



60-80 Banks Avenue, Pagewood

Heritage Impact Statement

November 2025

We acknowledge the Bidjigal Clan of the Eora Nation as the Traditional Owners of the land on which the 60-80 Banks Avenue, Pagewood sits today. We recognise the Bidjigal Clan continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

Document Information

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Curio Projects 2025, *60-80 Banks Avenue Pagewood, Heritage Impact Statement*, prepared for Homes NSW.

Local Government Area

Bayside Council

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This report has been prepared based on research by Curio Projects specialists. Historical sources and reference material used in the preparation of this report are acknowledged and referenced at the end of each section and in figure captions.

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1. Introduction

1. Introduction

1.1. Introduction

This Heritage Impact Statement (HIS) has been prepared by Curio Projects Pty Ltd (Curio) as part of the Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA) for a residential development at 68-80 Banks Avenue, Pagewood (the site).

The site is located at 68-80 Banks Avenue, Pagewood in the Bayside Local Government Area (LGA) and comprises 18 lots with a combined site area of 9,262sqm. It is currently occupied by 5 2-3 storey walk up buildings containing 82 social housing dwellings.

The SSD application seeks approval for demolition of all existing structures and construction of residential flat buildings comprising a total of 84 social housing dwellings and 140 private market dwellings.

The report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-83256472) on 12 May 2025 as detailed in the table below.

Table 1: Relevant SEARs considered

SEAR	Response
22. Environmental Heritage (if required) Where there is potential for direct or indirect impact on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required) in accordance with relevant guidelines.	This document addresses SEAR No.22 in regard to the project requiring a Statement of Heritage Impact.

The purpose of this HIS is to identify any potential heritage impact that the proposal may have on the overall heritage values and significance of the heritage items within the vicinity of the study area.

This report has considered the impacts of the proposed development application in accordance with the current Heritage NSW guidelines, the relevant provisions of the Bayside Local Environmental Plan (LEP) 2021, as well as best practice heritage guidelines within the Burra Charter.

1.2. Site identification

The site is located at 68-80 Banks Avenue, Pagewood in the Bayside Local Government Area (LGA) and comprises 18 lots with a combined site area of 9,262sqm. It is currently occupied by 5 buildings containing 82 dwellings within 2-3 storey walk-up buildings.

The site is bound by Banks Road to the west, Park Parade to the north and south, and Jellicoe Park to the east. The Bonnie Doon Golf Course is opposite the site on Banks Avenue to the west.

The site is located within the residential suburb of Pagewood which comprises largely low-rise residential dwellings zoned R2 Low Density Residential and open space.

Further south is higher density development being undertaken as part of the Pagewood Centro development, with buildings up to 20 storeys. Westfield Eastgardens is approximately 600m to the south of the site providing extensive local services and amenities and is subject of a Planning Proposal to facilitate expanded retail as well as office uses.



Figure 1.1. Study area indicated in red. Source: State Digital Twin, NSW

1.3. Limitations & Constraints

This report has been prepared using readily available historical information for the site and local area. The HIS assesses the impacts on the heritage of the local area and adjacent heritage items and does not include any assessment of historical archaeology, Aboriginal archaeology, or Aboriginal cultural heritage values. This HIS does not include an assessment of any non-heritage related planning controls or requirements.

1.4. Authorship

This report has been prepared by Kate Wine, Principal Built Heritage, with review by Natalie Vinton, CEO, both of Curio Projects.

2. Statutory Context

2. Statutory Context

In NSW, heritage items and known or potential archaeological resources are afforded statutory protection under the:

- National Parks and Wildlife Act 1974 (NSW) (NPW Act),
- Heritage Act 1977 (NSW) (Heritage Act); and
- Environmental Planning and Assessment Act 1979 (NSW) (EPA Act).

There are further planning policies and controls that provide a non-statutory role in the protection of environmental heritage. These include Development Control Plans for each local Council area. This section of the report discusses the local and State planning context for the site concerning its built heritage values associated with local heritage items and conservation areas in the vicinity of the study area.

2.1. Heritage Act (NSW) 1977

In NSW, heritage items are afforded statutory protection under the NSW Heritage Act 1977 (the Heritage Act). Heritage places and items of importance to the people of New South Wales are listed on the NSW State Heritage Register (SHR). The Heritage Act defines a heritage item as a 'place, building, work, relic, moveable object or precinct'. The Heritage Act is responsible for the conservation and regulation of impacts to items of State heritage significance, with 'State Heritage Significance' defined as being of 'significance to the state in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item'.

2.2. Environmental Planning and Assessment Act (NSW) 1979

The NSW Department of Planning and Environment administers the EPA Act, which provides the legislative context for environmental planning instruments to be made to legislate and guide and the process of development and land use. Local heritage items, including known archaeological items, identified Aboriginal Places and heritage conservation areas are protected through listings on Local Environmental Plans (LEPs) or Regional Environmental Plans (REPs). The EPA Act also requires that potential Aboriginal and historical, archaeological resources are adequately assessed and considered as part of the development process, following the requirements of the NPW Act and the Heritage Act.

2.2.1. Bayside Local Environmental Plan (LEP) 2021

The Bayside LEP 2021 provides local environmental planning provisions for land within the Bayside LGA.

Clause 5.10 of the Bayside LEP (2021) outlines the objectives and provisions for heritage items and heritage conservation areas within Bayside. The following clauses of Part 5.10 apply to the study area, and state:

- (1) **Objectives** *The objectives of this clause are as follows—*
- (a) *to conserve the environmental heritage of Bayside,*
 - (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
 - (c) *to conserve archaeological sites,*
 - (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*
- (5) **Heritage assessment** *The consent authority may, before granting consent to any development—*
- (a) *on land on which a heritage item is located, or*

*(b) on land that is within a heritage conservation area, or
(c) on land that is within the vicinity of land referred to in paragraph (a) or (b).*
require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

2.2.2. Bayside Development Control Plan (DCP) 2022

The Bayside DCP is a non-statutory development control plan that provides the detailed design guidelines to support the Bayside LEP 2021. The DCP provides guidance on how development may occur and includes primary objectives to ensure that items of environmental and cultural heritage are conserved, respected, and protected.

Although the DCP does not strictly apply to SSDA proposals, Section 3.4.5 of the Bayside DCP outlines the objectives and controls in relation to development which adjoins or lies within close proximity to heritage items.

Objectives

- O1. *Ensure that development in the vicinity of a heritage item or heritage conservation area is designed and located such that the significance and setting of the heritage item or HCA is conserved.*

Controls

- C1. *New development in the vicinity of heritage items or heritage conservation areas must respect the significance of the heritage item, its built character and architectural significance with regard to the following:*
- a. building envelope*
 - b. proportions*
 - c. setbacks*
 - d. scale*
 - e. material and colours*
- C2. *Development in the vicinity of a heritage item or heritage conservation area must demonstrate that it:*
- a. retains adequate space around the heritage item to enable its interpretation*
 - b. conserves significant landscape features including horticultural features, trees, rocky outcrops and outbuildings*
 - c. enables archaeological sites to be conserved in accordance with relevant approvals*
 - d. retains significant public domain views and lines of sight to the heritage item.*

2.2.3. Significance of the site

The study area is not identified as an item of State or local heritage significance. The study area is also not located within a heritage conservation area (HCA).

2.2.4. Heritage items within the vicinity of the study area

The study area lies immediately adjacent to local heritage item 'Jellicoe Park' which is listed as local heritage item No. I338 within Schedule 5, Part 1 of the Bayside LEP 2021. The study area is also located within the vicinity of several heritage items. The proximity of the study area to the nearby heritage items are illustrated within Figure 2.1 below and described within Table 2.1.

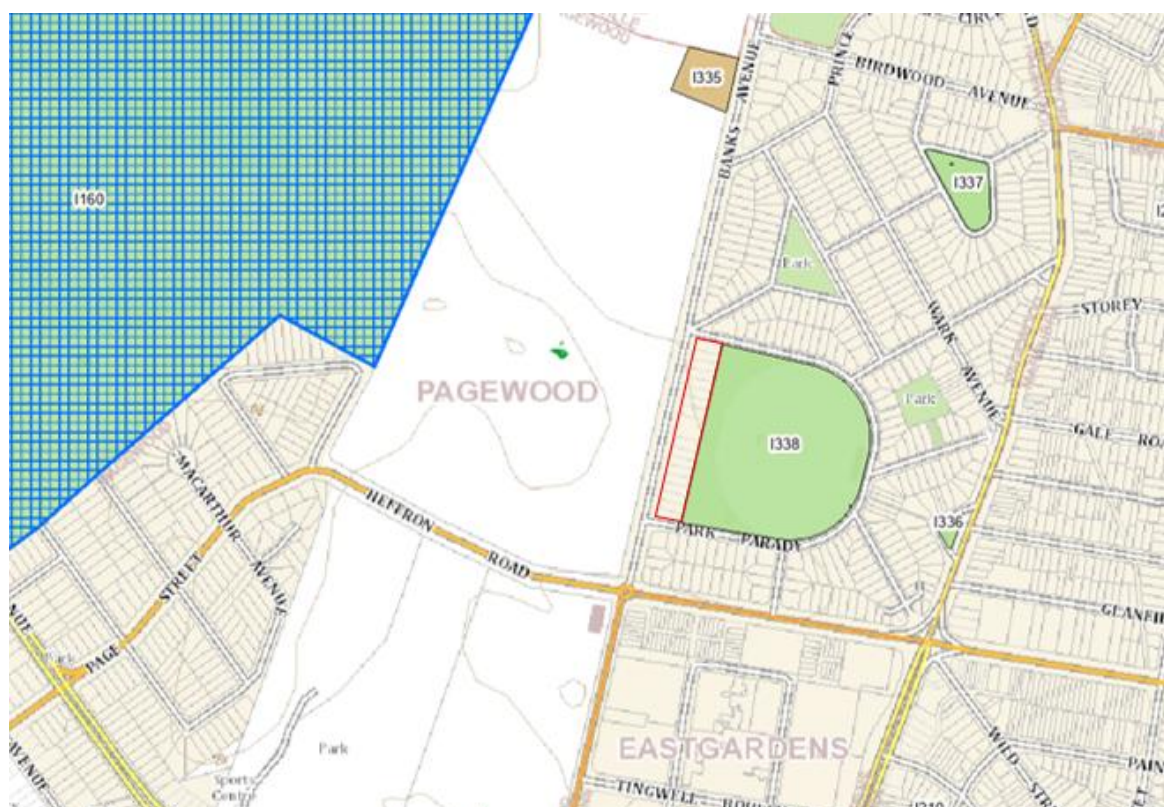


Figure 2.1: Heritage items within the vicinity of the study area (red outline). ePlanning Spatial Viewer, accessed 2025, annotated by Curio.

Table 2.1 Heritage items within the vicinity

Heritage Item	Item No	Address / Property description	Distance from study area (approx.)
Jellicoe Park	LEP I338	Park Parade, Pagewood	Adjacent to east
Harris Reserve	LEP I336	Bunnerong Road, Pagewood	360m to the east
Glanville Reserve, including streetscape—verge plantings of Canary Island Date Palm (<i>Phoenix canariensis</i>)	LEP I337	Bounded by Glanville Avenue, White Road and Kerr Crescent	380 to the north-east
Bonnie Doon Golf Club House	LEP I335	Banks Avenue	315m to the north
Botany water reserves	SHR No. 01317 LEP I160	1024 Botany Road Mascot	390m to the west
House	I210	50 Tenterden Road	530m to the south-east

3. Physical Analysis

3. Physical Analysis

3.1. Site and surrounds

The study area is located at 60-80 Banks Avenue, Pagewood and is legally described as Lots 1-17/DP35180. Refer to Figure 2.1. The study area is located on the eastern side of Banks Avenue and is a rectangular shaped allotment which extends between the intersections of Park Parade and Banks Avenue to the north and south. It has a principal frontage to Banks Avenue, and its rear boundary adjoins Jellicoe Park to the east. The study area comprises a total site area of 9,262sqm.

The study area is currently occupied by five separate residential flat buildings, each comprising three storeys of walk-up flats, facebrick construction and tiled hipped roof forms. The buildings are set within basic landscaped settings and access by intervening driveways and open space car parking areas. Mature trees are located within the open spaces throughout the study area, along Banks Avenue and its eastern boundary with Jellicoe Park.

Immediately opposite the study area (on the opposite side of Banks Avenue) is the open green of Bonnie Doon Golf Course. Figures 3.2 to 3.11 Illustrate the study area and its surrounding context.



Figure 3.1. Study area indicated in red. Source: State Digital Twin, NSW



Figure 3.2. Study area as viewed from Banks Avenue, looking south. Source: Curio Projects, August 2025.



Figure 3.3. Study area as viewed from Banks Avenue, looking north. Source: Curio Projects, August 2025.



Figure 3.4. Study area as viewed from corner of Park Parade and Banks Avenue. Source: Curio Projects, August 2025.



Figure 3.5. Rear boundary of study area at interface with Jellicoe Park, looking north. Source: Curio Projects, August 2025.



Figure 3.6. Northern end of study area as viewed from Park Parade. Source: Curio Projects, August 2025.



Figure 3.7. Rear of study area as viewed from north western corner of Jellicoe Park, looking south. Source: Curio Projects, August 2025.



Figure 3.8. Rear of study area as viewed from northern side of Jellicoe Park, looking south west. Source: Curio Projects, August 2025.



Figure 3.9. View looking south across Jellicoe Park. Source: Curio Projects, August 2025.



Figure 3.10. Eastern boundary of Jellicoe Park study area and view of surrounding low scale residential development along Park Parade. Source: Curio Projects, August 2025.



Figure 3.11. View looking west along Park Parade with Jellicoe Park (right) and low scale residential development on the southern side of the road. Source: Curio Projects, August 2025.

4. Historical Summary

4. Historical summary

As indicated by the historical mapping and aerial imagery below, the study area has undergone only one major phase of development. This phase was the construction of the residential buildings and ancillary built elements currently present on the site which were constructed between 1955 and 1971.

