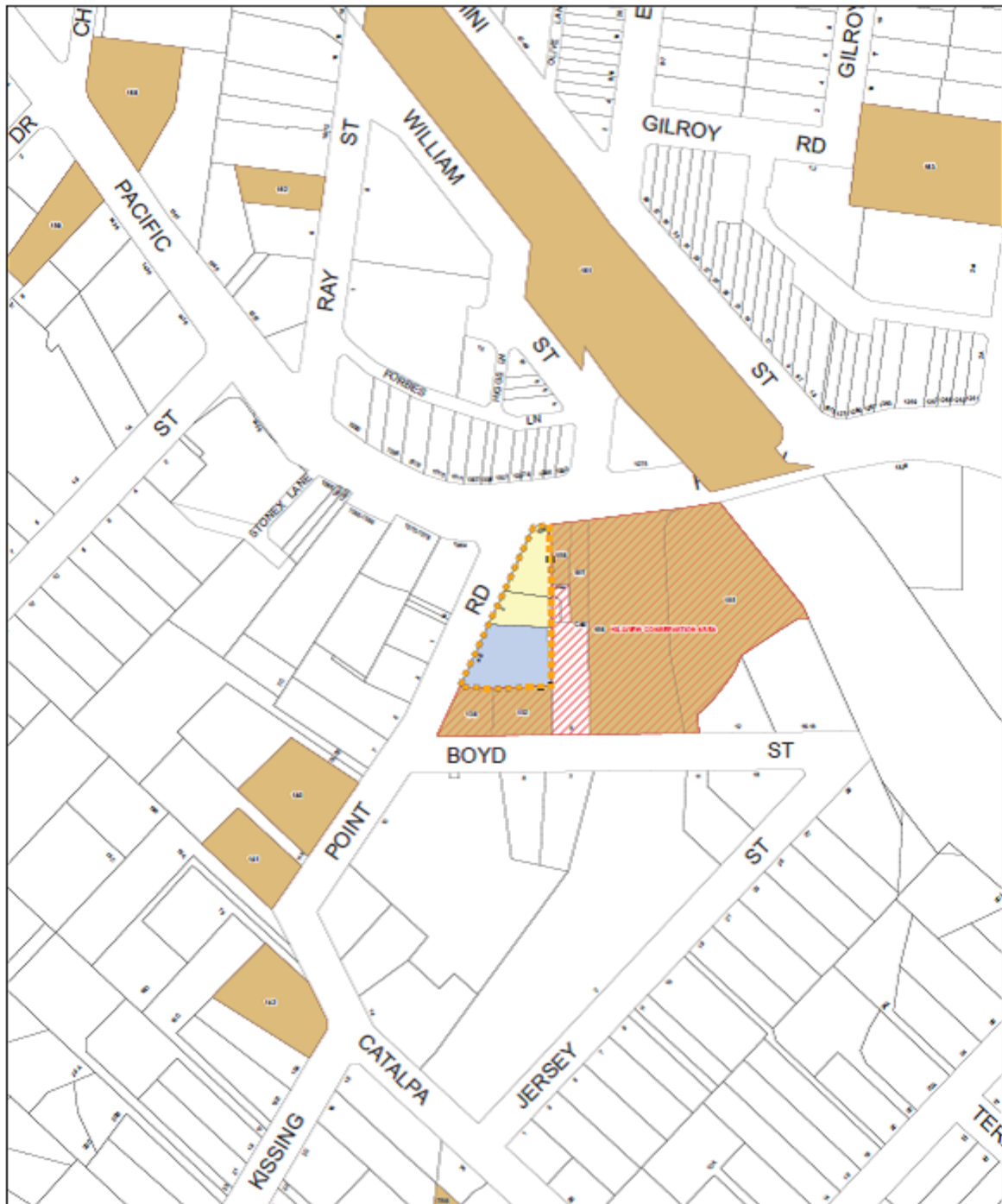
Extension to Hillview Conservation Area Turramurra (C40)

