



**19-23 Rosalind St,
Cammeray**
Heritage Impact Statement

February 2026

We acknowledge the Cammeraygal People the Traditional Custodians of the land on which 19-23 Rosalind Street, Cammeray sits today. We recognise the Cammeraygal People's continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

Document Information

Citation

Curio Projects 2026, *19-23 Rosalind St, Cammeray Heritage Impacts Statement*. Prepared for Perifa

Local Government Area

North Sydney

Issue	Issue date	Version	Notes	Author	Review
1	17 December 2025	Draft Report	Client Review	Kate Wine	Natalie Vinton
2	14 January 2026	Final Report	For Submission	Rebecca Agius	
3	29 January 2026	Final Report	For Submission	Rebecca Agius	
4	10 February 2026	Final Report	For submission	Kate Wine	

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. The Purpose of this Report

This Heritage Impact Statement (HIS) has been prepared by Curio Projects Pty Ltd (Curio) on behalf of Perifa Rosalind Development Pty Ltd (Perifa) to assess the potential environmental impacts that could arise from the construction of a seniors housing development (the development) at 19-23 Rosalind Street, Cammeray (the site). This report supports the assessment of the proposed development under Part 4 of the *Environmental Planning and Assessment Act 1979*.

Industry specific SEARs were issued on 17 October 2025 for the development. Development for the purposes of seniors housing with an Estimated Development Cost (EDC) of more than \$30 million and includes a residential care facility is state significant development under Schedule 1, Section 28 of the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP). The proposed development has an EDC exceeding \$30 million and includes a residential care facility component. Accordingly, it is considered State Significant Development.

This report has been prepared to identify any potential heritage impacts 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 North Sydney Local Environmental Plan 2013, North Sydney Development Control Plan 2025 as well as best practice heritage guidelines within the Burra Charter.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-96505456) on 17 October 2025 as detailed in the table below.

Table 1.1: Relevant SEARs considered

SEAR	Response
<p>21. Aboriginal Cultural Heritage</p> <p>Where there is known, or reasonably likely, to be Aboriginal cultural heritage on or near the site demonstrate that impacts have been adequately investigated and assessed by:</p> <ul style="list-style-type: none"> Identifying that an appropriate prior planning process has already considered these impacts, e.g. a rezoning or development application, or Providing an initial assessment of the potential impacts. <p>If potential impacts are significant, provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) which:</p> <ul style="list-style-type: none"> Identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site Is prepared in accordance with relevant guidelines. 	<p>If required: Aboriginal Cultural Heritage Assessment Report</p> <p>Curio has prepared an Aboriginal Due Diligence to address this SEAR.</p>
<p>22. Environmental Heritage</p> <p>Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.</p>	<p>If required: Statement of Heritage Impact and Archaeological Assessment</p> <p>This document addresses this SEAR in regard to a Statement of Heritage Impact (SoHI). A separate Archaeological Assessment has been prepared by Curio that further addresses this SEAR.</p>

1.2. Site Identification

The site is located at 19–23 Rosalind Street, Cammeray within the North Sydney Local Government Area (LGA). It comprises three (3) allotments legally described as SP4657, SP5218 and SP16181, and occupies a total area of approximately 4,100m². A site aerial showing each allotment is provided in Figure 1-1. Each respective lot currently comprises a three (3) storey residential flat building with the two (2) of the rear buildings situated on battleaxe allotments connected to Rosalind Street. The apartment complexes contain internal courtyards, asphalt and concrete driveways and an open parking area along the eastern side of the study area.



Figure 1-1: Study area indicated in green with lot numbers SP4657, SP5218, and SP16181 indicated. Source: Nearmap/Colliers Urban Planning

1.3. Limitations and Constraints

The 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 and Acknowledgements

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. North Sydney Local Environmental Plan (LEP) 2013

Clause 5.10 of the North Sydney LEP (2013) 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 North Sydney,*
 - (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. North Sydney Development Control Plan (DCP) 2025

The North Sydney DCP 2025 is a non-statutory development control plan that provides the detailed design guidelines to support the North Sydney LEP 2013. 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 Part C- Heritage Conservation, outlines the objectives and controls in relation to heritage conservation, including heritage items, heritage conservation areas (HCAs), Aboriginal heritage, archaeology and development within the vicinity of heritage items, or HCAs. As discussed in further detail below, and within Section 5 of this report, the study area lies within the vicinity of several heritage items and one HCA.

