

HERITAGE IMPACT STATEMENT

Sutherland Entertainment Centre Major Refurbishment



17 February 2020

Cover Image: War Memorial, Peace Park, Sutherland (Source: NBRSArchitecture)

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ISSUED	REVIEW	ISSUED BY
13 January 2020	Draft for Review	Alice Steedman
17 February 2020	Final Report	Alice Steedman

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HERITAGE IMPACT STATEMENT FOR SUTHERLAND ENTERTAINMENT CENTRE - MAJOR REFURBISHMENT

1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany an application for proposed works at Sutherland Entertainment Centre, 30 Eton Street, Sutherland. The site comprises an existing entertainment centre and adjacent Peace Park.

The proposal involves major alterations and additions to the existing 1970s building and adjacent Peace Park to produce a performing arts centre with improved stage, back stage, rehearsal, teaching and community facilities and landscaped public plaza.

Details of the development proposal have been prepared by NBRSArchitecture in association with CHROFI Architects.

The subject building is not listed as an item of local heritage significance, however it is located in the vicinity of a number of heritage listed items, as identified in Schedule 5 of the *Sutherland Local Environmental Plan (LEP) 2015* including Sutherland War Memorial (I3615), Forby Sutherland Memorial Gardens (I3616) and Church (I3619).

1.2 METHODOLOGY

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

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

1.3 SITE LOCATION

The site is located on the eastern side of Eton Street, north of Flora Street, Sutherland. The site runs through to Merton Street at the rear. It is identified as Lot 7 Section 46 DP802 and Lot 1 DP1253156 by the NSW Land Registry Services (LRS) (see Figure 1 and Figure 2 below).

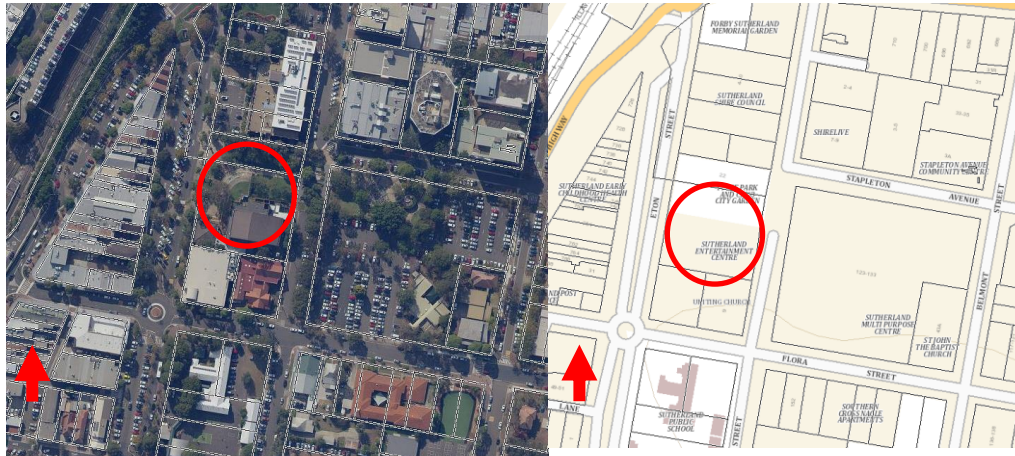


Figure 1: Aerial map with the subject site circled red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au) Figure 2: Street map with the subject site circled red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

1.4 HERITAGE MANAGEMENT FRAMEWORK

The subject building is not listed as an item of local heritage significance on Schedule 5 of the *Sutherland Local Environmental Plan (LEP) 2015* however it is in the vicinity of a number of other listed items, including:

- Peace Park, Eton Street (Sutherland War Memorial) – Item No I3615;
- Eton Street and Old Princes Highway (Forby Sutherland Memorial Gardens) – Item No: I3616; and,
- Flora Street (cnr Merton) (Church) - Item No: I3619.

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

1.5 AUTHORSHIP

This report was prepared by Alice Steedman, Senior Heritage Architect using research and a history written by Dr Martina Muller, Historian, all of **NBR**SARCHITECTURE.

1.6 LIMITATIONS

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

1.7 COPYRIGHT

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

2.0 DOCUMENTARY EVIDENCE

2.1 PRE-EUROPEAN HISTORY

Before the arrival of the Europeans, the Sutherland Shire, previously known as the Port Hacking district, was inhabited by Aboriginal people of Dharawal language group, including the Gweagal on the Kurnell peninsula and the Norongerragal further to the west.¹ There are many recognised Aboriginal sites in the Port Hacking area, among them various shell middens found throughout the district, indicating camp sites used by the traditional owners of the land which are known to have travelled up and down the coast.² In the areas close to the Royal National Park, finds are particularly abundant, but a large midden was, for instance, also found at the Kurnell Landing Place, where the presence of Aboriginal people is confirmed by reports from officers who were aboard the First Fleet when it arrived at Botany Bay in 1788.

2.2 DEVELOPMENT OF THE SUTHERLAND SHIRE

On 29 April 1770, 18 years prior to the arrival of the First Fleet in 1778, the 'Endeavour' under Lieutenant James Cook arrived on the southern shore of Botany Bay, and botanists Sir Joseph Banks and Daniel Solander were sent to undertake small excursions to collect plants and specimens.³ Seaman Forbus (Forby) Sutherland was among the crew but died on the day of the ship's arrival. He was buried on the beach at Kurnell which Cook named 'Point Sutherland' in his memory.⁴ This was also the name which future landowner Thomas Holt used for his estate and which, in 1906, was used to name the newly formed Sutherland Shire.⁵ Whether Forby Sutherland was indeed the inspiration for the naming of the Shire has been debated.⁶

When the First Fleet under Captain Arthur Phillips arrived in 1788, it anchored off Kurnell on 18 January, but the Botany Bay area was deemed unsuitable for settlement.⁷ However, the area south of Botany Bay was visited numerous times during excursions in subsequent years.⁸ During one of these, in 1796, George Bass, Matthew Flinders and William Martin found a river south of Georges River.⁹ They named it "Port Hacking", after First Fleet quartermaster Henry Hacking who had told them about the river's existence.¹⁰ Although Port Hacking was the official name, the area was commonly known as Port Aiken throughout the 19th century, probably named after midshipman Aiken of the First Fleet who had potentially discovered it.¹¹

¹ 'Aboriginal People and Place', Barani, accessed 12 December 2019, <https://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>.

² For this and the following see Pauline Curby, *Pictorial History Sutherland Shire* (Sydney: Kingsclear Books, 2004), 2ff.

³ Curby, 5.

⁴ Marjorie Hutton Neve, 'A Brief History of Sutherland Shire', *Sutherland Shire Studies* 1 (1971): 5.

⁵ Curby, *Pictorial History Sutherland Shire*, 5.

⁶ Bruce Watt, *The Shire. A Journey through Time* (Sutherland Shire: Bruce Watts, 2014), 42.

⁷ 'From Terra Australis to Australia', State Library of NSW, 18 December 2015, <https://www.sl.nsw.gov.au/stories/terra-australis-australia>.

⁸ Curby, *Pictorial History Sutherland Shire*, 9f.

⁹ Cf. Hutton Neve, 'A Brief History of Sutherland Shire', 2.

¹⁰ G. P. Walsh, 'Hacking, Henry (1750–1831)', in *Australian Dictionary of Biography* (Canberra: National Centre of Biography, Australian National University), accessed 12 December 2019, <http://adb.anu.edu.au/biography/hacking-henry-2140>.

¹¹ Curby, *Pictorial History Sutherland Shire*, 12; Hutton Neve, 'A Brief History of Sutherland Shire', 2.



Figure 3: Drawing by William Bradley titled 'Botany Bay. Sirius & Convoy going in: Supply & Agents Division in the Bay. 21 January 1788.' (Source: SLNSW, William Bradley – Drawings from his journal 'A Voyage to New South Wales', 1802, Call No. Safe 1/14, File No. FL1113927, Digital ID a3461009h)

The first landowner in the Sutherland Shire was Captain James Birnie, a mercantile trader who arrived in Sydney in 1806.¹² He was granted 700 acres at Kurnell in 1815 which he sold to John Connell in 1828. Connell had many landholdings in the area, including land that had initially been promised to explorer Gregory Blaxland who decided to concentrate on more promising land closer to Sydney.