Prior to British colonisation, the study area was within the Botany Wetlands. The study area and surrounding region were drained through the nineteenth century. By 1919 the study area was divided into smaller lots as part of the part of the Dacey Garden suburb, Subdivision B.

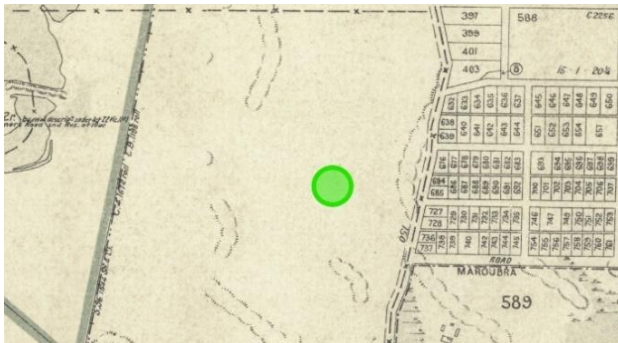


Figure 4.1: 1905 plan showing Approximate centre of study area indicated in green. The study area appears to be completely undeveloped at this state. Source: State Library of NSW (Z/Parish map – County Cumberland – Parish Botany (1905).

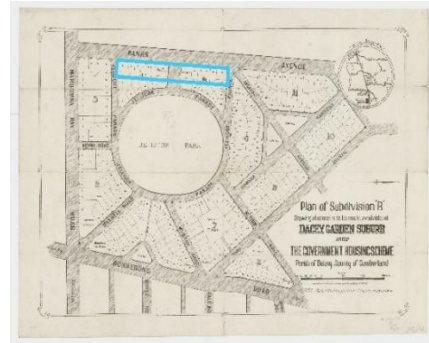


Figure 4.2: 1919 plan of the Study area indicated in blue. The study area has been divided into lots. Source: State Library of NSW (016 – Z/SP/P3/13).

The Dacey Garden Suburb (also known as Daceyville) was the first public housing project of the Housing Board of New South Wales, the forerunner to Housing NSW. After 1919, the incomplete southern portion of Daceyville was also subdivided and offered for private sale, this portion was renamed Pagewood in 1930¹.

The study area was likely subject to levelling and landscape reconfiguration, resulting in the destruction of any of the existing sand dunes or previous natural surface. Jellicoe Park, which the study area backs onto, was levelled, grassed and tar banked in 1934 (Figure 4.3). A photograph dating to c.1940 shows that the site was still undeveloped at this time, and that the area appears to be made up of sand dunes with patchy areas of vegetation. Refer to Figures 4.4.



Figure 4.3: Jellicoe Park levelling, grassing & tar banking (April 1934). Source: State Library of NSW (Record Identifier: 9yMd8jA9)

¹ Samantha Sinnaya, *Audaciousville: The Story of Dacey Garden Suburb, Australia's First Public Housing Estate*.

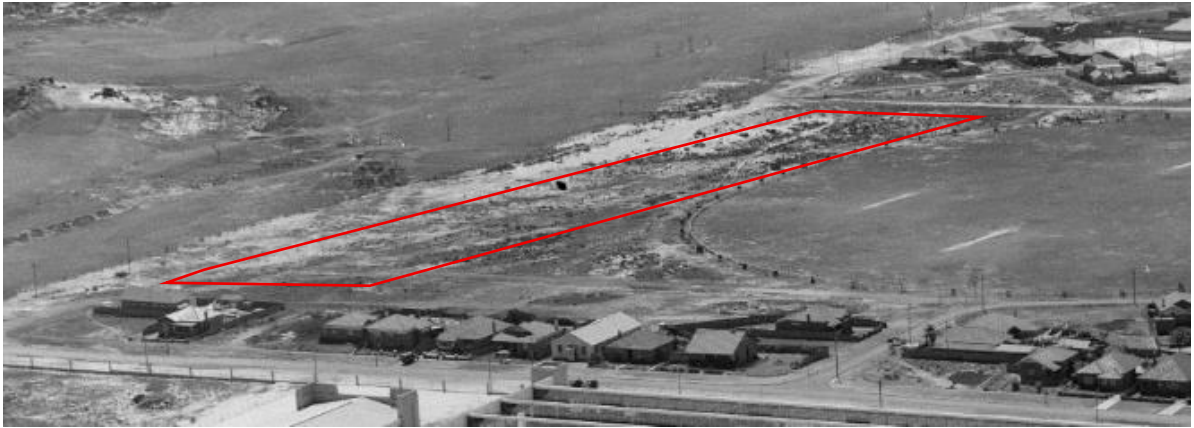


Figure 4.4: North facing Photograph showing the undeveloped study area in c.1940. Note the areas of scattered grass and remnant sand dunes, with Jellicoe Park to the east. Source: Milton Kent aerial views of Pagewood, 1939-1940. Item 37, SLNSW.

The study area was appropriated for Housing Purposes as part of the 21 March 1947 Gazette, and as such, the study area surface was also likely heavily destabilised and subject to erosional surface blowouts, and possible flooding due to the permanently high water table and minimal drainage.

From inspection of aerial imagery from 1943 and 1955, the north-west corner of the study area was completely exposed sand, with minimal vegetation present on the rest of the study area, as visible in figures 4.5 and 4.6.



Figure 4.5: 1943 aerial photograph of the Study area indicated in green. The study area has been levelled. Note bright areas of exposed sand, these areas would be prone to surface erosion, negatively impacting surface and sub-surface archaeological deposits.



Figure 4.6: 1955 aerial plan of the study area indicated in green.

Aerial photographs and plans indicate that the existing structures present within the study area appear to have been constructed somewhere between 1955 and 1971 and appear to have undergone no further alterations or developments with the exception of the planting or growing of trees around the structures. Refer to figures 4.7 to Figure 4.12.



Figure 4.7: 1971 plan of the Study area indicated in green. Current buildings constructed.

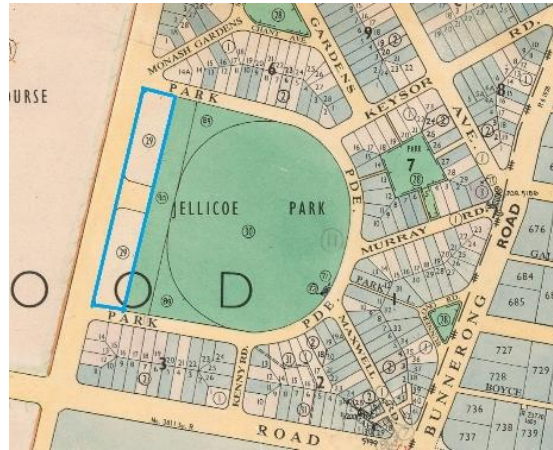


Figure 4.8: 1971 plan of the Study area bordered in blue. Source: Land Registry Services (Historical Land Records Viewer – Parish of Botany County of Cumberland Sheet 2c).



Figure 4.9: 1982 plan of the study area.



Figure 4.10: 1986 plan of the study area.



Figure 4.11: 1991 plan of the study area.



Figure 4.12: 2005 plan of the study area.

5. Heritage Significance

5. Heritage Significance

5.1. Heritage significance of the study area

The study area is not identified as an item of State or local heritage significance. The study area is also not located within a heritage conservation area (HCA).

5.2. Heritage items within the vicinity of the study area

The study area lies immediately adjacent to local heritage item ‘Jellicoe Park’ which is listed as local heritage item No. I338 within Schedule 5, Part 1 of the Bayside LEP 2021. The study area is also located within the wider vicinity of several heritage items. The proximity of the study area to the nearby heritage items are illustrated within Figure 5.1 below and described within Table 5.1.

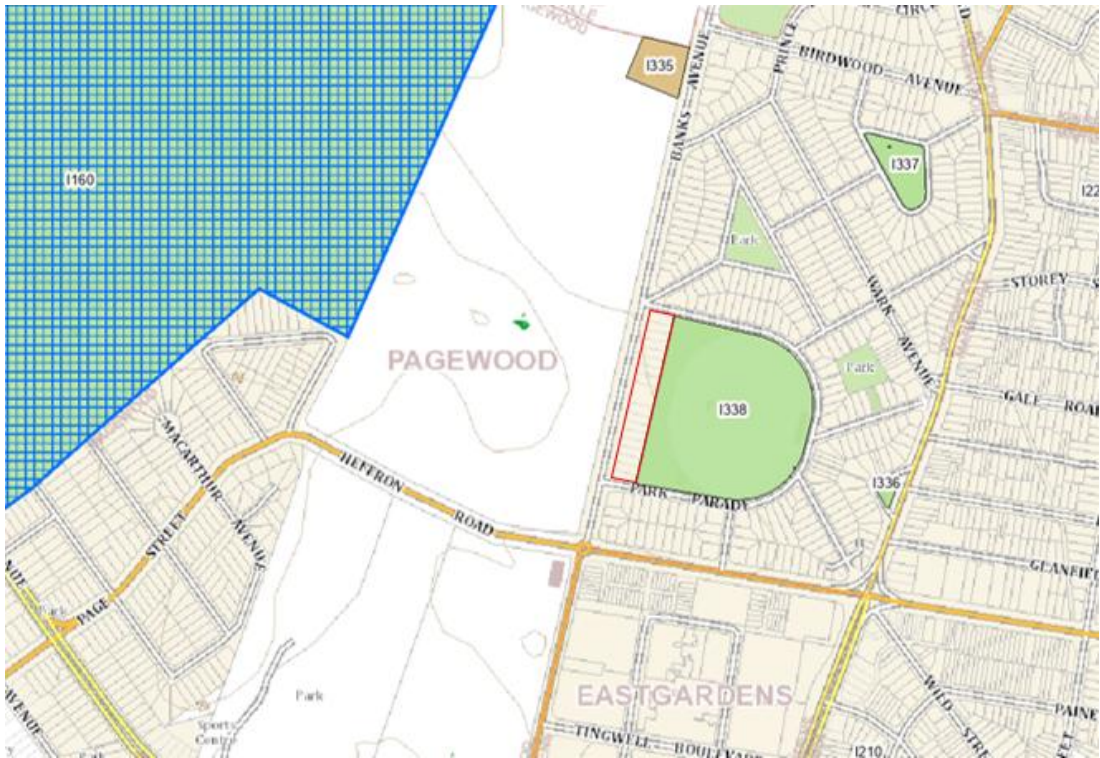


Figure 5.1: Heritage items within the vicinity of the study area (red outline). ePlanning Spatial Viewer, accessed 2025, annotated by Curio.

Table 5.1 Heritage items within the vicinity

Heritage Item	Item No	Address / Property description	Distance from study area (approx.)
Jellicoe Park	LEP I338	Park Parade, Pagewood	Adjacent to east
Harris Reserve	LEP I336	Bunnerong Road, Pagewood	360m to the east
Glanville Reserve, including streetscape—verge plantings of Canary Island Date Palm (<i>Phoenix canariensis</i>)	LEP I337	Bounded by Glanville Avenue, White Road and Kerr Crescent	380 to the north-east
Bonnie Doon Golf Club House	LEP I335	Banks Avenue	315m to the north
Botany water reserves	SHR No. 01317 LEP I160	1024 Botany Road Mascot	390m to the west

5.3. Significance of heritage items within the vicinity

'Jellicoe Park' (Bayside LEP # I338)

The study area lies immediately to the west of 'Jellicoe Park' (I338) a local landscape heritage item listed within Schedule 5, Part 1 of the Bayside LEP. The NSW State Heritage Inventory provides the following Statement of Significance for 'Jellicoe Park' (LEP #I338):

The provision of open space for active recreation was a priority of the healthy living principles promoted by the Garden Suburb movement and Jellicoe Park is of local historic and aesthetic significance as the only formal playing field area included in the Dacey Garden Suburb scheme. It was planned as the focus of the second release and these planning principles remain clearly legible in the form and setting of the Park today, with encircling fence, hedge, dual ring of large shade trees, road and houses proceeding outwards from the centre of the space. Physical evidence of the historical significance of the Park as the central feature of the second release of the Dacey Garden Suburb is demonstrated by its axial relationship with the sophisticated geometry of the street pattern and the manner in which the surrounding streets converge on a point at the centre of the oval in the disciplined manner of Inter-War garden suburb planning.

Jellicoe Park also has local aesthetic heritage value as a substantially intact local park in its original planned setting. The park has retained its original aesthetic qualities with Inter-War style arris fencing and perimeter plantings of substantial trees such as figs, brushbox, and mixed eucalyptus which are characteristic of civic plantings of the Inter-War period. Elements within the park have been upgraded to comply with contemporary safety standards but the character of the park and its setting is intact. This setting extends over the sweeping perimeter of Park Parade and the street wall of the surrounding homes. The western edge is defined by long three-storey blocks of medium density residential development.

Jellicoe Park is a rare example of a substantially intact local park which plays an important role as the focus of the second phase of the Dacey Garden Suburb subdivision and provides evidence of the evolving principles of residential design in the Garden Suburb context. The fabric and spatial elements of Jellicoe Park are also characteristic of Inter-War suburban cultural landscape design and evolution.²

The SHI also provides the following 'Recommended Management' for the park, which is relevant to the future development of the study area.

Fabric: Retain and maintain traditional layout and associated fabric. Maintain plantings in accordance with Council's policies. If lost or damaged replaced with same or similar species.

Continue program of active maintenance to the fabric, including replacement of damaged or deteriorated timber fencing to match. The steel mesh panels that have been inserted in the openings where repaired/replaced are sympathetic contemporary elements. Do not introduce new buildings other than amenities for park users. Upgrading of other infrastructure will need to be considered on a case-by-case basis. The trees should continue to define the skyline edge of the park.

Curtilage (listed area): retain existing.

Setting: retain low scale of development surrounding the park. Ensure new development does not rise above the height of the perimeter planting when viewed from the opposite side of the space.

Planning: Retain use as open space for local recreation and local community organised sport.'