Section 4 of the Part C of the DCP provides the following objectives and controls for 'Development within the vicinity of heritage items'.

Objectives

O1 Ensure that new work is designed and sited so as to not detrimentally impact upon the heritage significance of the heritage item and its setting.

Provisions

P1 Respect and respond to the curtilage, setbacks, form, scale and style of the heritage item in the design and siting of new work.

P2 Maintain significant public domain views to and from the heritage item.

P3 Ensure compatibility with the orientation and alignment of the heritage item.

P4 Provide an adequate area around the heritage item to allow for its interpretation.

P5 Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting.

P6 Protect and allow interpretation of archaeological features (as appropriate and relevant).¹

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 within the vicinity of several heritage items listed within Schedule 5, Part 1 of the North Sydney LEP 2013.

The proximity of the study area to the nearby heritage items is illustrated within Figure 2.1 below and described within Table 2.

¹ North Sydney DCP 2025. PC4-1. <https://www.northsydney.nsw.gov.au/downloads/file/4350/nsdcp-2025-part-c-heritage-conservation>



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.)
House	NS LEP 2013 #I0178	179 West Street, Crows Nest	27m to the south-west
Shop	NS LEP 2013 #I0179	205 West Street, Crows Nest	60m to the west
House	NS LEP 2013 #I0177	169 West Street, Crows Nest	90m to the south-west
St Thomas Rest Park (including Sexton's Cottage and cemetery fence)	NS LEP 2013 #I0180	250 West Street, Crows Nest	90m to the north-west
Holtermann Estate B HCA	NS LEP 2013 #CA08	Various	80m to the west

3. Physical Analysis

3. Physical Analysis

3.1. Site and Surrounds

This section provides a description of the existing structures and features within the study area, as well as context and overview of the immediate surroundings, including places of importance essential to the understanding of the physical context of the site. A site visit was carried out by Curio Projects on 5 November 2025.

The study area encompasses Lots SP4657, SP5218, and SP16181 which together form a rectangular shape allotment with its narrower frontage to the southern side of Rosalind Street between Miller Street to the east, and West Street, to the west. The study area is occupied by a residential flat complex, consisting of 3 separate three (3) storey walk up residential flat buildings. Building no.19 occupies the northern end of the study area and is visible from Rosalind Street, followed by building nos. 21 and 23 to the south, respectively (rear of No.19), and which are setback from the street. Vehicle access to each of the buildings is available via an existing crossing and driveway access which runs along the study area's eastern setback and facilitates 90 degree angle on-grade car parking.

Each of the residential buildings is predominantly constructed of painted brick and concrete with flat roof forms and aluminium/timber windows with timber paneled skirts. The buildings are designed in an H-shape construction and comprise undercover/garage parking at ground floor level, with residential apartments above. Mature trees and landscaping are visible within and around the study area grounds.

Surrounding the study area development comprises a mix of low to med density residential dwellings. Immediately to the east of the study area lies predominantly single storey semi and detached early twentieth century (Federation style) dwellings. Although it is noted that further to the east along Rosalind Street, at the corner of Miller Street, there are three (3) and four (4) storey residential flat buildings. A Three (3) storey brick residential flat building is located immediately adjacent to the study area to its west, and further west is the heritage listed two storey corner 'Shop' building (HI #I0179), located at the intersection of Rosalind and West Street. Development further west, on the western side of West Street comprises the low density and early twentieth century dwellings which make up the Holterman Estate B HCA (CA08).

To the north of the study area, on the opposite side of Rosalind Street are predominantly single and two-storey detached/semidetached early twentieth century residential dwellings. To the south of the study area is a residential complex comprising 6 x four (4) storey walk up flat buildings fronting Trafalgar Street. A site visit was carried out by Curio Projects on 5 November 2025. Figures 3-1 to 3.20 (below) illustrate the study area and its surrounding context.



Figure 3.1: View of the study area, behind mature trees from opposite site of Rosalind St, looking south.