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Maps

1. Exhibited rating map



LEGEND

- Contributing
- Detracting
- Neutral
- Gazetted Conservation Area - General
- Heritage Item - General

Cadastral

- Cadastral 22/11/2018
- © Land and Property Information (LPI)

Date: 22/11/2018

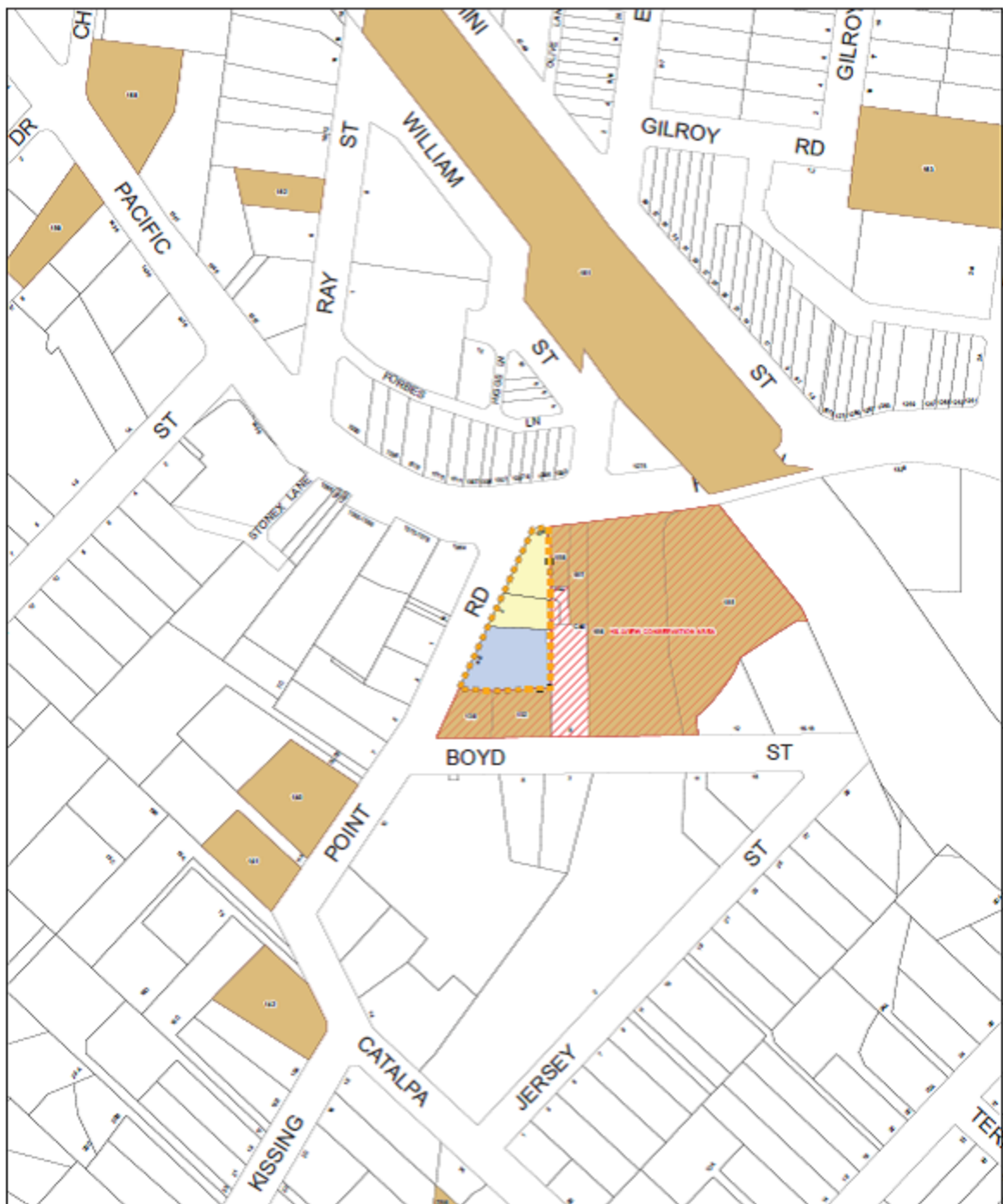
Draft Heritage
Conservation Area

Hillview Conservation Area
Turramurra

C40



2. Revised rating map



- LEGEND**
- Contributing
 - Detracting
 - Neutral
 - Gazetted Conservation Area - General
 - Heritage Item - General
- Cadastral**
- Cadastral 22/11/2018
 - © Land and Property Information (LPI)

Date: 22/11/2018

**Draft Heritage
Conservation Area**

**Hillview Conservation Area
Turramurra**

C40



Comments

The area reviewed was a proposed extension to the Hillview HCA (C40) that included 3 properties located on Pacific Highway and Kissing Point Road, Turramurra.

The area was identified for listing as a Heritage Conservation Area by Sue Jackson-Stepowski in 2012. The statement of significance prepared to support the listing states:

The Hillview Heritage Conservation Area displays a layering of history of the North Shore. The precinct is an historical record of the growth of the North Shore, its attractiveness as a retreat from the inner city of Sydney and the building of the Railway which encouraged this growth. The whole records the subdivision of land (Section 3) and the speculative investment by the Port Jackson Land and Investment Company (c1885) in land originally used for farming and orchard use as part of the grant to Thomas Boyd in 1832. The current subdivision pattern of Hillview and surrounding properties display the continued investment by smaller business owners and wealthy businessmen. These latter included Ivan AuPrince and Edmund Sheffield Willoughby Paul who purchased Hillview and surrounding land. Hillview operated prior to and during AuPrince's time as a Health Resort and was developed by Paul with a new grand Guest House.