² NSW State Heritage Inventory: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1210161> (dated 6.3.2018)



Figure 5.2. View of Jellicoe Park looking from Park Parade towards the west with view of study area and boundary trees in background. Source: Curio Projects, August 2025.



Figure 5.3. View across Jellicoe Park looking from Park Parade (south) towards the north. Source: Curio Projects, August 2025.



Figure 5.4. View of Jellicoe Park looking south east from rear of study area, towards Park Parade and playground. Source: Curio Projects, August 2025.



Figure 5.5. View of Jellicoe Park looking south east. Study area and boundary trees in background and Pagewood developments (left). Source: Curio Projects, August 2025.

The study area shares an immediate spatial and visual relationship with the park and benefits from its close proximity. There are significant views looking west from, and across the park, towards the study area. The study area also benefits from its visual amenity within views looking east across the park.

Views of the park are largely enjoyed from Park Parade to the east, which extends off Banks Avenue (north and south of the study area) and runs in a C-shape formation around the park's boundaries. Refer to figures 5.2 and 5.3). Low density residential properties occupy the surrounding street to the north, east and south also benefit from views towards the landscaped setting of the park.

Views towards the park from Banks Avenue are limited to its intersections with Park Parade due to the existing three storey residential flat development located within the study area. These views are also partly obscured by the existing development. Refer to figures 5.6 and 5.7 below.



Figure 5.6. View from southern intersection of Park Parade and Banks Avenue showing obstructed view of Jellicoe Park. Source: Curio Projects, August 2025.



Figure 5.7. View from northern intersection of Park Parade and Banks Avenue showing obstructed view of Jellicoe Park. Source: Curio Projects, August 2025.

'Harris Reserve' Bunnerong Road, Pagewood (Bayside LEP # I336)

Harris Reserve is a small triangular shaped pocket park located approximately 360m to the east of the study area and bounded by Bunnerong Road to the east and Bunnerong Crescent to the north-west and south-west. The NSW State Heritage Inventory provides the following Statement of Significance for Harris Reserve (LEP #I336):

'Harris Reserve has local heritage significance for its historic and aesthetic heritage values. It remains a substantially intact local park created as part of the second phase of the Dacey Garden Suburb Scheme and continues to demonstrate the carefully designed aesthetic qualities of the second stage of the development. Harris Reserve is an integral element of the geometry of this subdivision, and its form and function both demonstrate the principles of urban design that were characteristic of innovative town planning in the Inter-War period. These included the disciplined layout of streets using a geometry set at 45 degrees to the surrounding main road system and evidence given of the priority placed on the provision of a network of open spaces linked by pathways through street blocks.'

The heritage values of Harris Reserve are expressed clearly by the spatial qualities and relationship to the subdivision pattern, including by the symmetry of its form and plantings that include a central planted element with lamp standard and a directed link to the western edge of the triangular space that opens to a pedestrian link to the main open space in the development, Jellicoe Park. The internal planting is characteristic of a small park with central feature plantings and symmetrically placed plantings and garden beds. Species are generally tolerant of sandy soils'.³

The reserve contributes positively to its low-density residential setting, and significant views to the item are enjoyed from its principal street frontages. The item and the study area share a limited visual relationship. Views between the item and the study area are substantially obstructed by the intervening low density residential development to its west.



Figure 5.8. View looking west towards Harris Reserve from Bunnerong Road. Source: Curio Projects, August 2025). Source: Google Streetview accessed, October 2025.



Figure 5.9. View looking west towards study area from Bunnerong Crescent (western side of Harris Reserve). Source: Google Streetview, accessed October 2025.

'Glanville Reserve including Streetscape - Verge Plantings of Canary Island Date Palm' (Bayside LEP # I337)

'Glanville Reserve, including streetscape—verge plantings of Canary Island Date Palm (*Phoenix canariensis*)' is a triangular shaped pocket park located approximately 380m to the north-east of the study area. The NSW State Heritage Inventory provides the following Statement of Significance for 'Glanville Reserve.' (LEP #I337):

'Glanville Avenue Reserve has local heritage significance for its historic and aesthetic heritage values. It remains a substantially intact local park created as part of the second phase of the Dacey Garden Suburb Scheme and continues to demonstrate the carefully designed aesthetic qualities of the second stage of the

³ NSW State Heritage Inventory <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1210068> dated 6/3/2018

development. The Glanville Avenue Reserve is an integral element of the geometry of this subdivision, and its triangular form and ongoing use for passive and informal open space continue to demonstrate the principles of urban design that are characteristic of innovative town planning in the Inter-War period. These included the disciplined layout of streets using a geometry set at 45 degrees to the surrounding main road system and priority placed on the provision of a network of open spaces linked by pathways through street blocks such as to Keysor Road to the south.

The heritage values of the Glanville Avenue Reserve are expressed clearly by the spatial qualities and relationship to the subdivision pattern, including by the symmetry of its form and perimeter plantings such as the mature Canary Island Palms and the ficus (Hills Fig). Its enclosed 'village green' character is reinforced by the perimeter road and facades of the surrounding homes.

The interior plantings and layout are simple and representative of local open spaces in Botany Bay, with open grassed areas, playground equipment areas and minor infrastructure including benches and a small electrical substation box.⁴

The reserve contributes positively to its low-density residential historical setting. There are significant views towards Glanville Reserve available from its surrounding streets including White Road, Glanville Avenue, Kerr Crescent and Monash Gardens. There are limited views between the item and the study area due to the intervening residential development to the south and south-west.



Figure 5.10. View looking south-east towards Glanville Reserve from corner of Glanville Avenue and White Road. Source: Google Streetview, accessed October 2025



Figure 5.11. View looking south-west towards study area from the item (looking along Monash Gardens). Source: Google Streetview, accessed October 2025.

'Bonnie Doon Golf Club House' (Bayside LEP # I335)

'Bonnie Doon Golf Club House' is a two storey facebrick Inter-war Georgian style clubhouse building associated with the Bonnie Doon Golf Course. The golf green lies immediately opposite the study area, on the western side of the opposite side of Banks Avenue. The 'Bonnie Doon Golf Club House' building (I335) is located on the northern end of the golf green and approximately 315m to the north of the study area. The NSW State Heritage Inventory provides the following Statement of Significance for 'Bonnie Doon Golf Club House' (LEP #I335):

'Bonnie Doon Golf Club is of local historic, historical association, aesthetic and social significance. The Club is one of the three oldest in Sydney, being associated with both the Metropolitan Golf Club, which established the course and greens and the original Bonnie Doon Golf Club after their earlier locations at Arncliffe and Tempe. The clubhouse building to the Bonnie Doon Golf Club is of local historic and aesthetic significance as a very good example of a large Inter-War Georgian Revival building designed by Sydney architect and noted exponents of the style, Eric Apperley and Alfred Wright. Its original scale and form remain substantially intact and readily legible

⁴ NSW State Heritage Inventory <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1210115> dated 6/3/2018

notwithstanding later layers of additions associated with the growth and evolution of the Club. The building demonstrates landmark aesthetic qualities that are expressed both through its built form and relationship with the cultural landscape within which it sits. It occupies a commanding position at a high point overlooking the golf course and Banks Avenue, and the views to the building from the public domain read as intact, with minimal alteration to the eastern elevation in particular and also to the scale and proportions of the northern, allowing the disciplined proportions of the Georgian Revival style and the distinctive use of materials to dominate views over the building from the public domain. The Club House is likely to be of social heritage value to members of the Golf Club and other users of the course.⁵



Figure 5.12. View of Bonnie Doon Golf Club House. Source: Curio Projects, August 2025.

The item is largely appreciated by the golf club vehicle entrance off Banks Avenue where the building sits within an elevated position and provides a commanding welcome. There are some views towards the item enjoyed from further north and south along Banks Avenue, however these are obscured in part due to the extent of mature trees which align the western side of the road. There are some longer views available to the study area from the item's principal Banks Avenue street frontage looking south (Figure 5.13), however, the item is not visible within views looking north from the study area due to the extent of the existing street trees. Refer to Figure 5.14 below.



Figure 5.13. View of study area, looking south along Banks Avenue from front boundary line of Bonnie Doon Golf Club entrance. Source: Curio Projects, August 2025.



Figure 5.14. View looking north towards the item from the study area (along Banks Avenue). Source: Google Streetview, accessed October 2025.

⁵ NSW State Heritage Inventory <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1210003> dated 31/7/2018

'Botany Water Reserves' (SHR #01317 and Bayside LEP # I160)

The 'Botany Water Reserves' are listed on the State Heritage Register and listed within the Bayside LEP. They are located on the western side of Bonnie Doon golf green and approximately 390m to the west within the suburb of Mascot. The NSW State Heritage Inventory provides the following Statement of Significance for 'Botany Water Reserves.' (SHR 01317 & LEP #I160):

'Botany Water Reserve holds considerable value for Sydney and NSW because it contains the only remaining major components - substantial layout and other important physical evidence from the 1850s through to the 1870s - of the unique water supply system that supported the expansion of the Sydney metropolis for most of the latter half of the 19th century, representing Sydney's third main water supply system since colonisation; and on account of the surviving remnants of the early 19th century industries associated with the prominent emancipist merchant Simeon Lord. The site includes land which, in 1855, was the subject of the first resumptions for the purpose of a water supply system by a government in Australia. Part of the original 1850s sand-cast iron water supply pipe remains within the site representing a remnant of the State's oldest main.

This extant remnant of the water supply system also has high collective value as important evidence likewise remains of the two principal Sydney water supply systems (The Tank Stream and Busby's Bore) that predated the Botany system along with those superseding it (The Upper Canal and regional dam systems).

The open space areas encompassed by the item include two regionally rare and distinct remnant vegetation communities known as Sydney Freshwater Wetlands and Eastern Suburbs Banksia Scrub that are both potentially of State significance and are the subject of separate listings as an Endangered Ecological Community under the NSW Threatened Species Conservation Act 1995. The wetlands also have recognised regional ecological value as native animal habitat and movement corridors, and may include animal species of conservation significance.

The item is of regional environmental importance as a major recharge source for the Sydney basin aquifer.

It likely holds special interest as a landmark cultural and recreational landscape for the regional community.

It also has regional importance on account of the substantial infrastructure it contains of the 1910s Southern and Western Suburbs Ocean Outfall Sewer System (SWSOOS No 1) - since augmented during 1936-1941 by SWSOOS No 2 - representing one of the first major separate sewers in Sydney as well as incorporating new ventilation technologies. This infrastructure includes use of the former Engine House chimney as a sewer vent, the viaduct to carry the vent pipe, Sewage Pumping Station No 38 of 1916 near the Engine House ruins and part of the SWSOOS Nos 1 and 2 mains. The overall SWSOOS network remains Sydney's largest sewer system.⁶

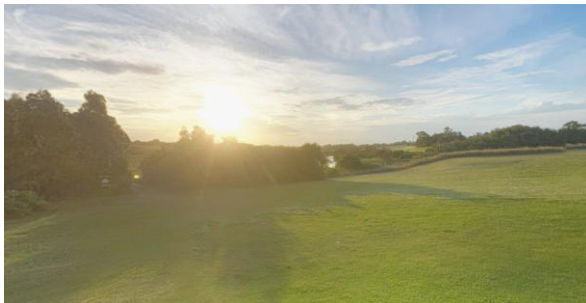


Figure 5.15. View of study area, looking north west from Bonnie Doon Golf green. Source: Google Streetview, accessed October 2025.



Figure 5.16. View looking east towards the study area from the eastern side of the Botany Water Reserves. Source: Google Streetview, accessed October 2025.

The study area and the Botany Water Reserves share a limited visual and spatial relationship. The item is largely appreciated from within the western side of the Bonnie Doon golf green or The Lakes Golf Club, which is situated further to the west. There are limited and obscured views between the study area and item due to the topography and vegetation within the golf green.

⁶ NSW State Heritage Inventory <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5051418> (dated 23/7/2004)

6. Proposal

6. Proposal

The SSD application seeks consent for the following:

- Demolition of all existing structures on the site, tree removal, excavation and site preparation works
- Construction of new residential flat buildings comprising:
 - A seven-storey social housing residential flat building with 84 dwellings with a single basement level accessed from Park Avenue to the south
 - Two eight storey private market housing residential flat buildings with 140 dwellings over a consolidated two-level basement accessed from Park Avenue to the north
- Shared servicing access via a lay-by from Banks Avenue
- Associated landscaping and communal open space
- Infrastructure servicing
- Staged delivery to enable relocation of existing tenants and demolition of existing social housing dwellings.

A detailed description of the project is included in the EIS.

The following figures are extracted from the drawings prepared by BVN Architects and illustrate the proposed development.