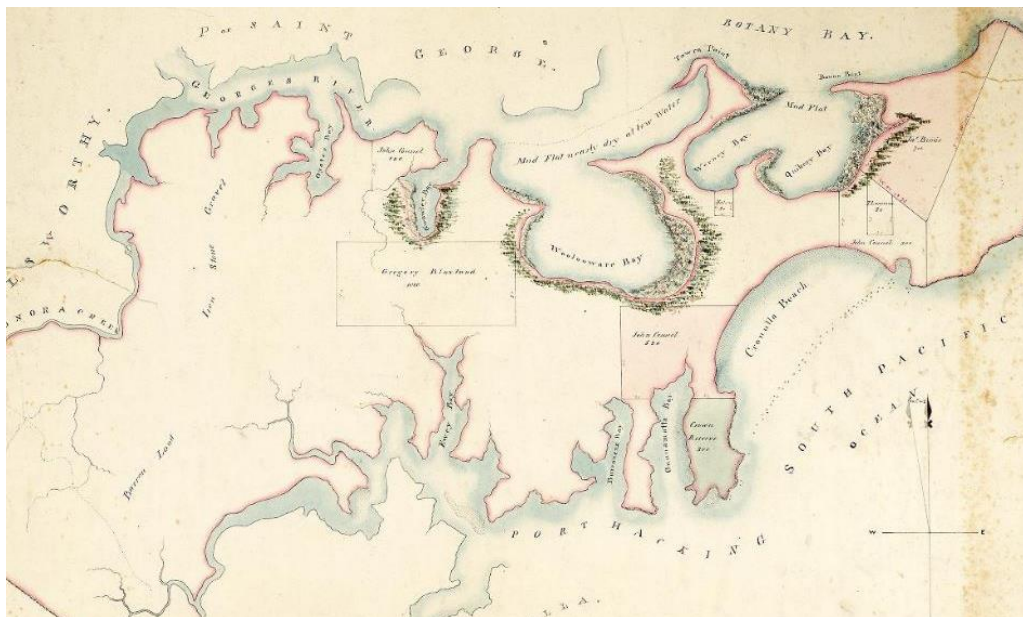


Figure 4: Undated Parish Map showing the earliest land grants in the area, including Blaxlands grant between Georges River and Port Hacking (Source: NSW LRS, Historical Land Records Viewer HLRV)

¹² Hutton Neve, 'A Brief History of Sutherland Shire', 2; Curby, *Pictorial History Sutherland Shire*, 10.

After John Connell's death in 1849, his land was transferred to his grandsons John Connell Laycock and Elias Pearson Laycock.¹³ Other early landholders on the southern side of Port Hacking included Owen Byrne (1821), his son Andrew Byrne (1825), and Matthew John Gibbons (1824).¹⁴ John Lucas (1823) owned 150 acres in what is now Holsworthy Military Reserve and his watermill, constructed in 1825 at Woronora, was used by the Illawarra farmers to grind corn. In the first half of the 19th century the primary industry in the area was timber-cutting while some early landholders used their land for vegetable growing and cattle grazing; the bays provided shells for the production of lime used in the building industry.¹⁵

A survey of the area was undertaken by Robert Dixon in 1827 and completed by Thomas Mitchell.¹⁶ In 1835, based on Mitchell's work, Governor Bourke issued a proclamation declaring the 'Nineteen Counties', one of which was the County of Cumberland.¹⁷ The county was subdivided into 'Hundreds', with the 'Hundred of Woronora' containing four Civil Parishes, including the Parish of 'Southerland'. After the surveys were completed, the Crown released land for sale from 1856.

Thomas Holt became one of the major landholders in the area, buying some 12,000 acres, both directly from the Crown and from original landholders. Holt had arrived in Sydney in 1841 and became a leading figure in Sydney's commercial and public life.¹⁸ Holt's estate, which covered almost the entire area between the Georges, Woronora and Port Hacking rivers, became known as the Sutherland Estate and was divided into 11 paddocks.¹⁹ In 1881, Holt subleased most of his estate to the Holt-Sutherland Estate Co. Ltd., formed largely to open the land up for settlement. Holt's Sutherland House, built on the foreshores of Sylvania, was destroyed by fire in 1918.

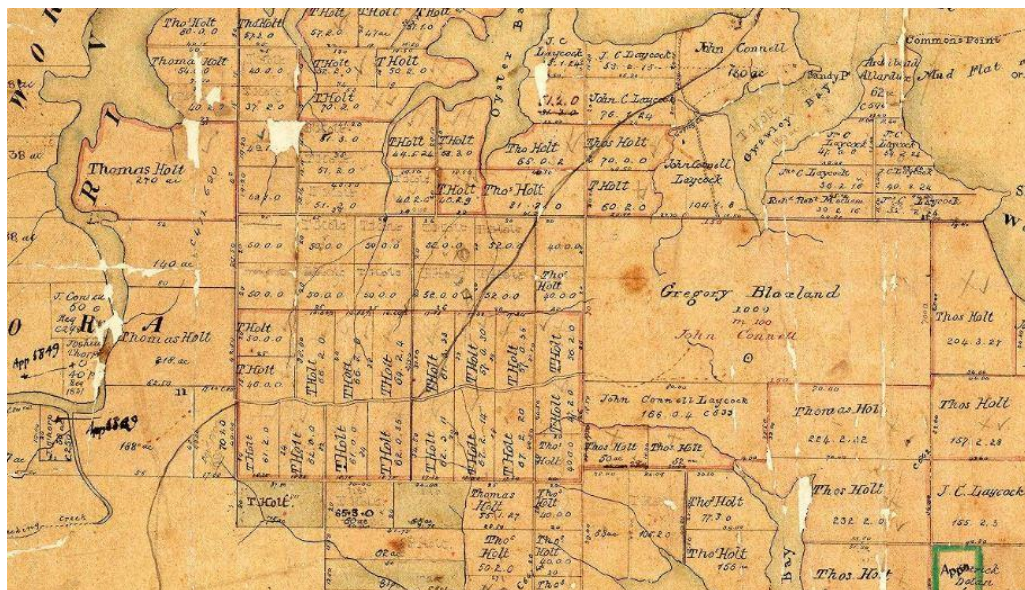


Figure 5: Undated Parish Map showing some of the extent of Thomas Holt's estate between the Georges River and Port Hacking. (Source: NSW LRS, Historical Land Records Viewer HLRV)

Between 1842 and 1845, the "South Road" (now Old Illawarra Road) was built to connect Newtown to "Five Islands" (now Wollongong).²⁰ In 1864, the new "Main Road South" was constructed, following the line of what is Princes Highway today from Georges River to

¹³ Curby, *Pictorial History Sutherland Shire*, 10.

¹⁴ Hutton Neve, 'A Brief History of Sutherland Shire', 2; Curby, *Pictorial History Sutherland Shire*, 12.

¹⁵ Hutton Neve, 'A Brief History of Sutherland Shire', 2.

¹⁶ Hutton Neve, 2-3.

¹⁷ Watt, *The Shire. A Journey through Time*, 72.

¹⁸ Watt, 90ff; Hutton Neve, 'A Brief History of Sutherland Shire', 3.

¹⁹ 'Sutherland | The Dictionary of Sydney', accessed 12 December 2019, <https://dictionaryofsydney.org/entry/sutherland#ref-uuid=2d48dc37-435b-3383-9673-9948524ccee8>.

²⁰ For this and the following see Hutton Neve, 'A Brief History of Sutherland Shire', 4ff.

Sutherland. In the 1870s the Hon. John Sutherland, Minister for Works, lobbied for the railway line to be extended from Hurstville to the Illawarra District. Construction began from about 1880 onwards, opening up the "Port Hacking District" as the Shire was then known.

In 1885, Sutherland Station, named after John Sutherland, was opened and from there a road to "Cronulla Beaches" was constructed. By 1888 the "Oriental Hotel" at Cronulla was built and by 1911 the Sutherland to Cronulla steam tram was established, leading to increased business opportunities in the Shire and better accessibility for residents settling in the area, particularly in the central sector of the Shire. In December 1939, the railway line was extended from Sutherland to Cronulla which became the major town in the district, not only as a popular holiday and weekend destination but also as a residential town with industrial and commercial development.