Other parts of the subdivision included smaller lots than Hillview and fronted the Pacific Highway, Kissing Point Road and Boyd Street. The shopfronts and former Commonwealth Bank on the Pacific Highway record the development of the Pacific Highway (formerly called Lane Cove Road) as a main thoroughfare and the commercial centre of Turramurra that grew around the Railway Station. Kissing Point Road records the residential development with the building of both cottages and larger houses. The building of the "Paisley" flats has diminished this earlier historical record, though it represents the later development of flats in the commercial centres of the North Shore. Boyd Street provides a frontage for Hillview and also records the earlier subdivision of this land into smaller lots. Similarly this has been altered with a later flat development that has diminished the significance. Boyd Street is assessed as retaining adequate significance to represent the historical layers of the development.

The whole of the Hillview Conservation Area is significant within Ku-ring-gai as a precinct that displays values such as a mature landscape setting, varied topography that creates vistas and distant views framed by trees and a predominant built form that contributes in scale and form to the streetscape.

The buildings within Hillview are significant examples of Federation style architecture from the earlier Queen Anne Federation style with elaborate and

decorative details to the simpler garage building. The dominant siting of Hillview for display and to experience panoramic views enhance the architectural significance of these buildings. The mature trees and garden setting that is partially retained today also contributes to the setting and aesthetic significance of the Hillview complex.

The Commonwealth Bank is a rare example of an intact Art Deco style bank building.

The shopfront on 1360 Pacific Highway is a rare example of an intact shopfront with leadlight windows. is a representative example of a late Victorian and early Federation residence and later Guest House complex. The conservation of a part of the grounds and curtilage of Hillview has conserved its significant setting and siting with views towards Sydney contributing to its representative qualities as a place of retreat.

Hillview is used by the community as a health service, its grounds are accessible to the public and it is valued by the local community of Ku-ring-gai.

As a result of the statutory public exhibition process, 5 submissions were received, 4 were objections were received all against the proposal and 1 in support.