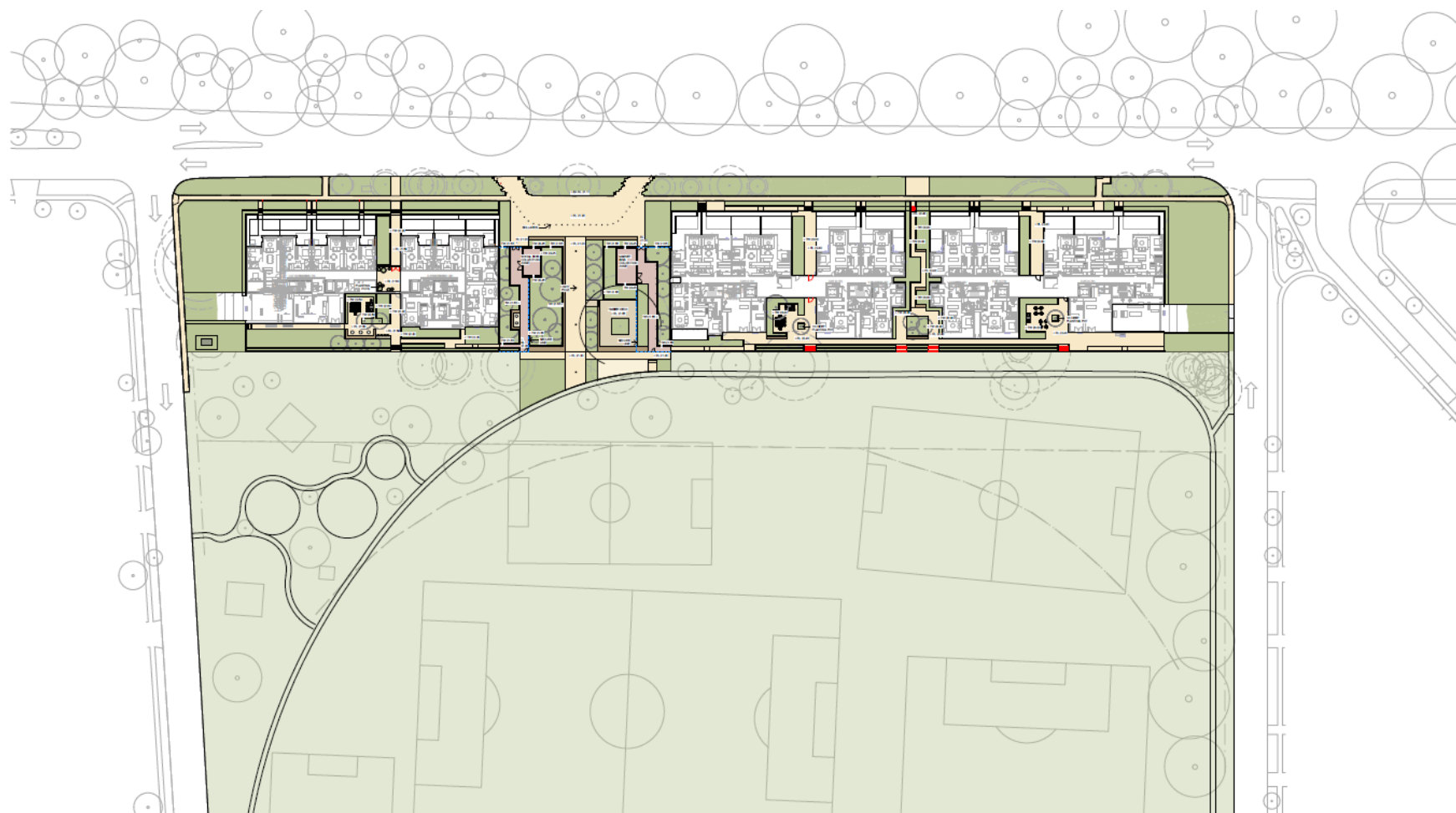


Figure 6.1: General arrangement plan. Source: BVN Architects October 2025

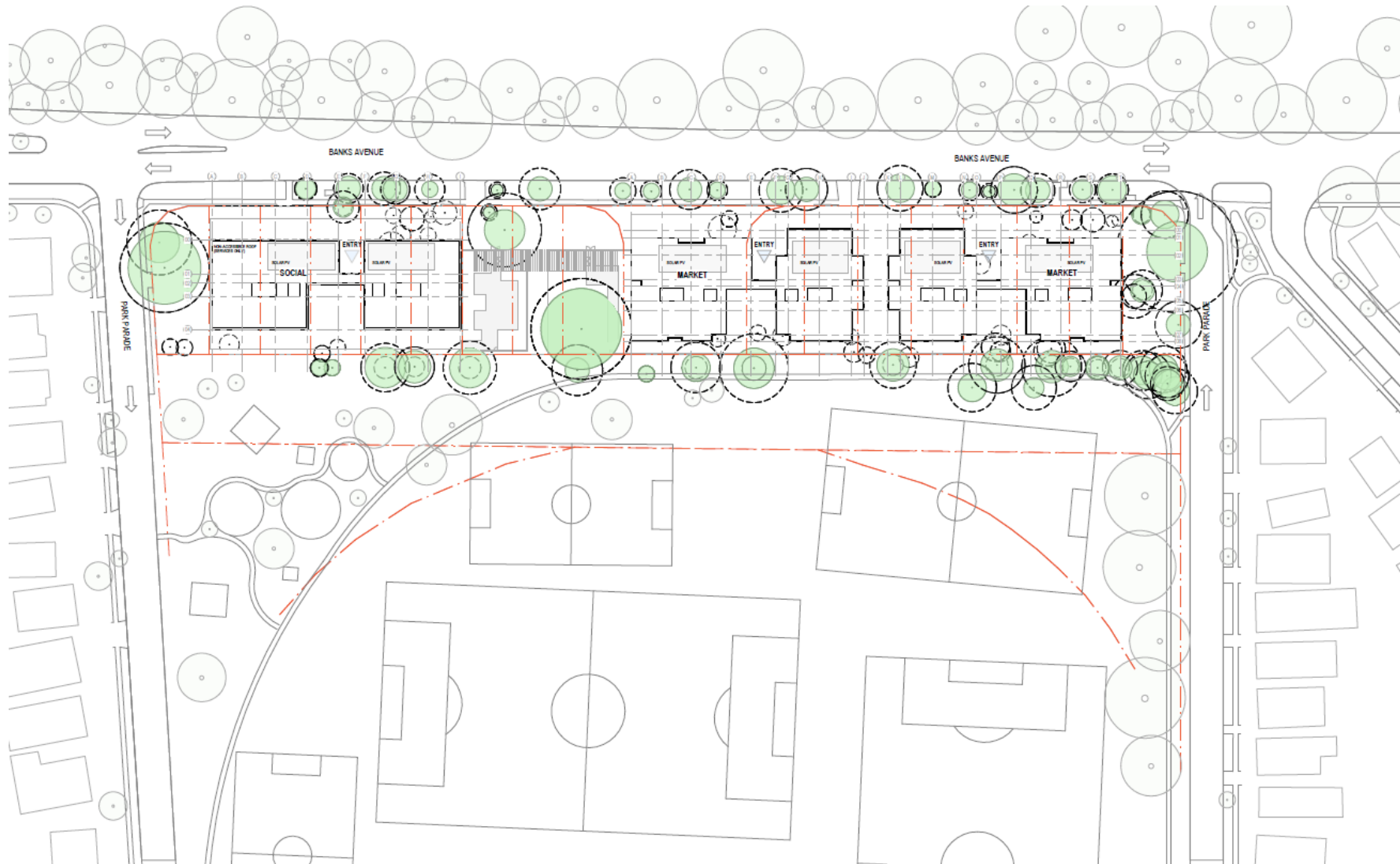


Figure 6.2: Site Plan. Source: BVN Architects October 2025



Figure 6.3: Demolition Plan. Source: BVN Architects October 2025

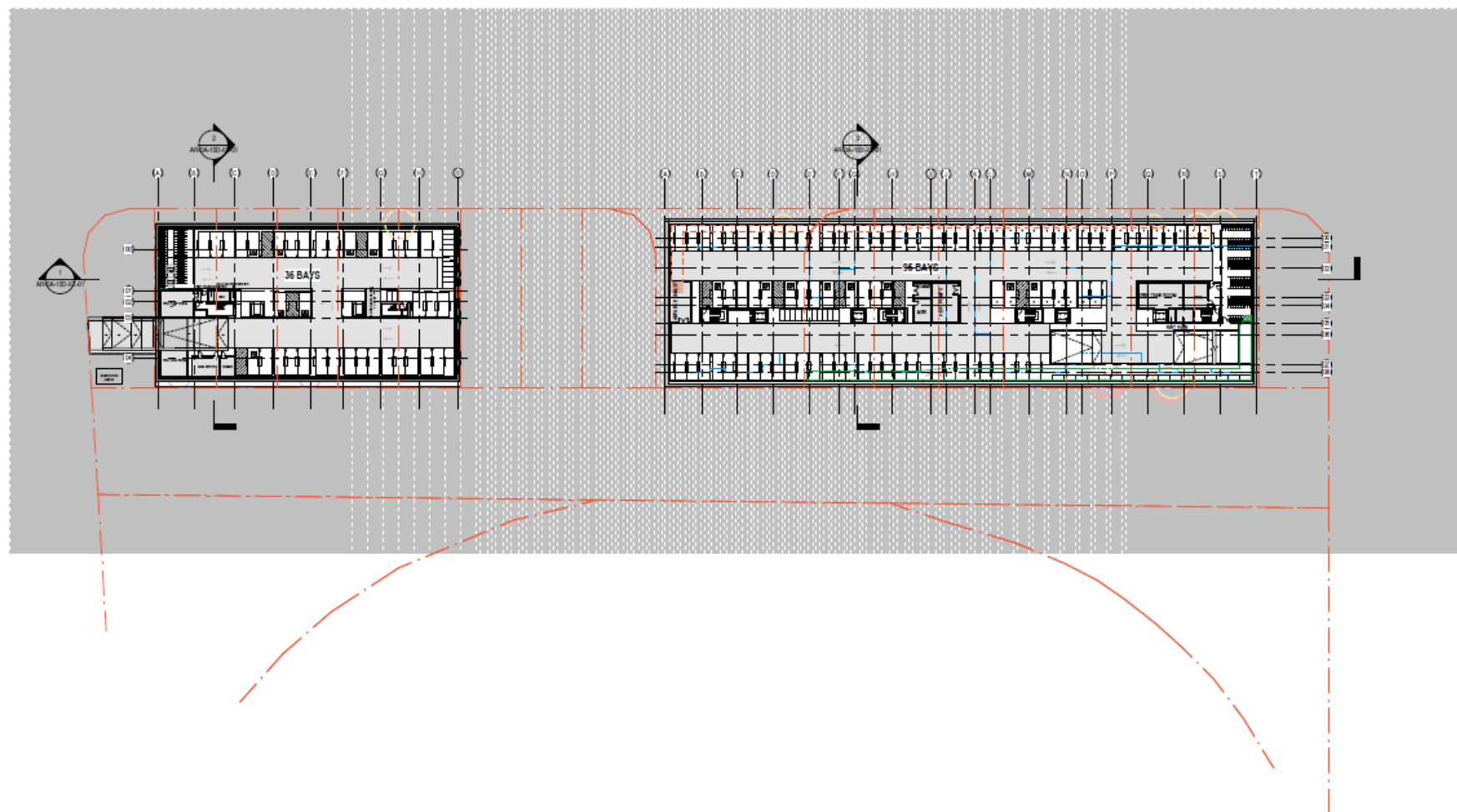


Figure 6.4: Level B1: Source: BVN Architects October 2025

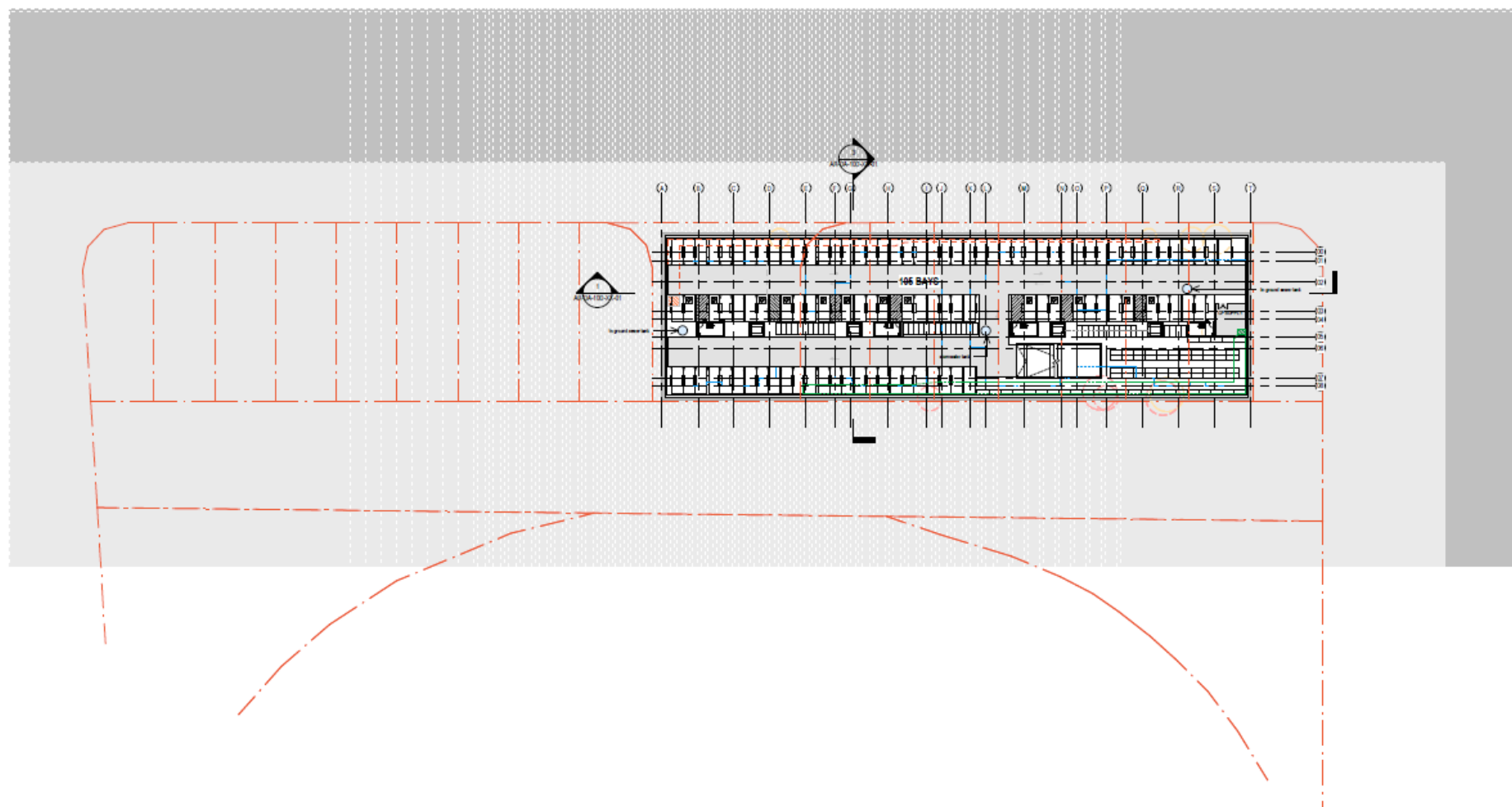


Figure 6.5: Level B2. Source: BVN Architects October 2025



Figure 6.6: GA – Overall – Level 00. Source: BVN Architects October 2025

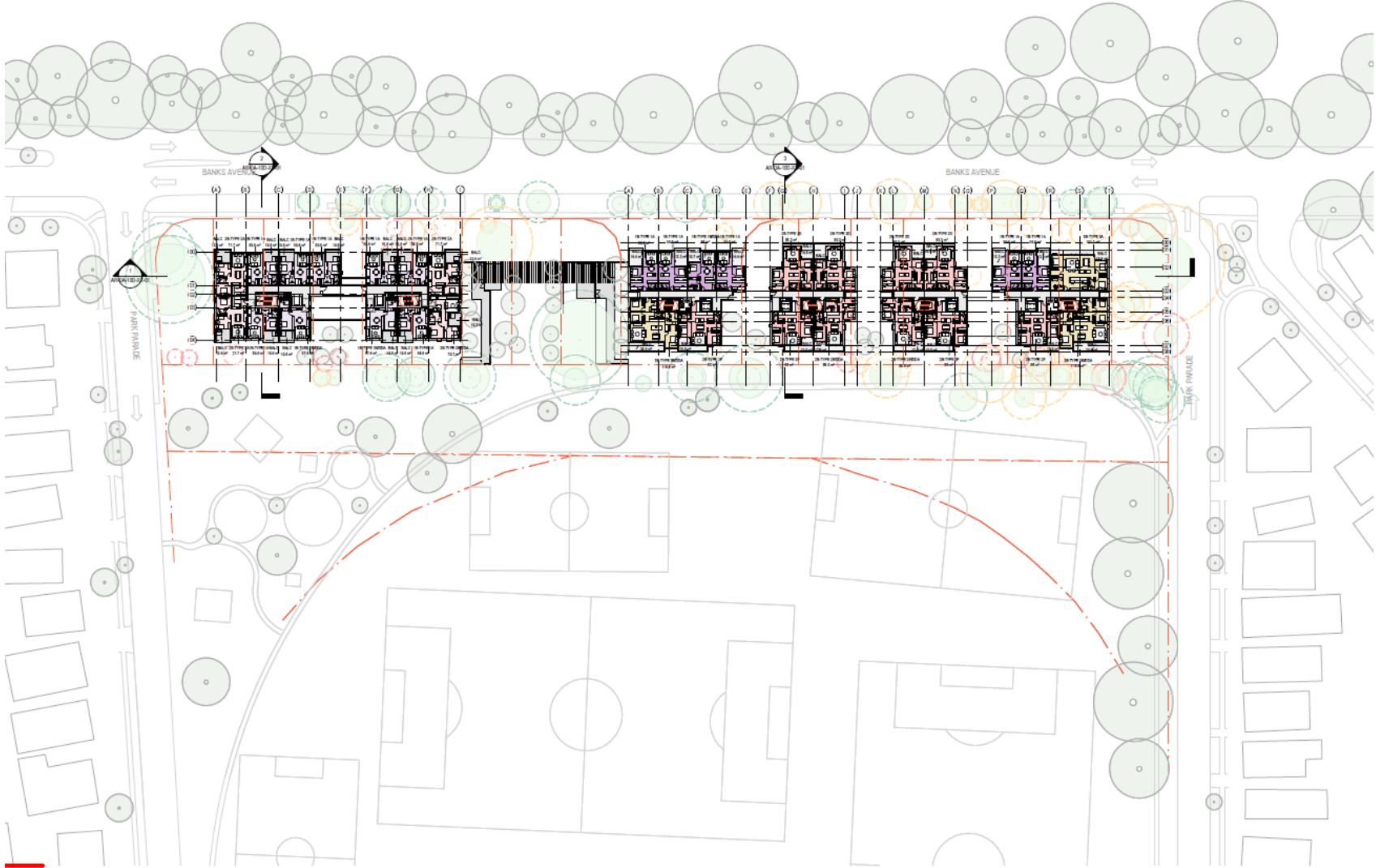


Figure 6.7: GA – Overall – Level 01. Source: BVN Architects October 2025