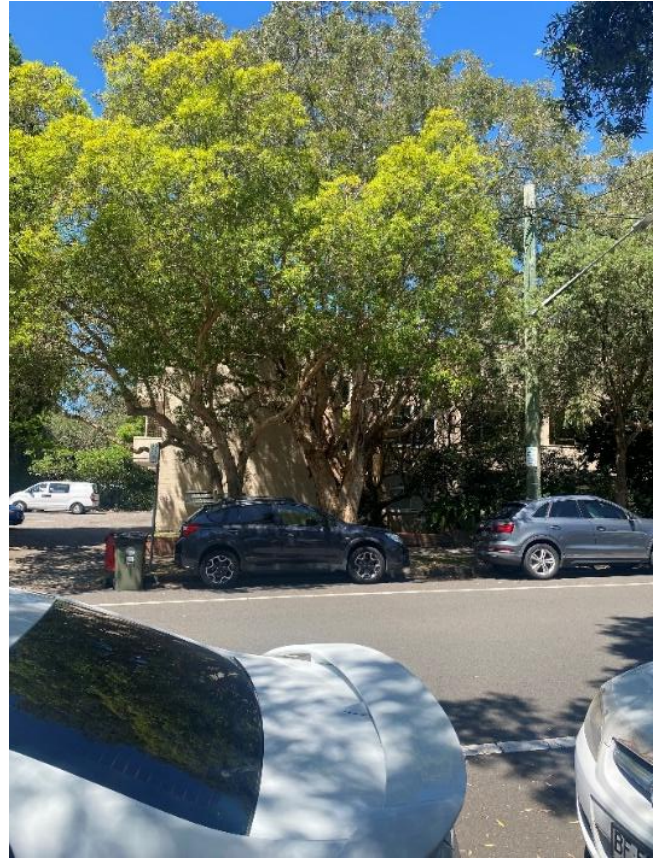


Figure 3.2: View of the study area, behind mature trees from opposite site of Rosalind St, looking south.



Figure 3.3: Streetscape of the study area (yellow arrow) and view line to heritage item # 10179 (red arrow), looking west up Rosalind St.



Figure 3.4: Driveway entry into the study area from opposite side of Rosalind St, looking south,



Figure 3.5: 19 Rosalind St, looking south-west.



Figure 3.6: 21 Rosalind St, looking south-west.



Figure 3.7: View of Rosalind St from driveway, 19 Rosalind St building to the left, looking north.



Figure 3.8: 23 Rosalind St, looking south-west.



Figure 3.9: Length of driveway down to Rosalind St from building 21, looking north.



Figure 3.10: Streetscape and view line to heritage item # I0179 (red arrow) and St Thomas Rest Park (yellow arrow) from study area.



Figure 3.11: View down Rosalind St from St Thomas Rest Park, looking towards heritage item #I0179 (red arrow) and study area (yellow arrow).

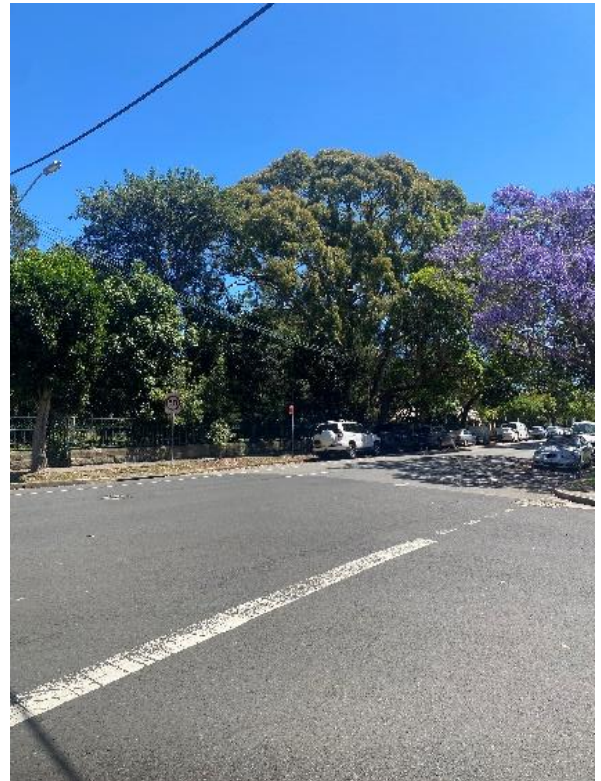


Figure 3.12: St Thomas Rest Park from intersection of West and Rosalind Street.