Figure 6: Sutherland Railway Station, c1910s. (Source: Sutherland Shire Council, Picture Sutherland Shire, File No. MF000645)

The strongest development of the 'Shire', as it is known today, occurred after World War II.²¹ Between 1947 and 1968, the population increased by 500 percent, from 28,000 to 143,000 inhabitants. The associated housing boom saw the construction of large numbers of timber, corrugated iron and fibro homes that were usually modest in size. The population mostly came from the suburbs adjoining to the north, looking for their own, cheap block of land to raise their families. Increased prosperity during recent years has changed the character of the area once again, with most of the fibro and weatherboard houses replaced by masonry buildings, including multi-storey apartment buildings.

2.3 DEVELOPMENT OF SUTHERLAND

The area of Sutherland formed part of Thomas Holt's estate which he subleased to the Holt-Sutherland Estate Land Company from 1881.²² The company primarily prepared and administered Holt's land for subdivision. The Township of Sutherland was offered for sale in February 1882.

In December 1885, the railway line to Sutherland was opened. By then, only about 16 families were living in the area, however, development started to increase with the establishment of the Railway Hotel and later a store on the eastern side of the railway station, and the Royal Hotel and the congregational church on the western side. The Sutherland Brickworks, located

²¹ For this and the following see Watt, *The Shire. A Journey through Time*, 3.

²² The following has been summarised from 'Sutherland | The Dictionary of Sydney'.

on the grounds of the present-day Woronora Cemetery, provided sandstock bricks for some of the houses built during these early days. In the 1890s, a police service was established, the Catholic Church (1892) and the Church of England (1894) opened their own church buildings, and from 1891, there was a separate post office. Woronora Cemetery was gazetted in 1895.

When the tramway between Sutherland station and Cronulla was opened in 1911, Sutherland became established as a transport node, linking Sydney with the destinations in the Shire. After Sutherland Shire was incorporated in 1906, Sutherland had become its administrative centre and received the first purpose-built council chambers in 1913-14.



Figure 7: Sutherland Township, c1900, view looking south, with the Stationmaster's residence on right. (Source: Sutherland Shire Council, Picture Sutherland Shire, File No. MF001402)

By 1928, Sutherland school had become the first high school in the Shire, the railway line had been electrified (1926) and the suburb connected to electric power. In 1939, the railway line was extended from Sutherland to Cronulla. That same year, proposals for a courthouse in Sutherland were put forward, however, it was not until 1945 that land was purchased, and the courthouse opened in the 1950s.

On 22 October 1965, new council chambers and a civic hall were opened, replacing the old council chambers. A separate civic centre was completed in 1976, which later became known as Sutherland Entertainment Centre. During the early 1970s, plans for a new courthouse were made, and a new site was acquired in 1978. The new courthouse was opened in 1988 and in 1990 a new police complex was opened adjacent to it. Sutherland has remained the central transport hub and administrative centre for the Shire, which has largely been due to its proximity to public transport as well as other infrastructure improvements.

2.4 HISTORY OF THE SUBJECT SITE AND ITS CONTEXT

2.4.1 THE SUTHERLAND ENTERTAINMENT CENTRE (1976)

The land on which the subject site is located was originally part of 62 acres (Portion 102 of the Parish of Sutherland), granted to Thomas Holt by Crown Grant on 31 December 1862.²³ The Holt-Sutherland Estate was subdivided for sale from the 1880s, starting with the first land release at Sylvania (1881). The third subdivision was offered for sale by auction in February 1882, which included the subject property at 30 Eton Street, Sutherland, which is located on Lots 9 and 10 in Section 46 of that subdivision (see Figure 8).²⁴

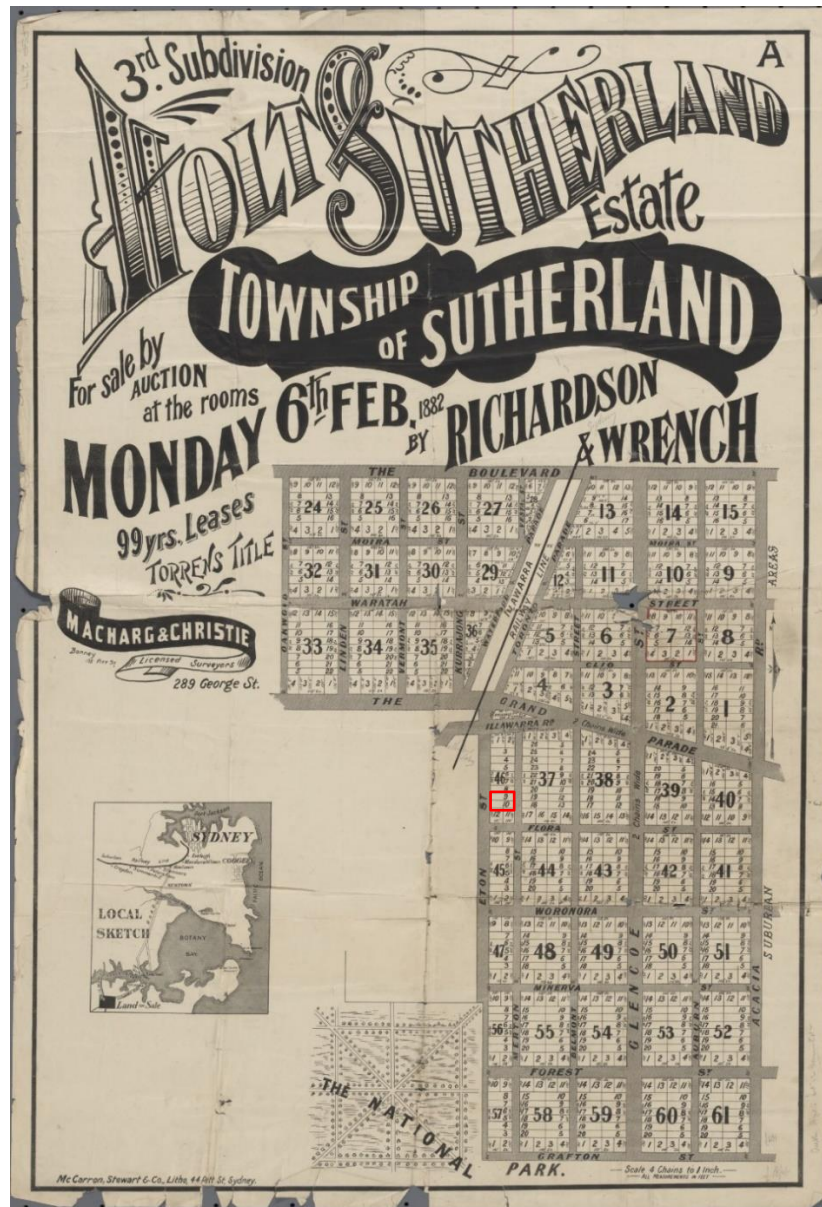


Figure 8: 1882 sales poster by Richardson & Wrench for the third subdivision of the Holt-Sutherland estate, known as the Township of Sutherland, with the subject site (Lots 9 and 10 in Section 46) outlined in red. (Source: National Library of Australia, Bib ID 2208907, Call No. MAP Folder 173, LFSP 2717)

²³ NSW Land Registry Services, Certificate of Title, Vol. 8112 Fol. 13

²⁴ 'Sutherland | The Dictionary of Sydney'.

Lots 9 and 10 in Section 46 remained in the Holt estate until 31 May 1945 when they were resumed and vested in the Council of the Shire of Sutherland.²⁵ A new Certificate of Title was issued to the Council of the Shire of Sutherland on 7 March 1961.²⁶ The land was initially partly sublet and developed before it was redeveloped in the 1970s for Sutherland's new Civic Centre.

The Sutherland Entertainment Centre opened as the Sutherland Civic Centre on 12 June 1976.²⁷ It was seen as "the Opera House of the southern suburbs" before its opening by the Governor, Sir Roden Cutler, and has been used for events ranging "from balls, banquets, concerts, theatre productions, dance performances, movies and school presentations to citizenship ceremonies, political campaign launches and memorial services."²⁸

Plans for the centre had first been made in 1969, however, it took over six years for the project to be completed at a cost of \$2 million. The Sutherland Civic Centre contained an auditorium seating 990 people, with 510 removable seats for flexible uses. The building was designed by Dunphy Bell and Partners Pty Ltd, architects, who invited tenders for stage 1 in May 1973.²⁹



Figure 9: 1974 – The Sutherland Civic Centre under construction, as seen looking from Merton Street towards Eton Street. (Source: Picture Sutherland Shire, File No. MF004483)



Figure 10: 1974 – The Sutherland Civic Centre under construction, as seen looking from Merton Street towards Eton Street. (Source: Picture Sutherland Shire, File No. MF004482)

²⁵ NSW Land Registry Services, Certificate of Title, Vol. 5364 Fol. 123

²⁶ NSW Land Registry Services, Certificate of Title, Vol. 8112 Fol. 13

²⁷ 'Sutherland Civic Centre Construction', St George & Sutherland Shire Leader, 28 August 2019, <https://www.theleader.com.au/story/6353557/sutherland-civic-centre-construction/>.