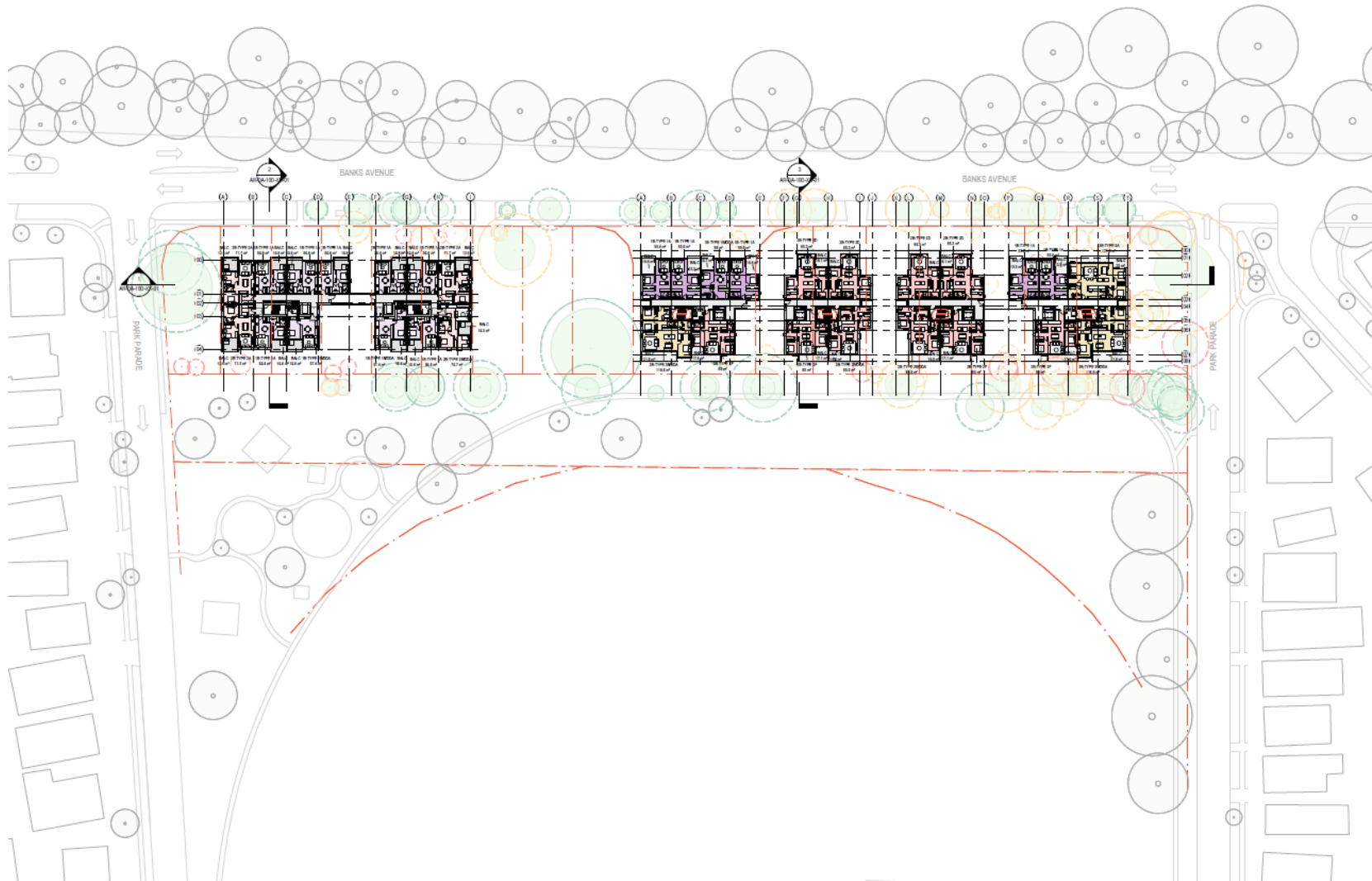


Figure 6.8: GA – Overall – Level 02. Source: BVN Architects October 2025

GA – overall Level 02

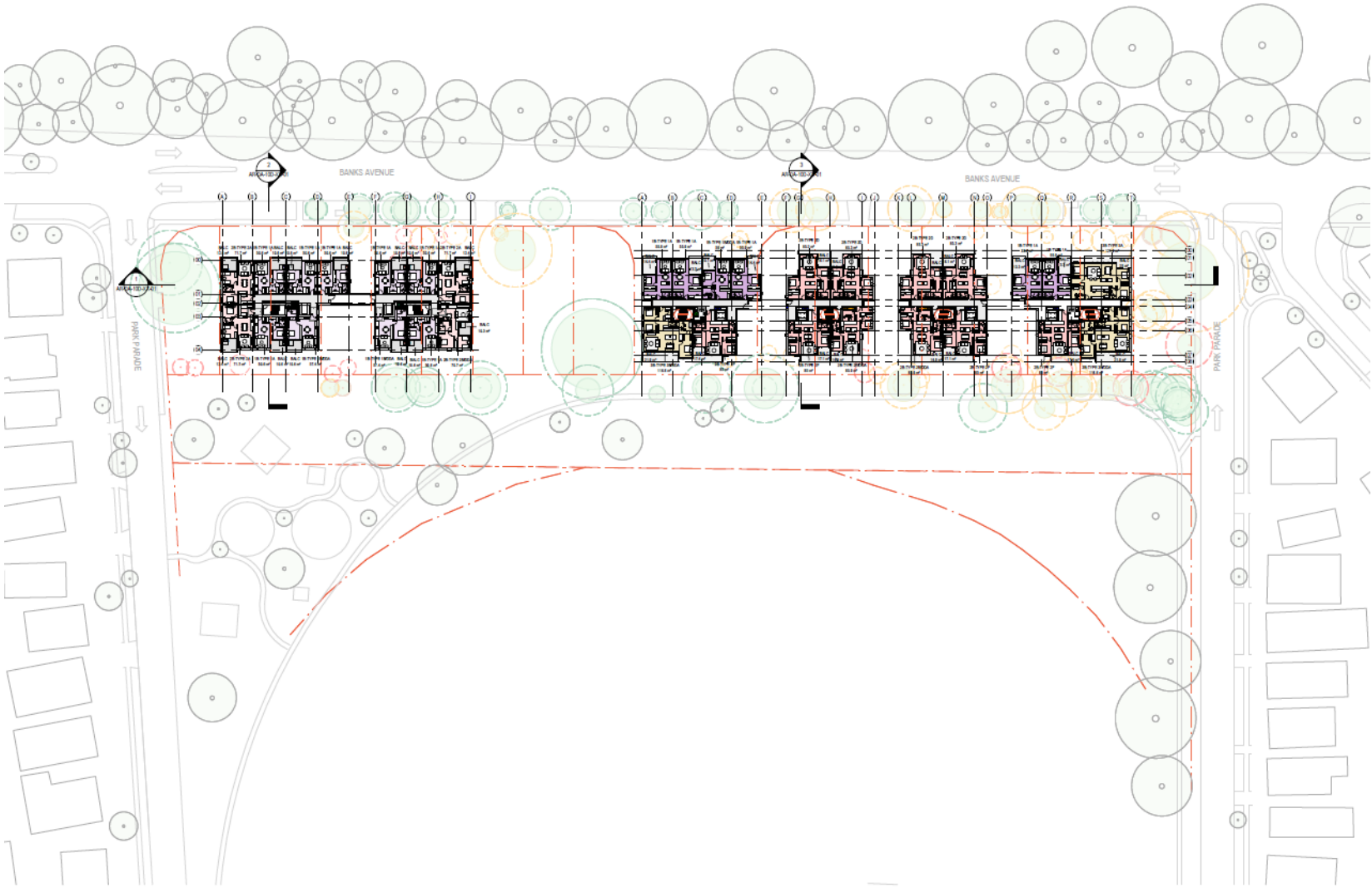


Figure 6.9 GA – Overall – Level 03. Source: BVN Architects October 2025

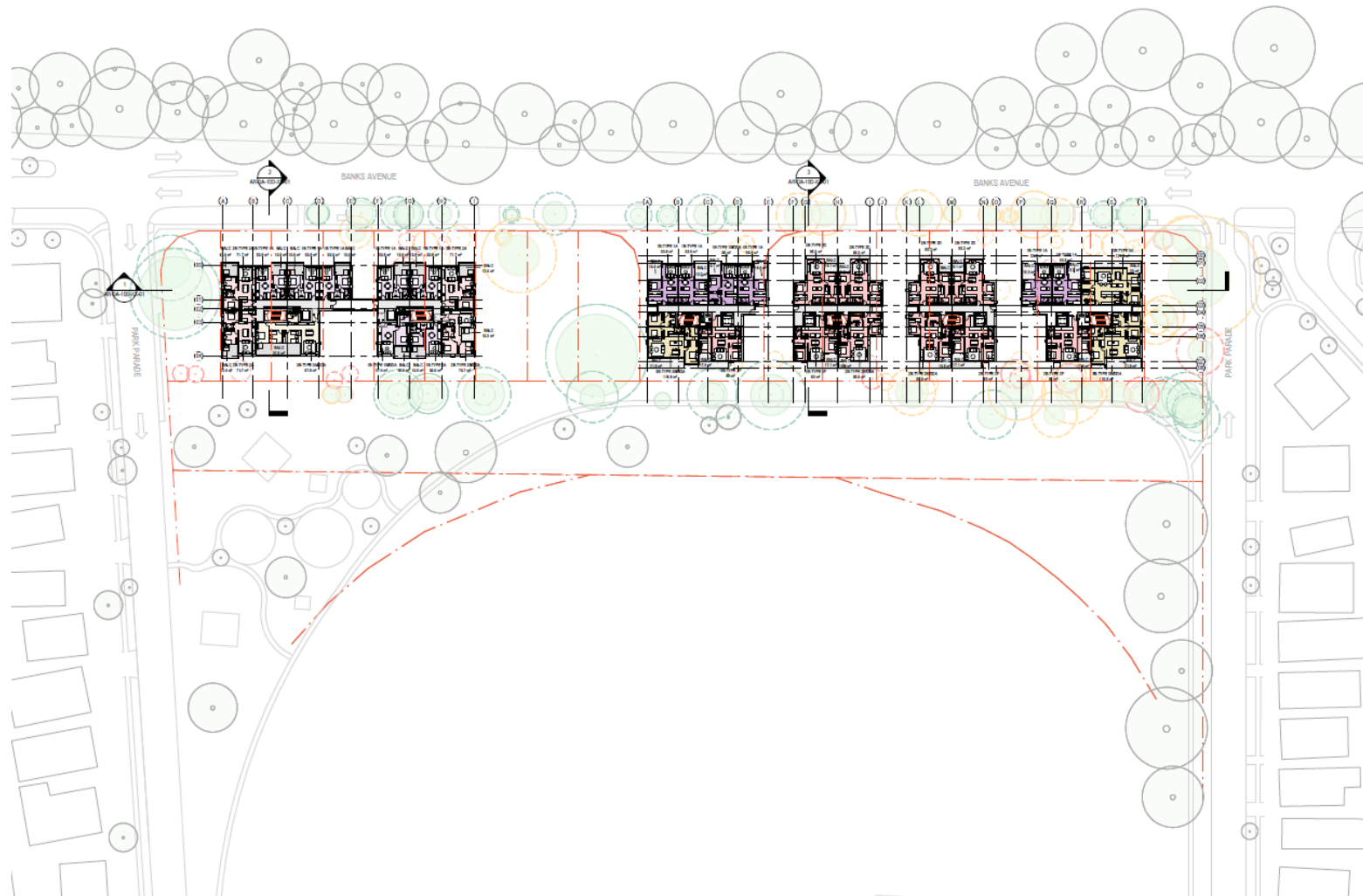


Figure 6.10: GA – Overall – Level 04. Source: BVN Architects October 2025

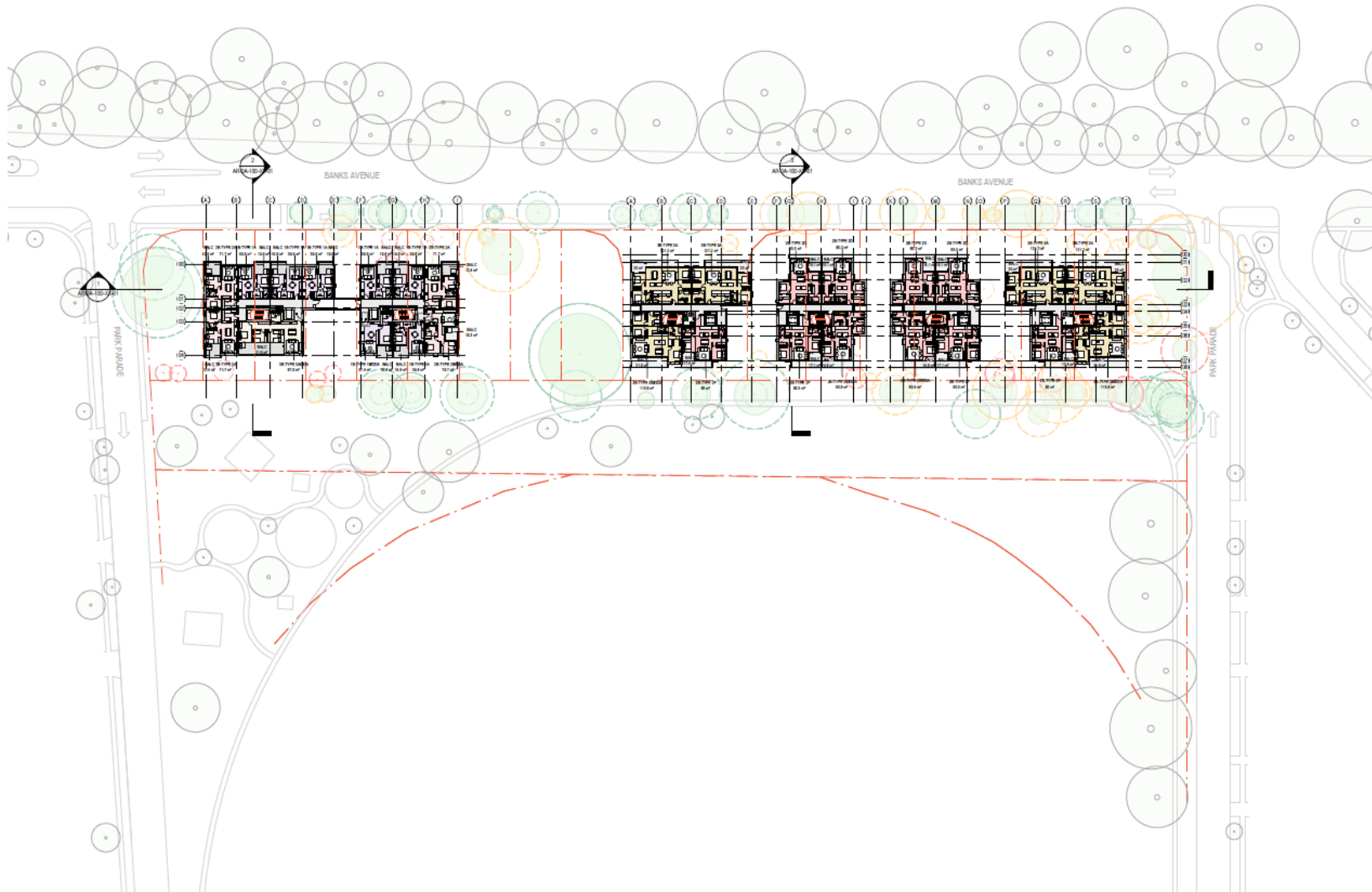


Figure 6.11: GA – Overall – Level 05. Source: BVN Architects October 2025

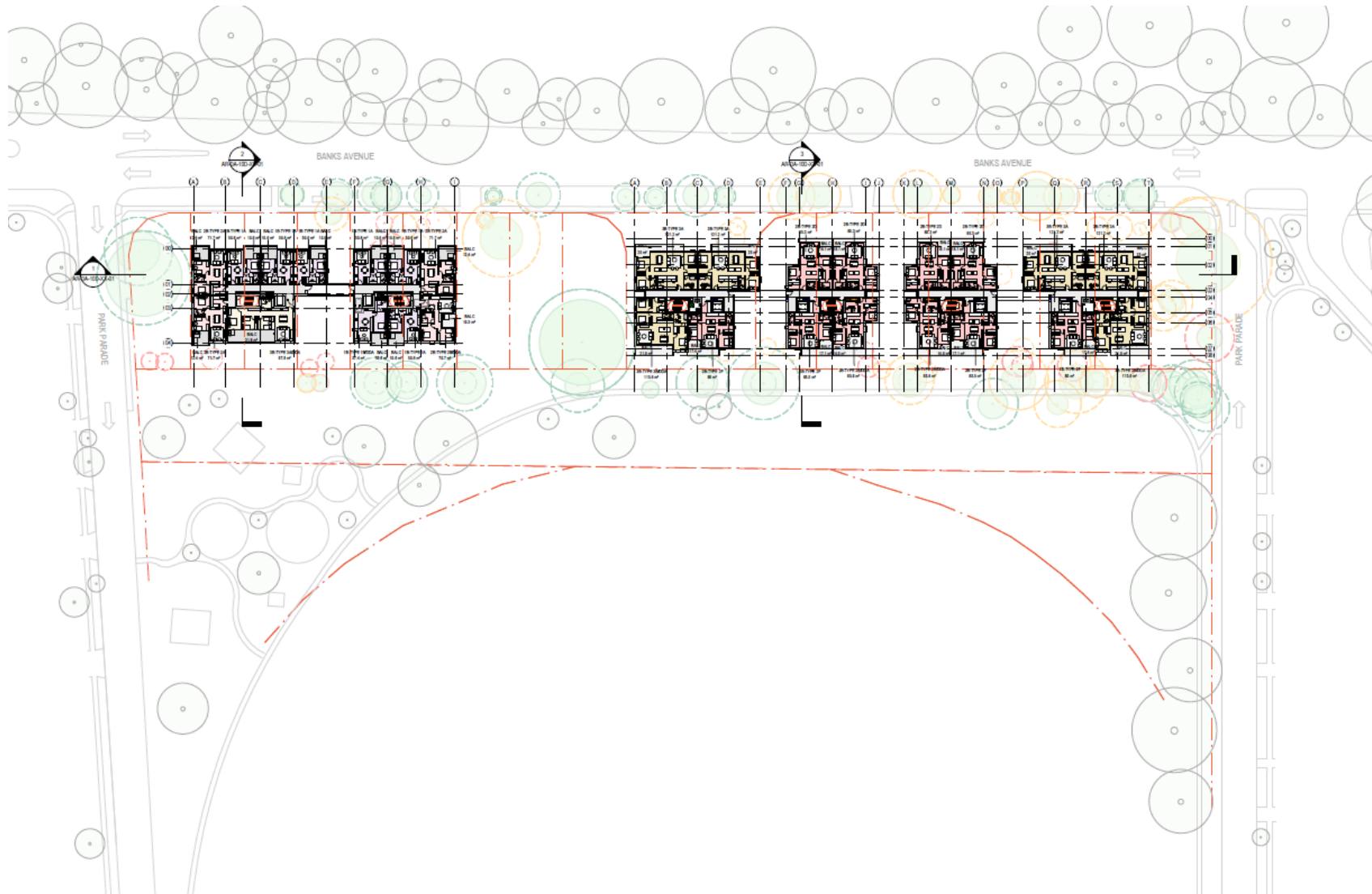


Figure 6.12: GA – Overall – Level 06. Source: BVN Architects October 2025

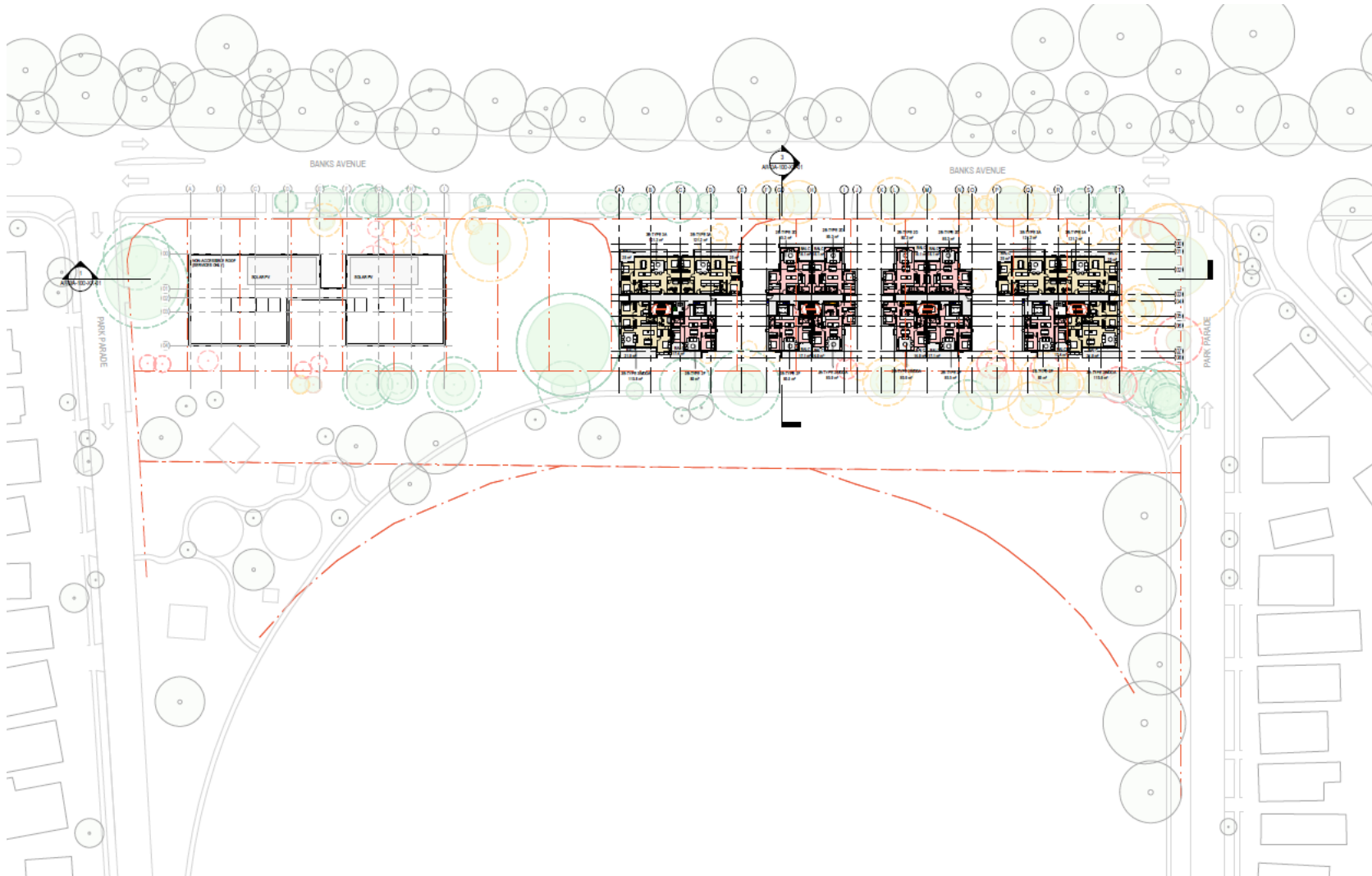


Figure 6.13: GA – Overall – Level 07. Source: BVN Architects October 2025