Figure 3.13: View into St Thomas Rest Park demonstrating proximity of tombstones to West Street.



Figure 3.14: View into St Thomas Rest Park demonstrating proximity of tombstones to West Street.



Figure 3.15: Tombstones inside of St Thomas Rest Park.



Figure 3.16: Elizabeth Berry tombstone monument.



Figure 3.17: View of intersection between West and Rosalind Streets from inside St Thomas Rest Park – study area approx. location indicated by red arrow



Figure 3.18: Historic graves along the fence at the intersection of West and Rosalind Streets



Figure 3.19: Historic graves along the fence at the intersection of West and Rosalind Streets



Figure 3.20: Historic grave up against fence of neighbouring property within St Thomas Rest Park

4. Historical Summary

4. Historical summary

This chapter provides a brief summary of the historical phases of use and development activity at the subject site to provide historical context.

4.1. Aboriginal Ethnohistory

4.1.1. Pre-European Environment

Much of the evidence of traditional Aboriginal lifestyle and economy was disrupted in the early years of European colonisation and understandings of Aboriginal groups and their lifeways prior to European settlement is in part reliant on historical records and documents written by early European settlers.

Prior to European settlement, the study area formed part of the hunting and gathering grounds of the Eora people. The Sydney region comprised two main language groups: Darug, with coastal and hinterland dialects, and Tharawal to the south of Botany Bay.² The Gadigal clan occupied lands along the southern side of Sydney Harbour from South Head west to Darling Harbour (Cockle Bay) and south towards Botany Bay.

Aboriginal clans were linked to specific territories and water sources, moving seasonally to exploit available resources.³ Local communities practiced a mixed subsistence economy, drawing on abundant coastal and terrestrial resources. Sydney's harbour provided fish, shellfish, and crustacea, while sandstone overhangs and rock shelters offered suitable habitation sites. Further inland, groups relied on hunting possums and kangaroos, gathering plant foods, and accessing freshwater species such as eels and mullet.⁴



Figure 4.1: Cockle Bay, now Darling Harbour (1819-1820).
Source: Trove, available at <https://trove.nla.gov.au/work/12335999>

² Attenbrow 2010.

³ Attenbrow 2010, p. 62

⁴ Murray, R. and White, K., 1988, Dharug and Dungaree: The History of Penrith and St Marys to 1860. Hargreen Publishing Company in conjunction with the Council of the City of Penrith

4.1.2. Post Contact History

At the time of the arrival of the First Fleet in January 1788, it is estimated that at least 1,500 Aboriginal people may have lived along the coastal region between Broken Bay and Botany Bay. The arrival of the First Fleet devastated the lives and activities of Aboriginal people in the Sydney area, restricting access to areas traditionally used for hunting and gathering, shelter, and ceremonial purposes, while also introducing devastating diseases such as smallpox. It is estimated that almost half of Sydney's Aboriginal population died in the first smallpox epidemic recorded in the colony in 1789⁵.

Initial interactions between early colonists and Aboriginal groups were peaceful and British settlers engaged in gift-giving aiming to encourage integration into the colony while also deterring any potential opposition to the establishment of the European settlement⁶. As the colony expanded, many of the original walking tracks used by local Aboriginal groups were adopted by the colonists and used as transport corridors. The expansion of the colony and limited meaningful dialogue between the British colonists and the local Aboriginal communities resulted in increased conflict between settlers and the local Aboriginal people.

Aboriginal people who survived epidemics and displacement continued to live a semi-traditional life often on the margins of European settlement occasionally supplementing their resources with supplies from new settlers⁷. The Aboriginal population continued to decline and, by 1827, it was estimated that the population had declined to roughly a third of the original population that had existed at the time of the colony's establishment in 1788. Despite their displacement, Aboriginal communities continued to utilise the land around the increasing spread of European colonisation.