²⁸ Murray Trembath, 'Flashback Friday | Opera House of the South', St George & Sutherland Shire Leader, 28 June 2019, <https://www.theleader.com.au/story/6244538/flashback-friday-opera-house-of-the-south/>.

²⁹ Glenn Harper, 'The Brutalist Project Sydney', Byera Hadley Travelling Scholarships Journal Series (NSW Architects Registration Board, 2016), 75; 'Advertising', *The Sydney Morning Herald*, 1 May 1973, 31.



Figure 12: Opening of the Sutherland War Memorial adjacent to the Council Chambers, 1921. (Source: Picture Sutherland Shire, File No. MF003379)



Figure 13: The Sutherland War Memorial c1920-40. (Source: Picture Sutherland Shire, File No. MF005752)



Figure 14: The Sutherland War Memorial with the Council Chambers on the right, c1959. By then, the Council building had been enlarged. (Source: Picture Sutherland Shire, File No. MF000321)



Figure 15: The Sutherland War Memorial, 1960s. (Source: Picture Sutherland Shire, File No. MF002786)

A second plaque was added much later, to remember those Sutherland Shire residents who served in the Australian Defence Forces in wars and peace keeping operations. The Sutherland War Memorial was relocated to its present site in 1992, where it became part of Peace Park, and rededicated on 18 October 1992.³⁸ Peace Park had officially been opened a month earlier, on 12 September 1992 by Shire President Councillor Ian Swords.³⁹

³⁸ War Memorial Register NSW, 'Sutherland War Memorial', 11 April 2012, <https://www.war memorialsregister.nsw.gov.au/content/sutherland-war-memorial>.

³⁹ 'Picture Sutherland Shire External Search: MF009813', accessed 13 December 2019, <http://photosau.com.au/SutherlandHist/scripts/ExtSearch.asp?SearchTerm=MF009813>.

2.4.3 FLORA STREET METHODIST CHURCH (1936, NOW UNITING CHURCH)

The Methodist Church in Sutherland was built in 1936, replacing an earlier timber church at the site. The first church, donated by E. Vickery, M.L.C., had opened for service on 4 March 1905.⁴⁰



Figure 16: The old Methodist Church at Sutherland, completed in 1905. (Source: Picture Sutherland Shire, File No. MF004896)

The weatherboard church building burnt down on 2 November 1935.⁴¹ The current church at the site was commissioned immediately afterwards and built to the design by N. W. McPherson, architect, with the contractor being Charles G. Gray Ltd.⁴² The new church opened on 22 August 1936 with a dedication service by Rev. E. Coplin Thomas, the President of the Methodist Conference. Only stage one of the building had been completed by the time of the opening, including seating for around 170 worshippers and one bay in the nave. The building was to be extended during later stages to seat 300 people, with additional bays added as considered necessary.⁴³

⁴⁰ 'New Methodist Church at Sutherland', *The Sydney Morning Herald* (NSW: 1842-1954), 7 March 1905, 8; 'New Church at Sutherland', *The Methodist* (Sydney, NSW: 1892-1954), 18 March 1905, 9.

⁴¹ 'Opening and Dedication of a Church', *Sutherland Shire Historical Society Quarterly Bulletin* 52 (May 1985): 106-7; 'Sutherland Methodist Church', *The St George Call* (Kogarah, NSW: 1904-1957), 8 May 1936, 6.

⁴² 'Sutherland Church', *The Sydney Morning Herald* (NSW: 1842-1954), 31 March 1936, 4.

⁴³ 'Opening and Dedication of a Church'; 'Sutherland Church', 4.



Figure 17: Illustration of the new Methodist Church, stage one of which was completed in 1936. (Source: 'Sutherland Church', The Sydney Morning Herald (NSW: 1842-1954), 31 March 1936, 4)

In 1977, the Congregational and Methodist churches joined and became part of the Uniting Church in Australia.⁴⁴ The first Uniting Church service was held at the Forby Sutherland Memorial Garden.⁴⁵ A hall was added in 1996.⁴⁶

2.4.4 FORBY SUTHERLAND MEMORIAL GARDEN (1970)

The Forby Sutherland Memorial Garden was established in 1970 and officially opened on 29 August 1971 by Councillor M. F. Keane J. P.⁴⁷ It was established as a bicentennial project in memory of Forby Sutherland, who arrived on the Endeavour and was the first British subject to die in Australia. Various elements have been relocated to the gardens since they were first established, including an old horse trough from the corner of Lilli Pilli and Port Hacking Roads (relocated c1973)⁴⁸ and an old milestone (relocated by 1980).⁴⁹

The park had been established at the site of the old Council Chambers, built in 1913-14.⁵⁰ After construction of new Council Chambers in 1965 on land adjacent to the south, the old Council building had become redundant and was demolished, together with several private residences nearby to make way for the new park.

Aerial photographs taken between 1930 and 1994 (Figure 18 - Figure 25) illustrate the changes taking place on the block bounded by Eton, Flora and Merton Streets and Old Princes Highway over time.

⁴⁴ 'Our Story | Sutherland Uniting Church', accessed 16 December 2019, /explore/our-story.

⁴⁵ Picture Sutherland Shire, File No. MF001918

⁴⁶ Picture Sutherland Shire, File No. MF009811

⁴⁷ 'Forby Sutherland | Monument Australia', accessed 13 December 2019, <http://monumentaustralia.org.au/themes/landscape/exploration/display/23110-forby-sutherland>.

⁴⁸ 'An Old Horse Trough', *Sutherland Shire Historical Society Quarterly Bulletin* 5 (July 1973): 40.

⁴⁹ Robert and Sandra Crofts, *Discovering Australia's Historical Milemarkers and Boundary Stones* (Xlibris Corporation, 2013), 20.

⁵⁰ 'Forby Sutherland Memorial Gardens | NSW Environment, Energy and Science', accessed 17 December 2019, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2440236>.



Figure 18: 1930 – Aerial photograph with the approximate extent of the subject site shaded red. The red numbers indicate the location of the War Memorial (1) adjacent to the Council Chambers (at 3, extended in 1929) and the old timber Methodist Church (2). (Source: ShireMaps, 1930 Aerial Photo)



Figure 19: 1943 – Aerial photograph with the approximate extent of the subject site shaded red. The red numbers indicate the location of the War Memorial (1) adjacent to the Council Chambers (3) and the 1936 Methodist Church (2), built in brick. (Source: NSW RLS, SIX Maps, 1943 Aerial photo)



Figure 20: 1955 – Aerial photograph with the approximate extent of the subject site shaded red. The War Memorial (1), Council Chambers (3) and Methodist Church (2) are indicated. The subject site contained several buildings on the Eton Street frontage. (Source: ShireMaps, 1955 Aerial Photo)



Figure 21: 1961 – Aerial photograph with the approximate extent of the subject site shaded red. The War Memorial (1), Council Chambers (3) and Methodist Church (2) are indicated. The northern portion of the subject site contained the new SCC Showroom & Offices, and several smaller buildings were located in the southern portion. (Source: ShireMaps, 1961 Aerial Photo)



Figure 22: 1970 – Aerial photograph showing the War Memorial (1) and Methodist Church (2) still standing, with the new Council building located to the north of the subject site (shaded red) which now also contained the Council garages in the far northern portion. (Source: ShireMaps, 1970 Aerial Photo)



Figure 23: 1978 – Aerial photograph showing the War Memorial (1) and Methodist Church (2), by then part of the Uniting Church. The Sutherland Civic Centre now occupied the southern portion of the subject site (shaded red). (Source: ShireMaps, 1978 Aerial Photo)



Figure 24: 1984 – Aerial photograph showing the War Memorial (1) and Uniting Church (2), with the subject site shaded red. (Source: ShireMaps, 1984 Aerial Photo)