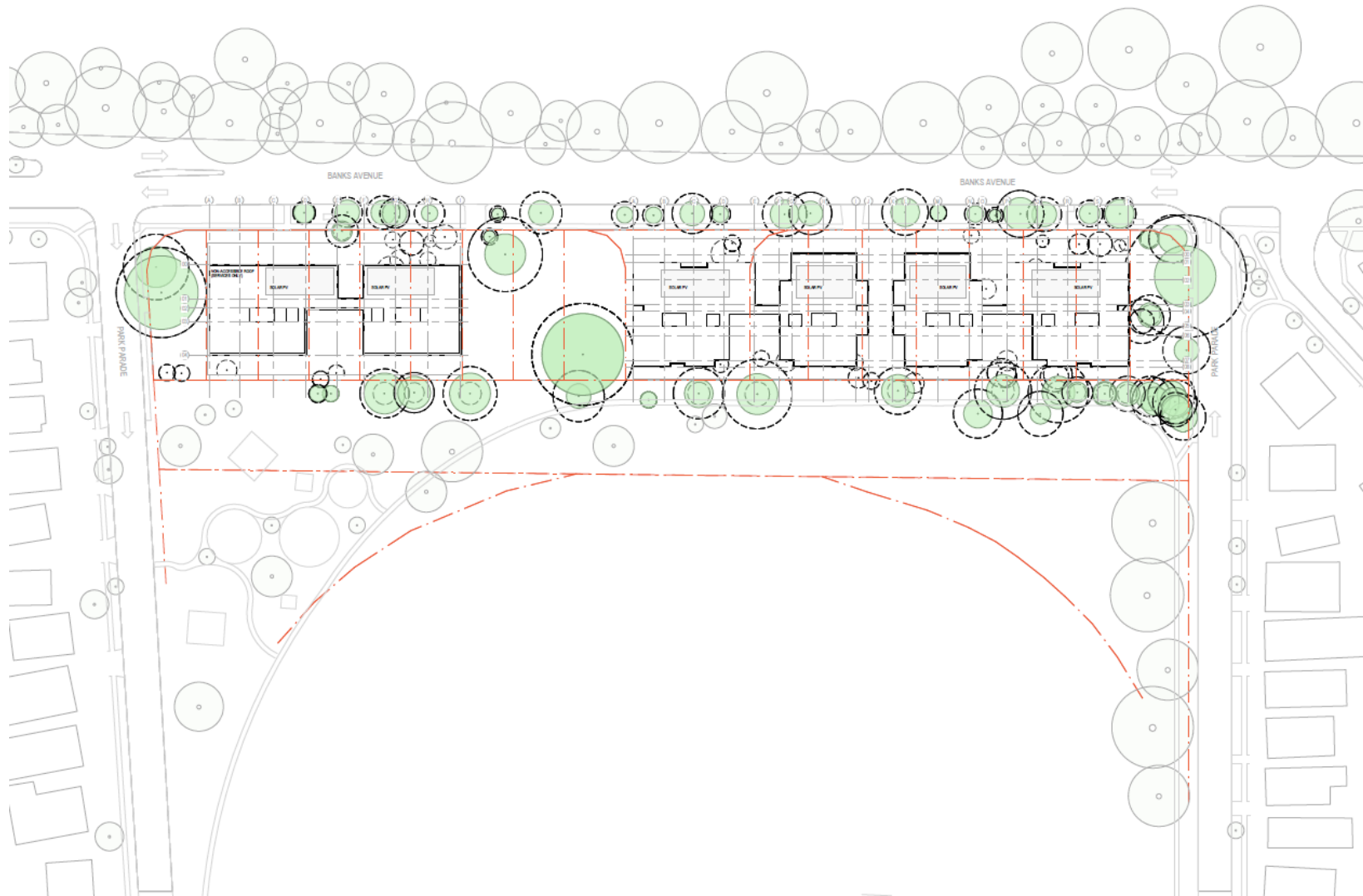


Figure 6.14: GA – Overall – Level 08. Source: BVN Architects October 2025



Figure 6.15: Eastern and western elevations. Source: BVN Architects October 2025

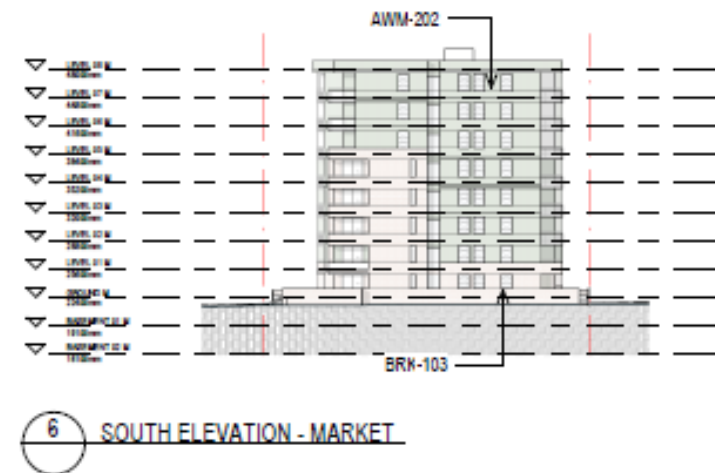
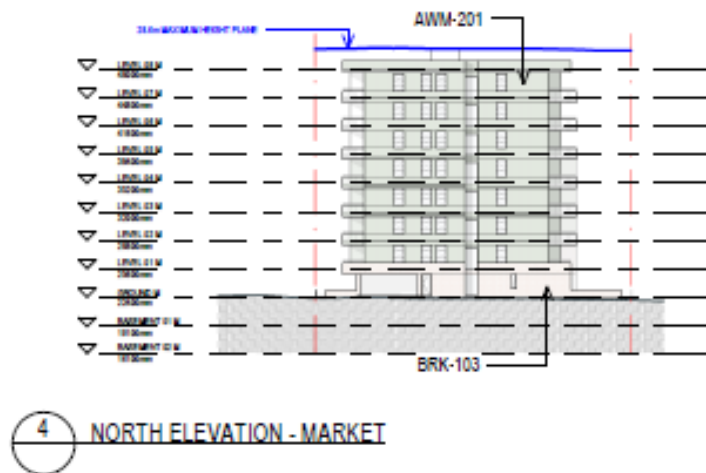
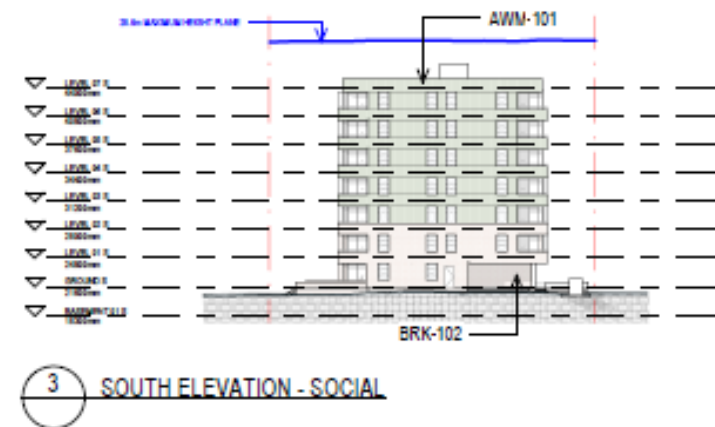
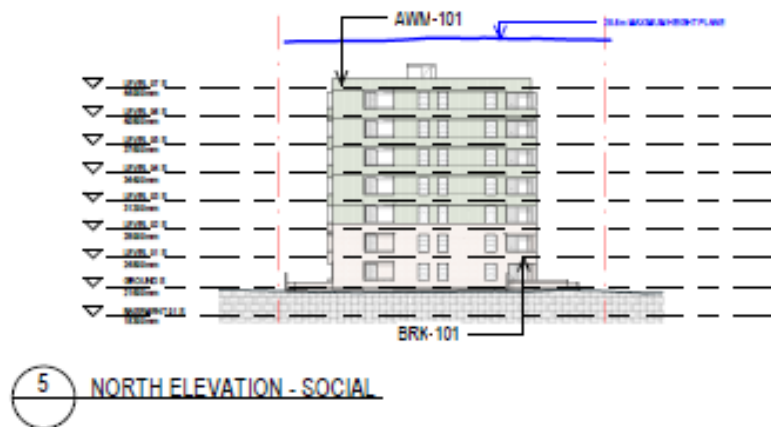


Figure 6.16: North and south elevations for Social and Market housing. Source: BVN Architects October 2025

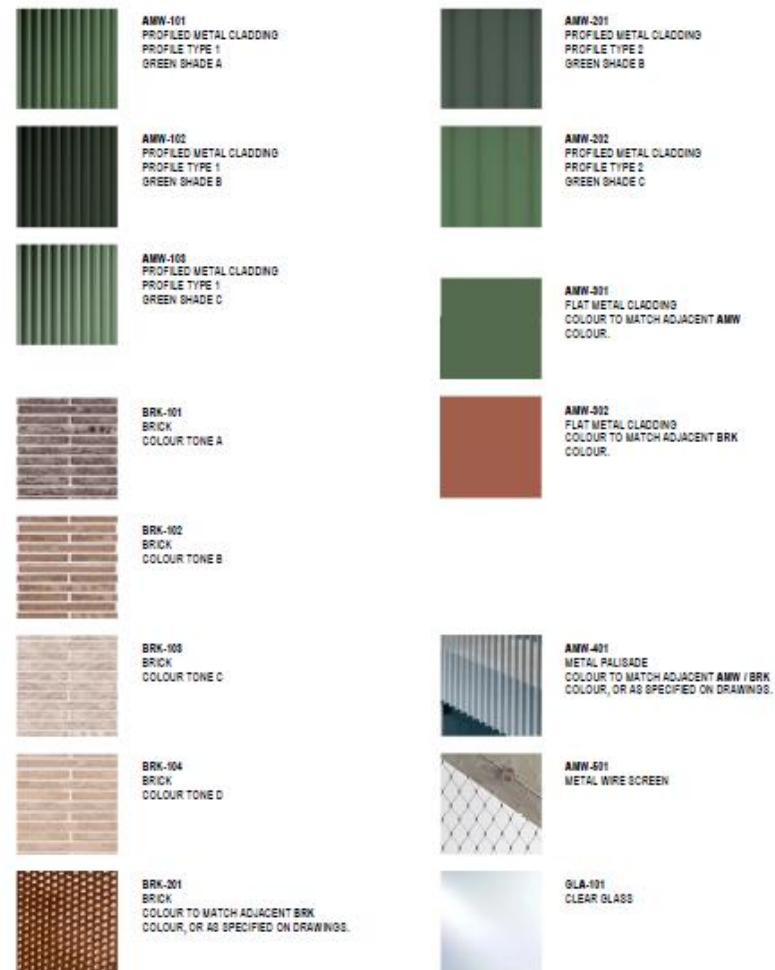


Figure 6.17: Colours and materials palate. Source: BVN Architects October 2025

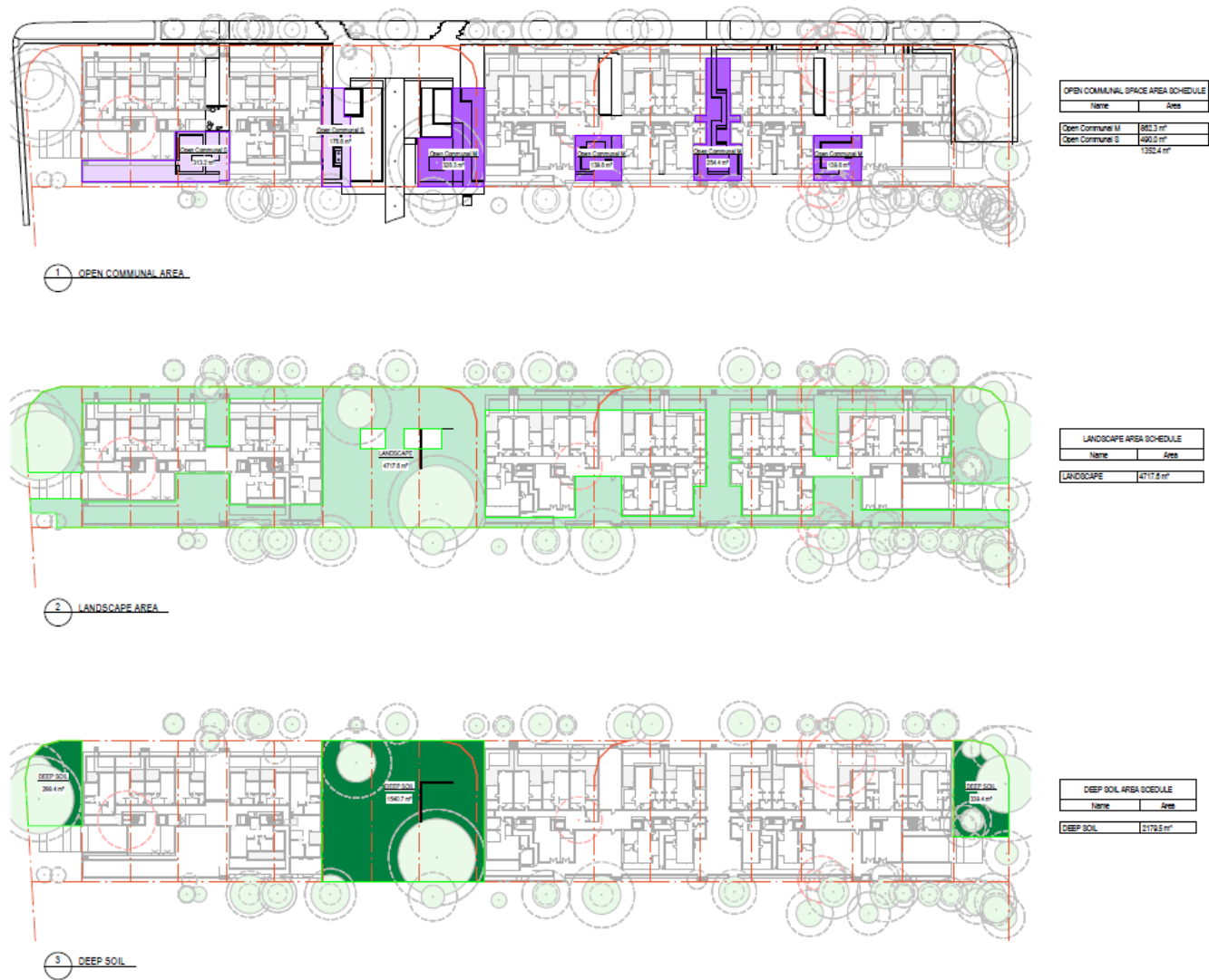


Figure 6.18: Public Realm and Landscape zones. Source: BVN Architects October 2025

1.4 Site Plan



Figure 6.18: Site Plan (Landscaping). Source: Turf Design Studio, October 2025

7. Assessment of Heritage Impact

7. Assessment of heritage impact

As detailed within this report, the study area is not identified as a heritage-listed item. The study area is also not located within a heritage conservation area pursuant to the Bayside LEP 2021. The study area is however located immediately adjacent to local heritage item '*Jellicoe Park*' (LEP I338) and located within the wider vicinity of several heritage items listed within Schedule 5, Part 1 of the Bayside LEP 2021. These items are located further to the north, east and west.