4.2. Historical Development

Following European colonisation, the North Sydney area remained largely undeveloped until the mid-nineteenth century. In 1845, prominent merchant Alexander Berry donated 4 acres of his estate to the Anglican Parish of St Leonards to establish St Thomas' Cemetery, the first European burial ground established on the North Shore.⁸ The first recorded burials commenced in 1847 and the last in 1950.

The cemetery, situated approximately 85m north-west of the study area, became a key landmark and today survives as St Thomas Rest Park, one of the most historically significant green spaces in the district. The transformation of the cemetery into a public park between 1967 and 1974 reflects the suburb's transition from a semi-rural landscape to a densely developed residential area.⁹

In the conversion from cemetery to park, broken monuments and headstones were cleared away and others were moved to the designated historic section. Monuments and headstones already in suitable positions were retained in these locations. Most grave surrounds were removed and used to form low walls throughout the park. The conversion of the cemetery was North Sydney Council's

⁵ Hinkson, M. & Harris, A., 2010, *Aboriginal Sydney: a guide to important places of the past and present*, 2nd ed, Aboriginal Studies Press Canberra.

⁶ Karskens, G., 2016, Phillip and the Eora. *Governing race relations in the colony of New South Wales*. *Sydney Journal*, Vol 5, No 1. 39–55. pp. 43-44

⁷ Murray and White 1988

⁸ North Sydney Council, 2016, *St Thomas Rest Park Plan of Management* <https://www.northsydney.nsw.gov.au/directory-record/1507/st-thomas-rest-park>

⁹ Ibid

first heritage project, and it aimed to conserve a historic site while providing public access to its history and heritage.

Municipal mapping places the site within Belmore Ward, near the boundary with Tunks Ward, reflecting its position at the edge of early ward administration in North Sydney. An 1886 Metcalf Estate sales poster (Figure 4.2) already shows Rosalind Street formed at the study area with at least one building indicated on or immediately adjacent to the subject land, which demonstrates evidence of late-19th-century subdivision pressure and early small-scale development. The 1899 Willoughby Parish map (Figure 4.3) identifies the study area within Lot 28, confirming formal cadastral structuring by the end of the century.

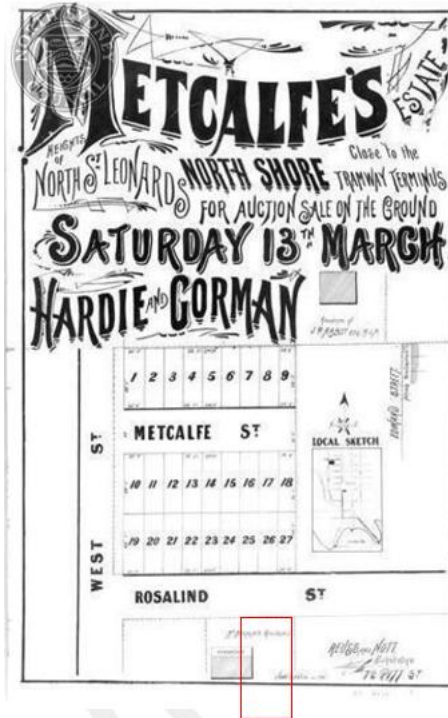


Figure 4.2: 1886 showing the development of Rosalind St and presence of a building within the study area (approx. location)
 Source: North Sydney Heritage Centre, Stanton Library's Digital Collection.