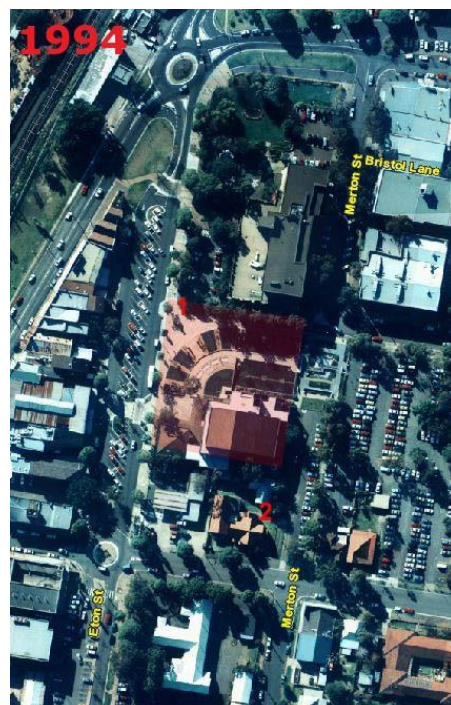


Figure 25: 1994 – The War Memorial (1) has been relocated to the newly created Peace Park at the subject site (shaded red), to the north of the Sutherland Civic Centre. (Source: ShireMaps, 1994 Aerial Photo)

3.0 PHYSICAL EVIDENCE

3.1 SITE CONTEXT

The subject site is located centrally on the lot bounded by Princes Highway to the north and Flora Street to the south. It faces Eton Street to the west and runs through to Merton Street on the east. The topography of the area is generally flat.

Eton Street is a divided roadway with central angled parking. There are street trees to footpaths on both sides of the roadway and centrally within the angled parking bays. It is characterised by predominantly two-storey commercial development from the mid to late 20th century.

The Council offices, located to the north of the site, are a three to four storey late 20th century brick building which is set back from Eton Street behind its parking area. Further multi-storey development from two to eight storeys is located to the east of the offices on Merton, Stapleton and Belmont Streets.

To the south of the subject site, a two storey late 20th century rendered masonry office building is located on the corner of Eton and Flora Street and a single-storey post-War brick church is located on the corner of Flora and Merton Street. The church has a more recent two storey face brick addition to its north and a single storey addition to the east.

The area to the east of the subject site is predominantly open parking space with some mature trees.



Figure 26: Sutherland Council offices facing Eton Street is situated within the Forby Sutherland Gardens site



Figure 27: Sutherland Council Offices facing Merton Street



Figure 28: typical new development to the east of Merton Street



Figure 29: Forby Sutherland Gardens north of the Council Offices



Figure 30: Commercial development on the western side of Eton Street



Figure 31: Office building on the corner of Eton and Flora Street



Figure 32: Uniting Church on the corner of Flora and Merton Street



Figure 33: Recent addition to the rear of the church



Figure 34: Merton Street looking south at the edge of the carpark



Figure 35: Open car park to the east of the subject site

3.2 DESCRIPTION OF THE SUBJECT SITE

The subject site comprises Peace Park and the site of the existing Sutherland Entertainment Centre. Peace Park is a landscaped space located to the south of the Council offices. It contains a Japanese garden, War memorials, terraced steps, fountains and soft and hard landscaped areas.

The existing Sutherland Entertainment Centre is a two to four storey Brutalist style building constructed in face brick and off-form concrete. The two-storey wing to Eton Street contains meeting rooms and offices with the main building set back from Eton Street behind a landscaped forecourt. A massively scaled colonnade surrounds the Eton Street wing and front of the auditorium facing Peace Park and Eton Street. The high gable roof of the auditorium is set back to the rear of the site.

The interior of the building is substantially as constructed. The foyer has undergone superficial renovations overtime. The backstage areas are well worn and do not meet current requirements.



Figure 36: War Memorial in Peace Park



Figure 37: Obelisks in Peace Park



Figure 38: Japanese Garden in Peace Park northeast of subject site



Figure 39: Japanese Garden in Peace Park northeast of subject site



Figure 40: Northern elevation of meeting rooms and offices



Figure 41: Western elevation of Eton Street wing containing meeting rooms and offices



Figure 42: Northern elevation of the auditorium viewed from Peace Park



Figure 43: Northern elevation of the forecourt viewed from Peace Park



Figure 44: Merton Street elevation adjacent to church (left)

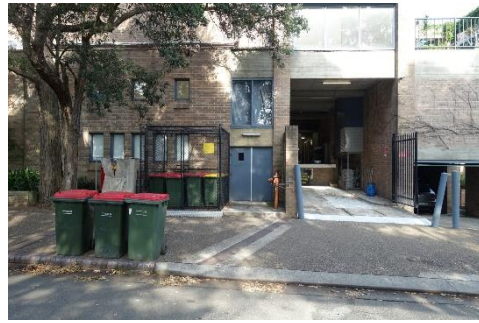


Figure 45: Loading dock on Merton Street

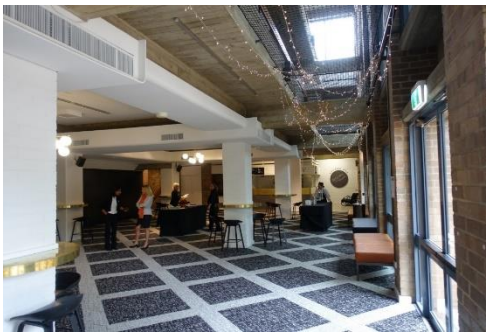


Figure 46: Main foyer



Figure 47: Ground floor meeting room



Figure 48: Main auditorium



Figure 49: Internal view of the second floor

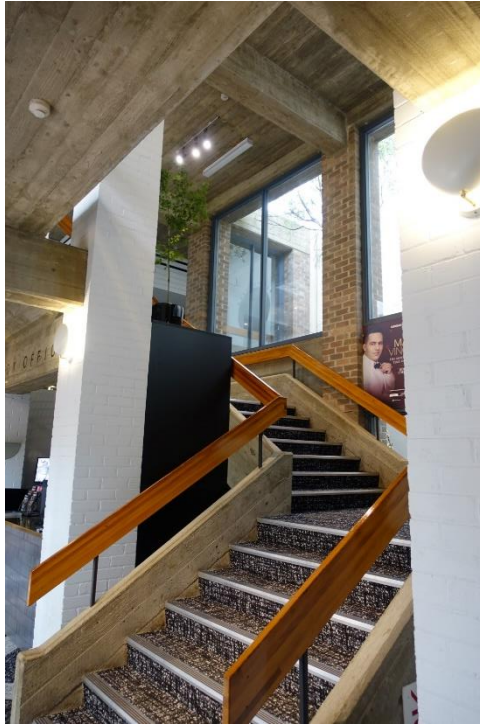


Figure 50: Stair to first floor from main foyer

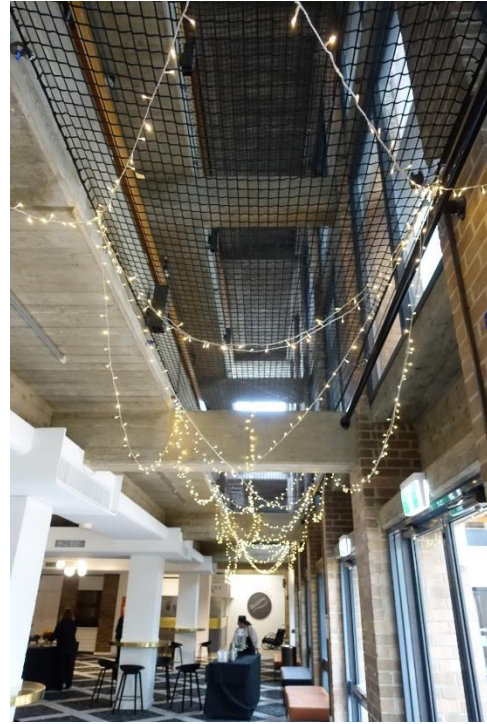


Figure 51: Main Foyer



Figure 52: Dressing room



Figure 53: Typical backstage bathroom

3.3 VIEWS

Primary views of the subject site are those of the facades facing Peace Park and Eton Street. The rear façade facing Merton Street is visible from the Merton Street carpark.

There are views over Peace Park from the upper levels of the building.

Views to the Church are available from Flora and Merton Streets against the backdrop of existing buildings to its north and east.

Views of the War Memorial and Forby Sutherland Gardens are available from Eton Street to the east and views of the gardens are also available from Princes Highway to the north.

The War Memorial can also be viewed from within Peace Park in its immediate vicinity.