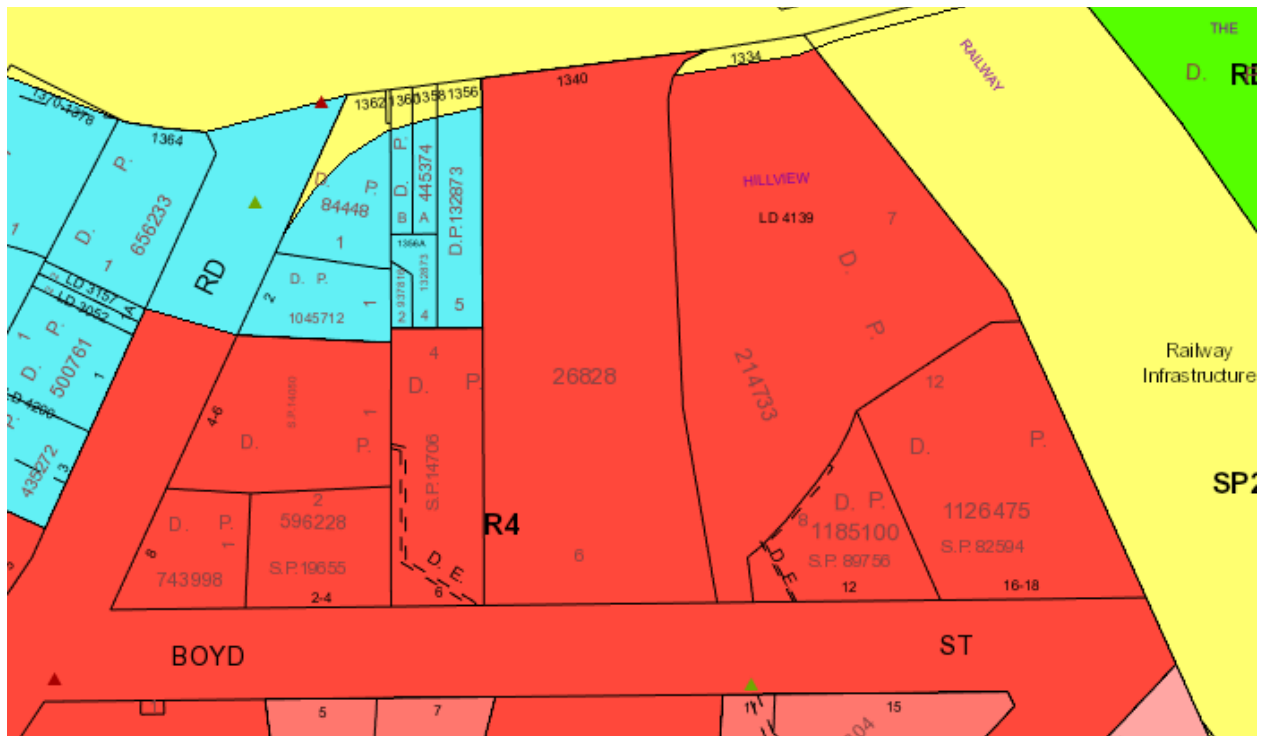
Issues raised in the objecting submissions included the SP2 Classified Road zoning, the B2 zoning and associated development standards, and the changes to the contributory properties which would reduce their contribution ratings to neutral. The one submission in support asked who had recommended opportunities for development on the Hillview site, why the state listing of the entire HCA was scuttled and gave support for the listing. These issues are addressed in the response to submissions below.

In light of the public exhibition submissions the area was reviewed again which included several site visits and historical research by Council officers. None of the contribution ranking were changed as a result of the reassessment and the submissions, however, the Hillview Conservation Area extension is not recommended to proceed. The two contributory properties to be added are from the Federation period, 2 Kissing Point Road being a single storey Queen Anne style Federation house and 1362 Pacific Highway being a two storey house in the Federation style. Both houses are being adaptively reused for businesses. While both buildings have contributory values in their forms, scale and setbacks, both buildings have some change.