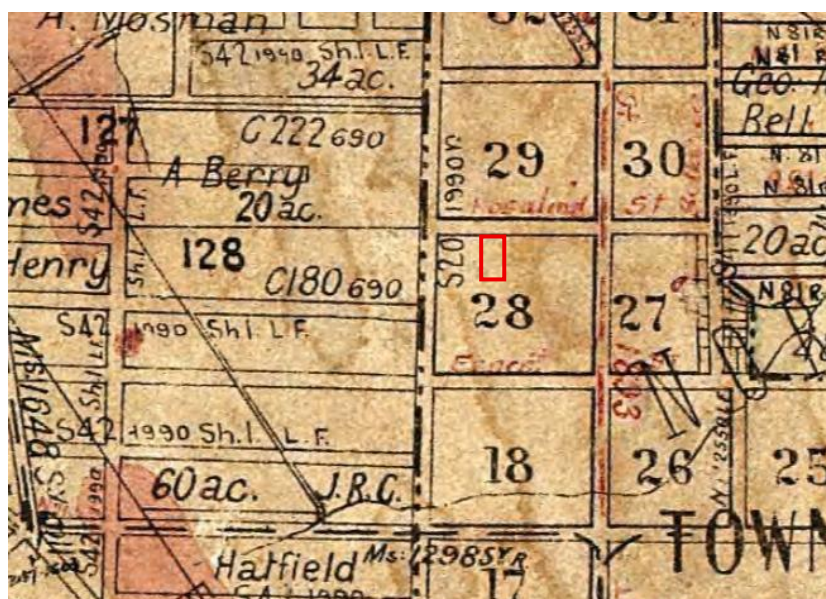


Figure 4.3: 1899 Willoughby Parish Map sheet 2
 Source: NSW Lands Registry Services

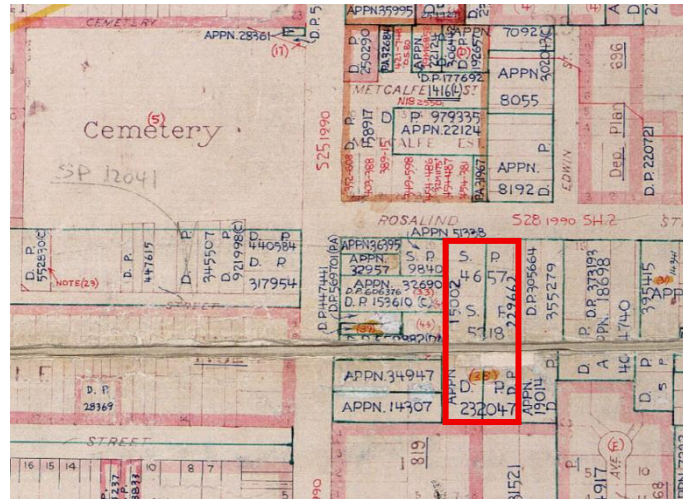


Figure 4.4: Map of Municipality of North Sydney, Willoughby Parish, Cumberland County, Belmore Ward, Sheet 10
Source: NSW Lands Registry Services

The earliest listings in the Sands Directory¹⁰ from the 1880s to early 1890s indicate that the area surrounding Rosalind Street was semi-rural and sparsely developed. Occupations such as *gardener* and *market gardener*, consistently associated with George Percival, suggest that the landscape was being used for small-scale horticultural or produce-growing activities, likely taking advantage of the fertile soils and access to local water sources. This suggests that the area was a part of the peri-urban fringe of St Leonards and early North Sydney, supplying fresh produce to nearby urban markets.

The Holterman Estate, including the area currently recognised as the 'Holterman Estate B' HCA (CA08), (to the west of the study area) was subdivided during the late 1800s and early 1900s. Streets to its east (including Rosalind Street and West Street) also began to take shape during this period. Refer to figures 4.5 to 4.7.



Figure 4-5: Auction poster for land to the south of the study area dated 1886. Source: NSW State Library
<https://collection.sl.nsw.gov.au/record/74VvqPB3qAld/LVOzDB5pQ4A4b>



Figure 4-6: Auction poster for land to the south of the study area, (no date). Source NSW State Library.
<https://collection.sl.nsw.gov.au/record/74VvqPB3qAld/qNO0vqDLQIRpq>

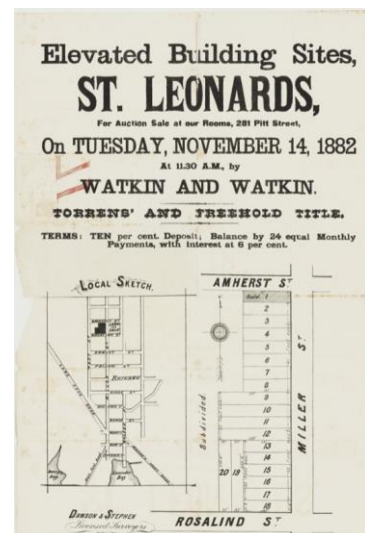


Figure 4-7: Auction poster for land to the northwest of the study area dated 1882, Source: NSW State Library
<https://collection.sl.nsw.gov.au/record/74VvqZdbL0lg/BrBK3lPx24r5y>

¹⁰ City of Sydney Archives, Sands Directory 1858-1933

By the late 1880s, the appearance of named cottages, such as *Albion Cottage* and later *St Thomas Cottage*, implies a gradual transition to more permanent residential occupation. These early dwellings were typical of late Victorian suburban expansion, as market gardens and smallholdings were subdivided and built upon. The reference to *Albion Cottage* at 19 Rosalind Street from 1889 onwards strongly suggests the establishment of a modest dwelling on or very near the current study area by this time.