4.0 ESTABLISHED HERITAGE SIGNIFICANCE

4.1 HERITAGE STATUS

The subject building is not listed as an item of local heritage significance on Schedule 5 of the *Sutherland Local Environmental Plan (LEP) 2015* however it is in the vicinity of the following heritage items listed in Schedule 5 of the *Sutherland LEP 2015*:

- Peace Park, Eton Street (Sutherland War Memorial) – item No I3615;
- Eton Street and Old Princes Highway (Forby Sutherland Memorial Gardens) – Item No: I3616; and,
- Flora Street (cnr Merton) (Church) - Item No: I3619.

Details of these items are included below.

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

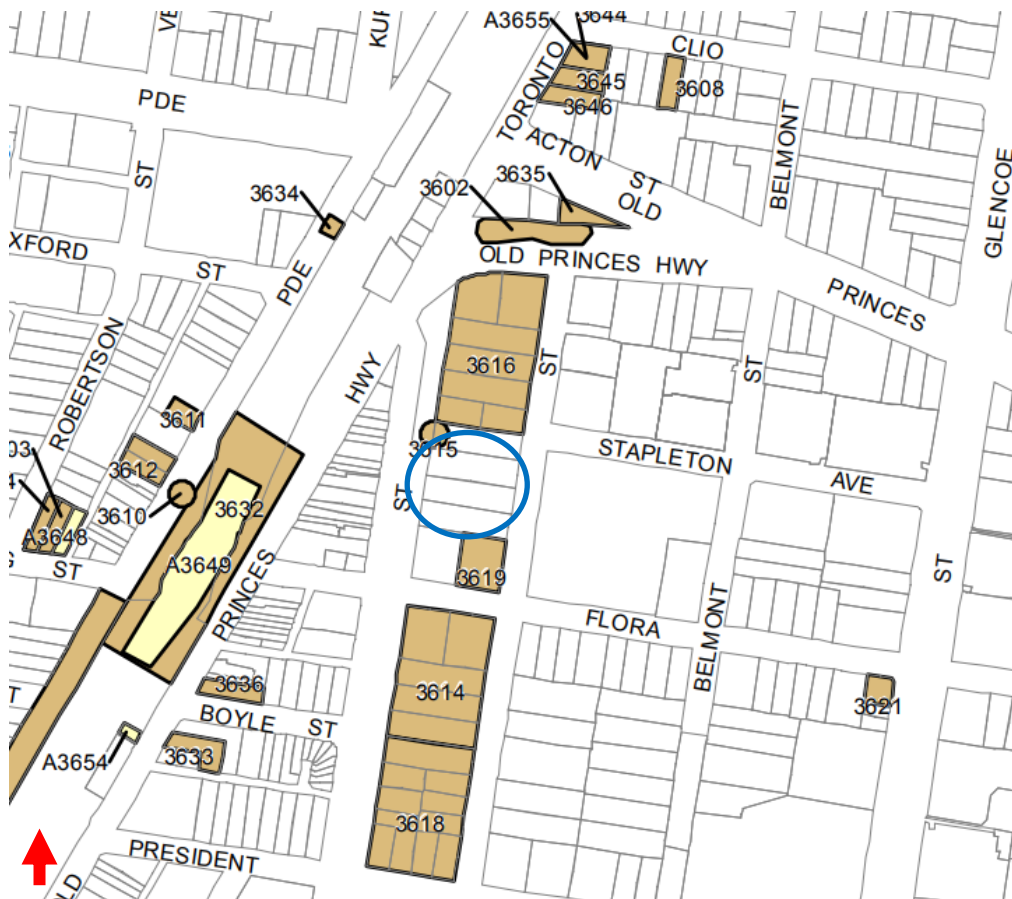


Figure 54: Excerpt from the Sutherland LEP 2015 heritage map. Heritage items are shown brown. The subject site is circled blue. (Source: Sutherland LEP 2015, Heritage Map HER_005A)

4.2 SIGNIFICANCE OF ITEMS IN THE VICINITY

The following Statement of Significance for the Sutherland War Memorial, Peace Park, Eton Street (I3615) is sourced from the NSW Heritage Database, reference number 2440222:

The building is a rare example of a War Memorial, an important typology in Sutherland and the State. The site commemorates members of the community associated with

WWI and WWII. The place has an identified association with WWI and WWII Servicemen, a significant community in the local area. The Memorial is a fine example of the Interwar style. The site is a local social landmark. The building has a high level of integrity despite relocation.



Figure 55: Sutherland War Memorial, Peace Park (NBRSArchitecture)

The following Statement of Significance for the Forby Sutherland Memorial Gardens, cnr Eton Street and Old Princess Highway (I3616) is sourced from the NSW Heritage Database, reference number 2440236:

Garden conserving mature trees from c1910-30 period, with garden design from 1965/70's. Developed as a memorial for the Bicentennial to Cook's men, of "The Endeavour". Local significance.



Figure 56: Forby Sutherland Memorial Gardens (NSW Office of Environment, energy and Science Database)

The following Statement of Significance for the Church (Uniting), Flora Street corner Merton Street (I3619) is sourced from the NSW Heritage Database, reference number 2440225:

Good example of an early Post-War brick church. Features some fine decorative brickwork and survives essentially unaltered. Social and historical value to the local church community. Important townscape contribution near school and civic precinct. Local significance.



Figure 57: Uniting Church, Flora Street (NSW Office of Environment, Energy and Science Database)

5.0 THE PROPOSAL

The proposed development, designed by NBRSArchitecture in association with CHROFI Architects, with landscape architecture by NBRSArchitecture includes the following:

Theatre & Rehearsal/Meeting Room

- Tiered seat Theatre with capacity to seat approximately 650 people in lower stalls & upper dress circle
- Raised stage with forestage and improved wings suitable for major theatrical productions, with a rigging loft in full fly tower located above the stage. Platform lift to provide accessibility to stage from stalls
- Viewing room at rear of stalls
- Recessed orchestra pit located in front of stage
- Rehearsal/dance/warm-up/holding studio on First Floor that can also be used as a flexible large meeting room and Foyer overflow
- Control room, follow spot platform and lighting bridges with technical access stairs to lighting bridges and rigging loft

Front of House

- Entry lobby and Foyer and circulation space
- 2 lifts for vertical movement through the foyer
- Box office and staff reception and administration areas
- Amenities and change rooms with facilities for families, elderly and disabled
- Bar
- Terrace level bar area
- Future café space
- Publicly accessible multi-purpose meeting room on Ground Floor or additional area for the Foyer

Back of House

- Dressing rooms
- Chorus rooms/holding rooms for large groups
- Green room
- BOH amenities and change facilities
- Commercial Kitchen with storage facilities and associated loading
- Wardrobe and laundry
- Stage door and waiting area
- Production and stage manager/touring offices
- Workshop and technical office along with storage for performance, hirers, props, lighting and sound equipment
- BOH service lift
- Loading and scenery dock for Theatre
- All plant and infrastructure

External spaces and civic domain

- Verandah link along the northern boundary to provide pedestrian connection between Eton and Merton Streets and an activated park and building interface edge
- Upgrade of the existing Peace Park to facilitate an improved connection between the SEC and park and provide a civic address to the building and enable the park to be conducive to a large array of activities
- New landscaped forecourt to Eton Street frontage
- Rooftop terraces for upper level bar and balcony to green room
- Integration of level café seating area
- Refurbishment of existing internal courtyards including soft and hard landscape to create visual interest
- Delivery dock interface for theatre and kitchen loading docks
- Access ramps to provide equitable access throughout the facility

- Provision for bicycle racks, street furniture, bins and drinking fountains
- Provision for external lighting for night-time usage
- Provision for way-finding signage
- Incorporation of water feature
- Incorporation of existing indigenous heritage items (ie. pavers, totem poles)
- Incorporation of existing war memorial
- Overall landscaping to areas to provide greenery, shade and privacy.
- Retention of War Memorial in existing paved context

The aim of the proposal is to provide a contemporary cultural centre and performing arts venue which engages with and enhances the urban context. The proposal also incorporates the redevelopment of Peace Park.

The materials palette includes new face brick to match the existing, grey stone pavers, retention of existing off-form concrete, new insitu concrete and metal cladding. The additions include expansion of a wing to the Eton Street frontage containing a new main foyer and enlarging the performance space and fly tower. The height of the top of the fly tower is up to 6 storeys with the remaining building retained as 2-4 storeys.