The land on which they are located is zoned B2. The DCP reviewed these sites and set development controls for new development that responds to the context of the heritage items on Pacific Highway while making a positive contribution to future development on the master-planned Town Centre sites (see Activate Turramurra). Objecting submissions expressed the opinion that heritage listing would contravene


the objectives of the B2 zoning and by extension the Sydney District Plan and s.117 Ministerial Directions. The front of several buildings from 1356-1362 Pacific Highway have been zoned SP2 Classified Road (see Figure 1 below). Given the opportunity the site presents to the Turrumurra Local Centre, and the future potential compromise of the SP2 zoning, it is recommended the extension not proceed.

Figure 1: current zoning of the Hillview Conservation Area (red: R4 (High Density Residential), blue: B2 (Business Zone – Local Centre) and yellow SP2 (special uses – Classified Road)



Submission summary table

No	TRIM	Issue/Concern	Comment
50	2017/289449	<p>Opposed to HCA.</p> <p>Rezoning the front of the property to SP2 as part of the Local Centres LEP was unadvertised and may be unlawful.</p> <p>According to the Gateway Determination for PP_2016_KURIN_003_00</p>	<p>The zoning to SP2 was at the request of the roads and Maritime Services. This LEP is made (gazetted) and is legal.</p> <p>This is not a change to the development standards or a rezoning (the Gateway made reference to rezoning (land use) not reclassification (community vs</p>

No	TRIM	Issue/Concern	Comment
		<p>Council does not have the right to impose development standards or reclassify SP2 land.</p> <p>By changing the zoning to SP2 Council has shown clear intent not to protect these properties, extension to the rezoned area would be pointless.</p> <p>Summary: Finds the road reservation to be unlawful and proof of intent for Council to not want to protect the property.</p> <p>The inclusion of the property in the HCA is contrary to the DCP.</p> <p>For the above reasons reduce the HCA to only include 4-6 Kissing Point Road.</p>	<p>operational land)).</p> <p>Council has previously acknowledged the value of these properties by their individual listing and the Hillview Conservation Area. The RMS rezoning expresses an intent for the future which may or may not be realised in its current form. In the event these 'necessary' road works do not proceed the area has been protected. If the roadworks do proceed greater consideration should be given to the recognised heritage values of this area as expressed by community values and Council's support for heritage at Hillview.</p> <p>The LEP has primacy and informs the DCP. If the LEP changes, the DCP will be changed to reflect the DCP.</p>
138	2017/295360	<p>Opposed to HCA.</p> <p>Request the proposed extension be removed.</p> <ul style="list-style-type: none"> • the property (and its adjacent neighbours) is not worthy of inclusion in the HCA; • the proposal is contrary to (and challenges) the objectives of the B2 Local Centres zoning and the provisions of the Ku ring gai Local Centres LEP 2012 (LEP); • it goes against the State government's approach to 	<p>Dentist 2 Kissing Point Road</p>  <p>The property is described as:</p> <p>The house is a Federation Queen Anne style building with a projecting gable and tall brick chimney. The building has been altered with painted brickwork, new tiled roof, enclosed verandah and hard paved carparking to entire street</p>