Through the 1890s and early 1900s, the property appears to have maintained a residential character, with occupants such as travellers, plumbers, and other working-class tradespeople. The repeated reference to “Albion Cottage” at No. 19 through to 1905–1906 reflects stable residential use. The introduction of *Cavanhurst* and later *Hawthornden* at No. 25 indicates the construction of neighbouring houses, likely modest detached cottages forming part of the early suburban streetscape.

From the 1910s through the 1930s, occupants listed in the directories, including painters, woodworkers, and small business owners, reflect the consolidation of the area as a working- and lower middle-class residential neighbourhood. Families such as the Woods and Woodberrys appear to have occupied the same properties for decades, suggesting a stable, established local community.

By the mid-twentieth century, the original detached houses were replaced or redeveloped into multi-unit dwellings, consistent with the broader post-war densification that reshaped North Sydney. Sometime between 1955 and 1965, these earlier buildings were supplanted by the existing three-storey brick residential flats, which was typical of post-war suburban growth. The surrounding streetscape reflects this period’s architectural and social transition, characterised by modest flat buildings set amid mature trees, creating the cohesive mid-twentieth-century residential character that remains evident today.

The following table illustrates the changes within the site and its surrounding context since the 1943.

Table 4-1. Historical Maps containing the study area.

Historical Aerial Images

Source: Historical Imagery Viewer, Spatial Services NSW



1943 – Study area indicated in red. Dwelling exists in north-eastern corner of the study area. Low density residential subdivision pattern on surrounding land reflective pattern of development from the early twentieth century.



1955 – Study area indicated in red. No significant changes since 1943. New residential development to the south-east.



1965 – Study area indicated in red showing existing present day residential building complex. No significant changes to surrounding development since 1955.



1971 – Study area indicated in red. No changes to the study area since 1965.



1986 - Study area indicated in red. No significant changes since 1971.



1991 – Study area indicated in red. No significant changes since 1986.



1994 - Study area indicated in red. No significant changes since 1991.



2005 - Study area indicated in red. No significant changes since 1994.

4.1. Summary of Historical Context

As a result of the above historical summary, the following key post-1788 historical phases for the study area have been identified:

- Phase 1: Pre-Contact Aboriginal Occupation (pre-1788)
- Phase 2: Post-Contact European Arrival (1788-1830s)
- Phase 3: Semi-Rural Use and Expansion (1840s-1880s)
- Phase 4: Residential Development (1880s-1930s)
- Phase 5: Post-War Redevelopment (Current Land Use) (1950s-present)

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

As described within Section 2 of this report, the study area lies within the vicinity of several heritage items listed within Schedule 5, Part 1 of the North Sydney LEP 2013. The proximity of the study area to the nearby heritage items is illustrated within Figure 2.1 below and described within Table 2.