Figure 58: Proposed Eton Street Elevation. (Source: NBRSArchitecture and CHROFI)



Figure 59: Proposed view from Peace Park. (Source: NBRSArchitecture and CHROFI)



Figure 60: Proposed Merton Street view. (Source: NBRSArchitecture and CHROFI)

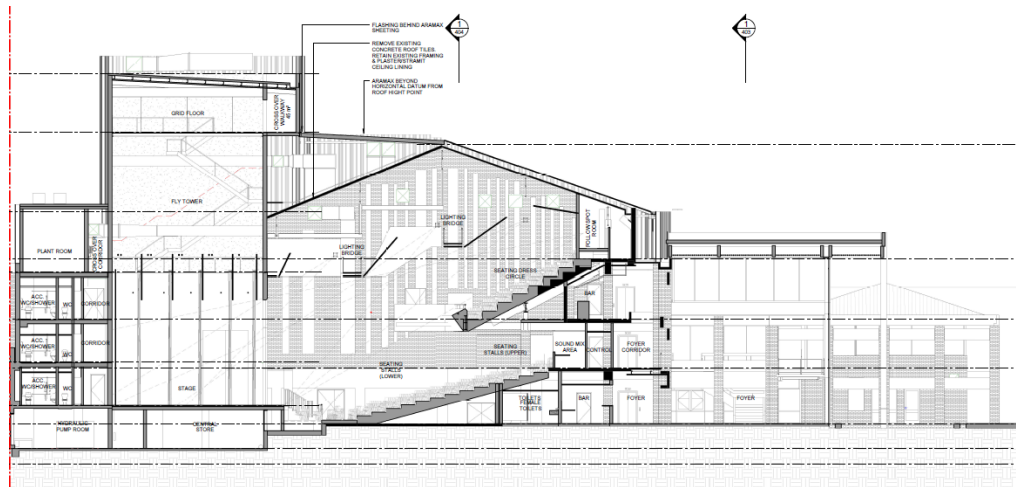


Figure 61 Proposed section through the auditorium and new fly tower. (Source: NBRSArchitecture and CHROFI)

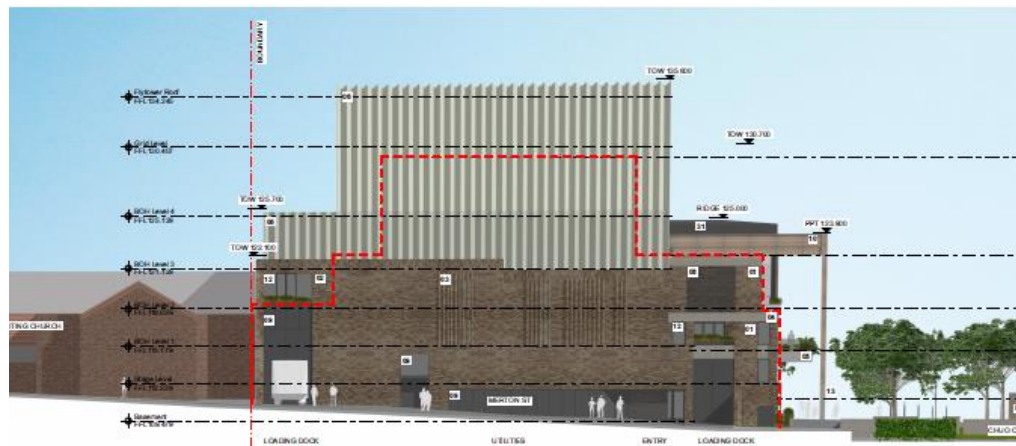


Figure 62: Proposed Merton Street Elevation showing outline of existing building dotted red. (Source: NBRSArchitecture and CHROFI)



Figure 63: Landscape plan showing retention of the War Memorial in existing paved context. (Source: NBRSArchitecture)

5.1 DOCUMENTATION EVALUATED

The following drawings, prepared by NBRSArchitecture and CHROFI, were reviewed as part of the preparation of this report:

DRAWING NO.	DRAWING TITLE	ISSUE	DATE
DA 00	Cover Page	1	28.11.2019
001	Location Plan	1	28.11.2019
002	Site Analysis	1	28.11.2019
003	Site Photos	1	28.11.2019
004	Zoning Maps	1	28.11.2019
005	Site Plan	1	28.11.2019
006	Demolition and Site Management Plan	1	28.11.2019
100	Basement Level Plan	1	28.11.2019
101	Ground and Stage Floor Plan	1	28.11.2019
102	Level 1 Plan	1	28.11.2019
103	Level 2 Plan	1	28.11.2019
104	Level 3 Plan	1	28.11.2019
105	Grid Level Plan	1	28.11.2019
106	Roof Plan	1	28.11.2019
110	Basement level Demolition Plan	1	28.11.2019
111	Ground and Stage Floor Demolition Plan	1	28.11.2019
112	Level 1 Demolition Plan	1	28.11.2019
113	Level 2 Demolition Plan	1	28.11.2019
114	Level 3 Demolition Plan	1	28.11.2019
115	Roof Demolition Plan	1	28.11.2019
300	Building Elevations – Sheet 1	1	28.11.2019
301	Building Elevations – Sheet 2	1	28.11.2019

DRAWING NO.	DRAWING TITLE	ISSUE	DATE
401	Building Section A-A	1	28.11.2019
402	Building Section B-B	1	28.11.2019
403	Building Section C-C	1	28.11.2019
404	Building Sections D-D	1	28.11.2019
410	Building Section A-A - Demolition	1	28.11.2019
411	Building Section B-B - Demolition	1	28.11.2019
412	Building Section C-C - Demolition	1	28.11.2019
413	Building Sections D-D - Demolition	1	28.11.2019
501	Shadow Analysis – 21 st Mar/Sept	1	28.11.2019
502	Shadow Analysis 21 st June	1	28.11.2019
503	Shadow Analysis 21 st December	1	28.11.2019
600	External Finishes Schedule	1	28.11.2019
601	Signage Plan	1	28.11.2019
602	Photographic Montage	1	28.11.2019
701	Floor Space Ratio Plans	1	28.11.2019
Landscape Documentation – NBRSArchitecture			
L-100	Landscape Site Plan	9	29.11.2019
L-101	Detailed Landscape Plan	9	29.11.2019
L-102	Detailed Landscape Plan	9	29.11.2019

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the *Sutherland Local Environmental Plan (LEP) 2015*, the *Sutherland Development Control Plan (DCP) 2015* and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets and Statements of Heritage Impact*, contained within the NSW Heritage Manual.

6.2 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

PROPOSED WORKS	HERITAGE IMPACT
Retention of the existing building as a basis for the alterations and additions	<ul style="list-style-type: none"> Positive heritage impact <p>The retention and reuse of the existing building contributes to the community's sense of place. The alterations and additions build upon this identity, continuing the existing palette of materials and textures throughout the design.</p> <p>The extension of the new foyer provides greater interface with Peace Park and Eton Street, establishing a stronger streetscape for the important community venue.</p>
Landscaping to the western end of Peace Park and Eton Street frontage of Entertainment Centre	<ul style="list-style-type: none"> Positive heritage impact <p>The proposed landscaping connects the proposed building to the landscaped area of Peace Park through the use of soft and hard landscaped elements including tiered seating and broad steps that define the edge of the paved forecourt. Most mature trees are retained and additional trees added to provide shading over public spaces.</p>
Alterations and additions including a larger new performance space and fly tower	<ul style="list-style-type: none"> Acceptable heritage impact <p>The height of the fly tower is essential for the operation of the performance space. It is located towards the back of the site adjacent to the public car park reducing impact on the public space of Peace Park and on Eton Street.</p> <p>The fly tower has been carefully detailed and is a pale colour to reduce the visual impact on the surrounding spaces behind the strong brickwork elements of the lower facades.</p> <p>The additional height of the fly tower does not substantially alter overshadowing of the adjacent church.</p>

6.3 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

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

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

The proposed major refurbishment of Sutherland Entertainment Centre respects the heritage significance of the Sutherland War Memorial, Forby Sutherland Memorial Gardens and Church through considered design and retention of the overall aesthetic of the existing building.

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:

The increased height of the refurbished building and fly tower has the potential to detrimentally impact upon the heritage items in the vicinity however the articulation of the facades, the retention of the existing materials palette retain a strong visual identity, maintaining the community's sense of place. The pale colour material chosen for the fly tower reduces its visual bulk and scale and its location does not increase existing overshadowing of the adjacent heritage item.