No	TRIM	Issue/Concern	Comment
		<p>business centres near railway stations;</p> <ul style="list-style-type: none"> • the property (and the adjacent property to the north) should not be included in the proposed HCA, because the listing goes against Council's non-conservation position in the established, applicable development control plan (DCP). • the proposal does not support Council's broader strategic planning framework for the Turramurra Local Centre; • the recommended removal of the enclosed front verandah and hard paved car parking area is unacceptable, and not practical in terms of the ongoing operation of the dental practice. It is also unlikely to be legally enforceable by Council; and • In the context of the property and its locality, the proposal is contrary to object "(ii) promotion and coordination of the orderly and economic use and development of land" of the NSW Environmental Planning and Assessment Act 1979. 	<p>frontage.</p> <p>The house is being considered for its contributory value to the HCA not on its individual merits as an intact Queen Anne house. The house is not being considered for individual listing.</p> <p>It is agreed the property works well as a dental surgery servicing the Turramurra community and through adaptive re-use its continued use as such is encouraged. It is not isolated as an example of a Federation house being adaptive re-used for health or professional services.</p> <p>While this building is altered:</p> <p>"altered with painted brickwork, new tiled roof, enclosed verandah and hard paved carparking to entire street frontage"</p> <p>The scale, form, materials and details of this building do contribute to an understanding of its development layer in the Federation period.</p> <p>The Environmental Planning and Assessment Bill was enacted on 1 March 2018 and includes the new object:</p> <p>"to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)".</p> <p>This object does not work in isolation but works with other objects such as "to promote the orderly and economic use and development of land". While</p>

No	TRIM	Issue/Concern	Comment
			<p>heritage conservation does not have primacy it also cannot be ignored. Priority N6 of the North District Plan is:</p> <p>“Creating and renewing great places and local centres, and respecting the District’s heritage”.</p> <p>The existing conservation area and the heritage listed items are valued and recognised heritage places. In some ways the zoning to B2 of this site and adjacent sites failed to give consideration to Ministerial Directive 2.3 Heritage Conservation to conserve places of environmental heritage significance. Regardless, the current proposal could be considered to contravene the intentions of Ministerial Directive 1.1 Business and Industrial Zones by reducing “the total potential floor space area for employment uses and related public services in business zones”.</p> <p>Heritage listing does not change the zoning and consequently the permissible uses remain the same. Any future development would be assessed on its merits against the LEP and the DCP.</p> <p>The issue then becomes one of planning and not heritage. Are the wider needs of the current and future community better met by the inclusion of two additional contributory buildings in the HCA or could there be a better outcome for the conservation of the heritage places and the</p>

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			<p>Turrumurra Village if more space was made available for a more sympathetic and responsive design?</p> <p>Given the known SP2 zoning and the intention to use this space as classified road, and the corresponding future loss of the front of the buildings in this zone it is recommended that the HCA extension not proceed.</p>
	<p>2017/296604</p>	<p>Strongly opposed to HCA.</p> <p>Opposed on limits for enhancement of dental practice, lack of topographical relation to Hillview (no views and vistas) and conflict with objectives of current zoning and DCP.</p>	<p>Dentist 2 Kissing Point Road</p> <p>Objection noted.</p> <p>The house at 2 Kissing Point Road is being adaptively reused as a dental practice. As a Federation Queen Anne style building it is representative of the key development layer for the Hillview HCA. It does not have to be visually connected to the Hillview heritage item to have historical significance in the context of a HCA i.e. it has value in and of itself as a contributing element to the HCA, and makes a contribution to the understanding of the periods of development and redevelopment.</p> <p>Please see comments in submission 138 on zoning and the 117 directions.</p>
<p>197</p>	<p>2017/296776</p>	<p>Opposed to HCA.</p> <p>Submission prepared by Beatty Legal and City Plan Services.</p> <p>4-6 Kissing Point Road should not be included in</p>	<p>Please see comments in submission 138 on Plan for Growing Sydney and the main body of the report on housing targets.</p> <p>It is standard practice that neutral properties are included in</p>