As described within Section 5 of this report, the study area shares an immediate spatial and visual relationship with '*Jellicoe Park*' (LEP I338). With regard to the heritage items in the wider vicinity, there are limited views available between the study area and these items, however it is noted that the introduction of higher built forms may be visible within longer view lines.

The proposed development involves the demolition of existing mid-20th century walk-up flats and construction of new residential flat buildings comprising 84 social housing dwellings and 140 private market dwellings. This section assesses the potential heritage impacts of the proposed new residential development within the study area on the adjacent heritage item '*Jellicoe Park*' within its immediate and wider vicinity.

7.1. Impacts on '*Jellicoe Park*' (Bayside LEP 2021 Item No. I338)

As mentioned, the study area lies immediately adjacent to *Jellicoe Park* (LEP I338) with which it shares a spatial and visual relationship. *Jellicoe Park* is recognised for its landscaped qualities, historical significance, and intact setting within the Dacey Garden Suburb scheme.

The proposed development introduces three new residential buildings: one 7-storey social housing tower and two 8-storey market housing towers, replacing five existing three storey walk-up flats. While the scale and footprint of the new buildings are more substantial, the proposal has been designed in a manner that can largely respect the overall spatial and physical qualities of the adjacent heritage item while at the same time provide essential housing for Pagewood.

7.1.1. Physical impacts

The new buildings will occupy a larger footprint and rise substantially higher than the existing buildings, with heights reaching up to 28.6m under Housing SEPP provisions. The siting of the new buildings within the study area will be similar to the spatial layout of the existing three storey buildings within the study area boundaries.

The proposed development includes a setback of 3.1 to 6m from the eastern boundary, at the park's interface and includes the retention of many of the mature trees which contributes to the park's skyline and provide a visual buffer. The eastern setback also allows for new trees and terraced planting which will provide ecological enhancement along the boundary treatment and soften the physical transition between built form and adjacent significant open space. The open space at ground level between the new built forms will also be landscaped with raised planters, potted plants and paved walkways which will help support the significant landscaped setting of *Jellicoe Park*.

The introduction of a new central pedestrian link from Banks Avenue to *Jellicoe Park* will improve public access between the two properties and encourage community engagement with the park. This connection is designed to have a positive physical impact. The central axis link will comprise deep soil landscaping to accommodate the retention of existing trees and the planting of new trees, as well as new screen planting and landscape features and furniture such as timber decking and seating walls to enhance permeability amenity and function which can complement the park's spatial integrity.

Furthermore, the construction of the new basement levels to accommodate below ground parking and services will reduce the above-ground bulk and visual clutter, enhancing opportunities within the ground plane to accommodate landscaping and amenities which respect and conserve the setting of the adjacent park.

7.1.2. Impacts on views and setting of Jellicoe Park

It is recognised that Jellicoe Park's heritage significance is rooted in its planned setting, low-scale surrounds, and Inter-War landscape character. It is also noted that the park benefits from significant view corridors from both within the park, and from its boundaries. Most notably, these view corridors include those looking west towards the study area.

While it is acknowledged that the proposal will result in scale and massing greater than the surrounding development, it is also noted that the new built forms will occupy a similar footprint to the existing pattern of development and incorporate compatible siting and setbacks.

As described above, the proposal also includes a setback of 3.1m to 6m from the eastern boundary which will accommodate planting and mature trees to provide a visual buffer and enhance amenity along the park's interface. This will further enhance the park's setting and reinforces its heritage values.

The massing of the new mid-rise towers has been arranged with setbacks between each built forms which will enable open space and landscaped areas in-between, and in turn help to reduce the development's visual dominance from closer and longer vantage points across the park. Views towards the park's open landscape setting will also be enhanced with the inclusion of the new publicly accessible central through site connection, extending from Banks Avenue which will be elegantly landscaped with mature plantings, natural paving materials with neutral tones and integrated landscape furniture to provide amenity for community use and enjoyment. Refer to figures 7.1 and 7.2.



Figure 7.1: Visualisations showing through site connection from Banks Avenue. Source: Architectural Design Report BVN Architects October 2025



Figure 7.2: Walkway from Jellicoe Park to Banks Avenue. Source: Turf Design Studio October 2025



Figure 7.3: Visualisations showing view looking west from Jellicoe Park. Source: Architectural Design Report BVN Architects October 2025

The proposal introduces contemporary architecture with a clear intent to respect and respond to the park's visual qualities. This includes the introduction of articulated facades, (including those facing Jellicoe Park), which comprise a texture and variation in its materials to break down the new vertical bulk and enhance the development's visual interest.



Figure 7.4: Visualisations. Source: Architectural Design Report BVN Architects October 2025.

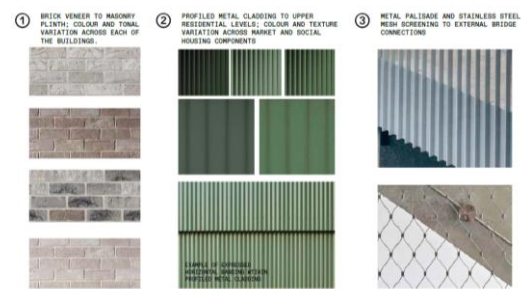


Figure 7.5: Visualisations. Source: Architectural Design Report BVN Architects October 2025.

Furthermore, the inclusion of a natural toned material palette which will include the use of green and earthy colours and natural materials will complement the park's landscape and civic character and will ensure the new buildings can blend rather than compete with the park's subdued aesthetic.

More specifically, the proposal includes the use of masonry brick at the lower levels of the built forms incorporating subtle tonal variations to their colour across the buildings. The upper levels will comprise a combination of green tonal metal cladding. The connecting walkway bridges will incorporate stainless steel balustrades and mesh screening. The proposed colours, textures and tones have been designed to help the building sit comfortably within the visual backdrop of significant views across the park. In addition, the inclusion of masonry at the lower levels helps to ground the development towards its principal frontage to Banks Avenue, provide a more human scale to the development and will help to complement the wider low density residential setting.

Although the proposal and its increased built forms within the study area will alter existing view lines from Jellicoe Park looking in a westerly direction, the proposal will be able to conserve its overall spatial qualities and its ability to continue to be appreciated and interpreted.

The new development incorporates a built form and siting which enables adequate complementary landscaped open space and will enhance visual connections through the study area from Banks Avenue. In addition, the development will employ articulation, materials and colours which can sit comfortably within the park's significant landscape setting. The proposal will also continue to retain

and conserve the key view lines to and across Jellicoe Park from Park Parade looking north, south and east. The retention of these visual connections conserves the park's significant role as a central open space within Pagewood.

7.2. Impacts of heritage items within the wider vicinity

As detailed within Section 5 of this report, the study area also lies within the wider vicinity of several heritage items which include two small pocket parks '*Harris Reserve*' (I336) to the east, '*Glanville Reserve*' (I337) to the north-east, as well as '*Bonnie Doon Golf Club House*' (I335) to the north, all listed within Schedule 5, Part 1 of the Bayside LEP 2021; and as the '*Botany Water Reserves*' which is also listed on the State Heritage Register (SHR 01317 & I160), located to the west.

Of these items, it was noted that the '*Bonnie Doon Golf Club House*' (I335) to the north shares a visual relationship with the study area where the study area can be seen within views looking south from the item's principal frontage to Banks Avenue. It was also noted that the views between the remaining heritage items within the wider vicinity and the study area are largely obstructed by intervening residential development.

Notwithstanding this, the new development will result in an increase in scale and massing within the study area and as a result it will be more visually dominant within the Banks Avenue streetscape (and when viewed from '*Bonnie Doon Golf Club House*'). In addition, the introduction of the higher built forms may mean that the upper levels will be visible within longer views lines experienced from the remaining heritage items including the significant pocket parks to the north and east and the '*Botany Water Reserves*' to the west.

The new development also comprises a contemporary building design which includes façade articulation and the inclusion of masonry walls to the lower levels, as well as the inclusion of a natural colour palette. In addition, the siting and setbacks and new landscaping will complement the established pattern of development and densely landscaped verges. The new buildings have been designed to respond to the surrounding scale of residential development and will not significantly detract from streetscape views experienced along Banks Avenue. Furthermore, significant views to Bonnie Doon Golf Club House will not be affected, and the proposal will not interfere with its ability to be appreciated or interpreted.

In addition, the proposal is unlikely to overwhelm longer view lines experienced from the remaining heritage items within the wider vicinity. The proposal will conserve their principal views, which are typically experienced from their immediate street frontages and will not detract from their immediate settings. The items within the wider vicinity will continue to be appreciated and interpreted from their principal street frontages and make a positive contribution to their immediate settings.

7.3. NSW Guidelines for Preparing a Statement of Heritage Impact

The following table is structured against the relevant questions to be considered in a Statement of Heritage Impact, based on the NSW *Guidelines for Preparing a Statement of Heritage Impact* (June 2023):

Heritage NSW Guideline Questions	
Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?	As discussed above, the proposal will generally conserve the physical setting and significant views of the adjacent heritage item <i>Jellicoe Park</i> (I338). Although the proposal will alter existing view lines from <i>Jellicoe Park</i> looking in a westerly direction, the new built form, massing, siting, setbacks, facade

	articulation and colour palette as well as the provision for landscaping along the shared boundary will be able to conserve its overall setting and principal view lines of the adjacent heritage item. The proposed higher built forms within the study area may be visible within longer view corridors from several heritage items within the wider vicinity, however its design, articulation, materiality and colour palette to their elevations will not detract from these longer view corridors or impact on their settings and they will continue to be able to be appreciated and interpreted from their principal frontages.
Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?	As discussed above, the new development will be visible within westerly views from and across Jellicoe Park. The proposal has incorporated thoughtful siting and setbacks, modulated design which enhances opportunities for view lines to the item from Banks Avenue. The proposal incorporates the retention of existing mature trees and introduction of new trees and landscaping along its interface to complement the park's visual setting. The use of natural landscape colours along the elevations will also help to soften views towards the west. The proposal will continue to retain and conserve the key view lines to and across Jellicoe Park from Park Parade, looking north, south and east.
Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?	The proposal provides essential social housing for the Pagewood area and has been designed to include siting, setbacks, massing, articulation and materiality, as well as new landscaping which can conserve both its residential streetscape context and respect the immediate setting of the adjacent heritage item. The use of masonry materiality at the lower levels responds to the human scale and the surrounding low density residential forms within its suburban context.

8. Conclusion and Recommendations

8. Conclusions and recommendations

8.1. Conclusion

The study area at 60–80 Banks Avenue, Pagewood is not a heritage-listed item but is situated within a sensitive and historically rich context. It directly adjoins *'Jellicoe Park'* (I338), a locally significant landmark, and lies within proximity to several other heritage-listed sites, including *'Harris Reserve'*, *'Glanville Reserve'*, *'Bonnie Doon Golf Club House'*, and the *'Botany Water Reserves'*.

The proposed new residential development will introduce taller built forms within the study area, and while existing westerly views from the adjacent heritage listed Jellicoe Park will be altered, the proposal will be able to balance the delivery of new essential housing within Pagewood with its heritage context. Through strategic siting of the built forms, substantial setbacks, and the inclusion of accessible open space and extensive landscaping, the design works to minimise the potential impacts on the physical setting and views of Jellicoe Park.

The proposal will also conserve key view corridors to and from heritage items located within the wider vicinity, and the proposed articulated massing, thoughtful siting, and a cohesive material palette will enable the development to sit comfortably within the Banks Avenue streetscape and generally respect its lower density residential setting.

Overall, the project is expected to have a minor to neutral impact on the views and setting of the adjacent heritage item *'Jellicoe Park'*. The proposal will be able to conserve the park's visual integrity and maintain its relationship with the surrounding low density residential context. The proposal also safeguards the views, setting, and significance of heritage items within the wider vicinity ensuring their character and historical contribution is also maintained and conserved.

8.2. Recommendations

- Any future changes to the proposed colours and materials and finishes of the new built forms should incorporate neutral/natural tones along the elevations to reduce their visual dominance along Banks Avenue and help minimise impacts on views looking west from the adjacent heritage item (Jellicoe Park) or impacts on longer views from the heritage items within the wider vicinity.
- Design development could include opportunities for heritage interpretation and storytelling which celebrates the history of the Dacey Garden Suburb and nearby heritage items.

9. References

9. References

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NSW State Heritage Inventory (various) <https://www.environment.nsw.gov.au/topics/heritage/search-heritage-databases/state-heritage-inventory>

NSW Spatial Services, Historical Imagery Viewer (various)

<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>

Samantha Sinnaya, *Audaciousville: The Story of Dacey Garden Suburb, Australia's First Public Housing Estate*.

State Library of NSW, Historical maps (various)



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