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

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

Comment:

The proposed additions are set back from heritage items in the vicinity and do not impact on existing overshadowing. The additional area cannot be located in another structure and the design has been developed so that the spaces within the refurbished Sutherland Entertainment Centre contribute to the public space of Peace Park, Forby Sutherland Memorial Gardens, the War Memorial and the civic neighbourhood to the north. Service areas are retained to the rear with access from Merton Street where views to and from heritage items in the vicinity are minimised.

The development is not on any known archaeological deposits.

The additional height of the fly-tower will be visible in views to the church on Flora Street. The visual impact of the fly-tower has been minimised through the use of pale coloured cladding. The public and users of the Church will still be able to view and appreciate its heritage significance.

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

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

Comment:

The proposed new landscape works integrate the proposed development with the existing landscaped area of Peace Park and continue the strong landscaped edge of the eastern side of Eton Street. Some elements of the existing landscape are being retained and incorporated in the new design including as contemporary Aboriginal artwork and obelisks. New steps are proposed to the area southeast of the Sutherland War Memorial to create an improved sense of place around the memorial and to formalise a main access path between existing obelisks.

The proposed landscape works are not located on areas of known archaeological deposits and do not impact upon views to and from heritage items in the vicinity.

6.3.3 TREE REMOVAL OR REPLACEMENT

- *Does the tree contribute to the heritage significance of the item or landscape?*
- *Why is the tree being removed?*
- *Has the advice of a tree surgeon or horticultural specialist been obtained?*
- *Is the tree being replaced? Why? With the same or a new species?*

Comment:

The removal of a number of trees is required to facilitate the new development. Replacement plantings are proposed in the landscape plan. The trees being removed do not have heritage significance and are not located within the boundaries of a heritage item.

6.3.4 NEW SIGNAGE

- *How has the impact of the new signage on the heritage significance of the item been minimised?*
- *Have alternative signage forms been considered (eg free standing or shingle signs). Why were they rejected?*
- *Is the signage in accordance with Section 6, 'Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based Approach⁵¹ How?*
- *Will the signage visually dominate the heritage item/heritage conservation area or heritage streetscape?*
- *Can the sign be remotely illuminated rather than internally illuminated?*

Comment:

The proposed signage has been designed as an integral component of the building and continues the concept of existing building signage demonstrated in the existing building. The proposed signage is of modest scale and does not detract from established signage in the vicinity or views to and from heritage items in the vicinity. It also proposes the continued use of banner signs for the promotion of shows within the colonnade of the building fronting Eton Street.

⁵¹ A joint publication by the Department of Planning (NSW) & Department of Planning and Housing (Vic). Published by the Department of Planning (NSW), Sydney, 1991

Existing printed "Whats On" noticeboards are proposed to be consolidated into a single digital landmark sign within Peace Park. This element will be subject to a future Development Application.

6.4 HERITAGE OBJECTIVES OF THE SUTHERLAND LEP 2015

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

- Involves a substantial improvement to a community facility within the heart of the civic precinct of Sutherland
- Does not involve works to heritage items
- Retains and enhances the landscaped streetscape of Eton Street.
- There will be no adverse impact on the established heritage significance of Sutherland War Memorial, Forby Sutherland Memorial Gardens or the Church

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

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

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

6.5 HERITAGE GUIDELINES OF THE SUTHERLAND DCP 2015

The *Sutherland DCP 2015* does not provide specific development standards for development on or in the vicinity of heritage items. It does contain references to heritage in the following sections of the DCP:

6.5.1 CENTRE SPECIFIC PLANS

The subject property is located within the B3 Commercial Core Sutherland, for which the *Sutherland DCP 2015* contains the following Centre Aims, Strategy, Objectives and Controls.

B3.1 Centre Aims

B3.1.3. Respect and enhance the heritage significance of Sutherland Centre.

B3.2 Centre Strategy (extract)

The strategy also aims to respect and enhance the historical significance of Sutherland Centre by protecting heritage listed properties and considering the impact on heritage buildings of adjacent redevelopment when it occurs.

B3.4.1 Objectives

- 1. Ensure sites are of sufficient size to accommodate well designed development.*
- 2. Ensure all sites can achieve their redevelopment potential.*
- 3. Achieve quality architecture in new development through appropriate composition and articulation of building elements, textures, materials and colours that respond to the building's use and locality.*
- 4. Achieve development that is of an appropriate scale and context for the street and locality and which makes a positive contribution to the streetscape and amenity of the centre.*
- 5. Ensure sufficient solar access for occupants of proposed and surrounding residential buildings and to public open space and footpaths.*
- 6. Create opportunities for incidental open spaces and public domain.*
- 7. Create entrances which provide a desirable and safe identity for the development*

and which assist in visitor orientation.

8. Minimise potential conflicts between pedestrians and vehicles.

9. Establish a barrier free environment for all people who live, work and visit Sutherland Shire.

10. Improve the visual amenity of the public domain.

B3.4.2 Controls

B3.4.2.2. Where a development is proposed with a building envelope which varies from the Potential Built Form Plan, the applicant must demonstrate that the outcomes from the development are as successful, or better, than those that would be achieved under the Built Form Plan in relation to:

- *Whether the proposed development is as successful in terms of its transitional relationships to surrounding development, and in particular any heritage items in the vicinity of the site.*

Comment:

The major refurbishment of Sutherland Entertainment Centre has carefully integrated additional facilities into the existing site whilst retaining the design integrity of the building and Peace Park and without adversely affecting heritage items in the vicinity.

The development is contained within the permitted height control for the site being 8-9 storeys or 30m. There are no building envelope controls for the subject site.

6.5.2 SOCIAL IMPACT

The *Sutherland DCP 2015* contains the following provisions in relating to heritage contained in Chapter 41 Social Impact:

41.1. Objectives

- 1. To ensure social impact considerations are an integral part of the development assessment process;*
- 2. To ensure communities are engaged in a meaningful way during the development assessment process;*
- 3. To ensure the identification of potential risks and/or opportunities across each stage of the project lifecycle – that is, pre-development, during the development process and post-development.*
- 4. To ensure the analysis, monitoring and adaptive management of social impacts in respect of:*
 - a. Health and wellbeing;*
 - b. Access to facilities, amenities and services (including transport, health, education, retail etc);*
 - c. Cultural cohesion, identity, safety and security;*
 - d. Socio-economic outcomes and eg. Equitable, inclusive and sustainable opportunities in relation to the above.*
- 5. To avoiding, mitigating or offsetting the predicted negative social impacts of new development*
- 6. To capitalise on the potential for positive social impacts of new development on the existing environment and local communities.*

41.2. Controls

- 1. Social Impact Evaluation is required for the range of development types identified in Table 1 below.*
- 2. The Social Impact Evaluation shall address the heads of consideration listed in Table 1 for that form of development, in accordance with the detailed requirements set out in Table 2.*

Extract from Table 2 – Matters to be addressed in a Social Impact Evaluation:

Contribution to the existing environment

The proposal reflects the existing character of the local environment, including Indigenous sacred sites and heritage sites, and provides opportunities for sustainable enhancement.

Comment:

The existing character of the local environment is reflected in the substantial retention of the built form of the existing Sutherland Entertainment Centre, major elements of Peace Park (such as the Japanese Garden), and the Sutherland War Memorial. It builds upon the existing landscaped edge of Eton Street which continues from Princes Highway to Flora Street through the proposed new landscaping of the Entertainment Centre forecourt. The proposed development exploits the sites relationship with Peace Park accommodating a flow of activities into and from the public domain.

7.0 CONCLUSION

The proposed redevelopment of Sutherland Entertainment Centre, including Peace Park at 30 Eton Street, Sutherland, will have a minor and acceptable impact on the heritage significance of the heritage items in the vicinity.

The design of the alterations and additions has been carefully considered and is in keeping with the form and materials of the existing building. The new fly tower is set back from the Eton Street boundary and from the adjacent heritage item. It has been carefully detailed and is in a pale colour so as not to dominate the skyline.

All existing views to and from the heritage items in the vicinity, will be retained.

The proposed major alterations are consistent with the heritage objectives of the *Sutherland LEP 2015* and the *Sutherland DCP 2015*. In our view, the consent authority should have no hesitation, from a heritage perspective, in approving this application.



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17 February 2020