No	TRIM	Issue/Concern	Comment
		<p>the Hillview Conservation Area for the following reasons:</p> <ul style="list-style-type: none"> ▪ Inclusion of the site, which has no heritage significance, within the Heritage Conservation Area serves no purpose; ▪ The planning proposal has not properly considered A Plan for Growing Sydney and the capacity of the site to contribute to meeting the housing targets in the regional plan. 	<p>HCA's where they are bordered by contributory buildings and heritage items. They are not excised as an isolated lot. This is to encourage sympathetic development that contributes to the values of the HCA rather than development that does not respond to the context. For example, there is little or no consideration of heritage values in the requirements for complying development under the SEPP.</p>
221	2017/298044	<p>Who put forward the indicative map on pg 22 of the inventory sheet?</p> <p>It is important we prioritise the protection of biodiversity and protect Turramurra's identity and inheritance.</p> <p>Personally forwarded a nomination for Hillview HCA to the NSW Heritage Office. Turramurra meaning "big hill" is unique in Sydney for its topography and vegetation. As an early subdivision it represents the earliest built history of the area. The rare and endangered remnant BHHF and STIF elevate the significance of this area to state and national significance.</p> <p>Why was the state listing</p>	<p>The map was prepared by Design 5 Architects in 1997 as part of a conservation management plan for the Hillview site. It was chosen by the consultant's carste STUDIO who worked with Sue Jackson-Stepowski on the peer review to demonstrate views to be retained and in the opinion of Design 5 Architects opportunities for future development.</p> <p>Council was asked by the Heritage Office if we had a formal position on the state listing, at this time Council did not have a formal position (i.e. one endorsed by the elected Councillors). We did tell them that we were placing the expanded HCA on a statutory exhibition.</p> <p>Heritage listing is to conserve those places from the past that are valued by the community; it</p>

No	TRIM	Issue/Concern	Comment
		<p>scuttled? Following local government consultation the issues were “obfuscated sufficiently to cause confusion, and thus rejection”.</p> <p>Hillview HCA, Little Village Park and Sheldon Forest Bird sanctuary should be recognised and protected. This area is under-threat from redevelopment.</p> <p>Several government departments have interest in this land (RMS, Health and Planning). Hillview is in a rundown state and several trees on the site are unhealthy. The area is not protected from state-led redevelopment.</p> <p>The peer review supporting Hillview was ignored while Council proceeded with its master-planning for Turrumurra. Nothing was made public about Council’s liaising with the Heritage Office regarding the state nomination. This nomination is from an ecological and inheritance (natural and built) perspective.</p> <p>RMS road widening is an unnecessary threat to Hillview. Little Village Park should be protected in return for the cumulative impacts of development</p>	<p>is not a mechanism to stop development. Council development approval process and planning proposal processes have mechanisms to recognise and conserve the built and natural environment. This planning proposal recognises the value of several HCAs that have been assessed and the public consulted. Those areas outside the study areas are outside the scope of this planning proposal.</p> <p>Most of the area recommended by SJS was already included within a heritage conservation area. This proposal is just an extension to include the recommended area that was not already in the HCA.</p> <p>The Little Village Park was outside the recommended study area and is not the subject of this report. As context to the current site the CMP for Hillview by Design 7 noted that “the open space and trees along the Pacific Highway contribute to the garden setting of the pace and the garden suburb character of Turrumurra and should be retained. No new structures should be constructed in this space.” p. 78. As such it was valued as greenspace not for its historic values.</p> <p>The adaptive reuse of Hillview as a recreation space in the vein of similar sites such as The Grounds in Alexandria would be at the discretion of the owners who are not Council.</p>

No	TRIM	Issue/Concern	Comment
		<p>on the local environment.</p> <p>The proposed conservation area deliberately ignores the Sue Jackson-Stepowski recommendation.</p> <p>Was the heritage value of the Little Village Park considered? Importance of Little Village Park and Sheldon Forest as setting to the HCA.</p> <p>Expressed concerns over: the master-planning process, the decision to reclassify Little Village Park, recent development in Turrumurra, the loss of heritage in Turrumurra, loss of Blue Gum High Forest.</p> <p>Hillview and its setting should be conserved and marketed as a ready-made tourist destination like other significant sites in Sydney like the Coal Loader. Ku-ring-gai is high environmental and biodiversity values.</p>	