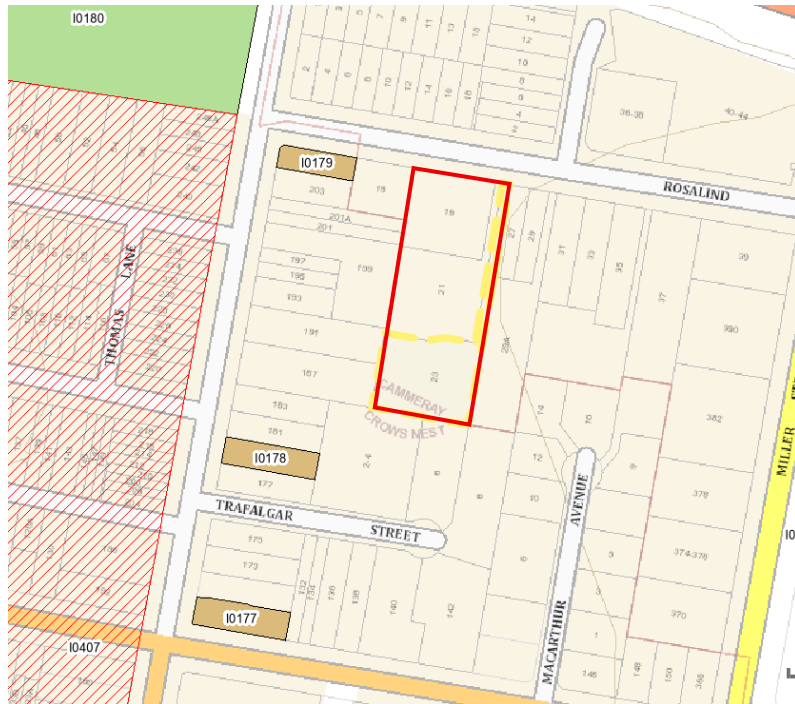


Figure 2.1: Heritage items within the vicinity of the study area (red outline). ePlanning Spatial Viewer, accessed 2025, annotated by Curio.

Table 2.1 Heritage items within the vicinity

Heritage Item	Item No	Address / Property description	Distance from study area (approx.)
House	NS LEP 2013 #I0178	179 West Street, Crows Nest	27m to the south-west
Shop	NS LEP 2013 #I0179	205 West Street, Crows Nest	60m to the west
House	NS LEP 2013 #I0177	169 West Street, Crows Nest	90m to the south-west
St Thomas Rest Park (including Sexton's Cottage and cemetery fence)	NS LEP 2013 #I0180	250 West Street, Crows Nest	90m to the north-west
Holtermann Estate B HCA	NS LEP 2013 #CA08	Various	80m to the west

5.3. Significance of Heritage Items Within the Vicinity

'House' (I0178) 179 West Street, Crows Nest

Heritage item 'House' (Item no. I0178) is located at 179 West Street, approximately 27m to the south west of study area. The item is a single storey detached Victorian dwelling which has a primary frontage to West Street. Views of the item are largely appreciated from the immediately opposite the item on the western side of West Street. There are no significant views between the item and the study area.

The State Heritage Inventory provides the following description of the item:

'Single storey, double fronted stone house with a hipped terracotta tile roof that carries over the flanking verandah. Rockface coursed stone with ashlar banding, quoins and dressings to openings. Projecting faceted bay to the street with a hipped roof. Verandah supported on splayed rendered masonry piers with a rendered masonry balustrade. Flat headed windows with two pane double hung timber sashes. Small garden to front with low brick wall to the street.

Single storey ashlar house, double-fronted with hipped gable roof of terracotta tiles. Projecting faceted bay has faceted hipped gable roof. Verandah bay has rendered brick balustrade and posts which appear out of context. Ashlar stone is generally rusticated, with smooth dressed stone used for sills, lintels and mullions and to articulate quoins around window and door openings. This building is designed in the Victorian Italianate. Federation Bungalow style.'

The following Statement of Significance for the item is provided on the State Heritage Inventory:

'An interesting variation on the Victorian Italianate/Federation Bungalow cottage, with dressed sandstone supporting the rendered brick of the traditional application of the style. Provides an illustration, when compared to No's 169 and 192 nearby, of the transition of this form into the Australian vernacular. Also evidences the availability of building stone from the quarries at the end of West Street.

An interesting variation on the Italianate cottage, with dressed sandstone supporting the rendered brick of the traditional application of the style. Provides an illustration, when compared to No's 169 and 192 nearby, of the transition of this form into the Australian vernacular. Also evidences the availability of building stone from the quarries at the end of West Street.

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¹¹ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2181016>



Figure 2.2: View of 179 West Street, Crows Nest. Source: Google Streetview, accessed 2025.

'Shop' (#I0179) 205 West Street, Crows Nest

Heritage item 'Shop' (Item no. I0179) is located at 205 West Street, approximately 60m to the west of study area. The item is a two storey brick masonry corner shop-top residence which has a primary frontage to West Street.

The State Heritage Inventory provides the following description of the item:

Two storey rendered brick masonry corner building with a splayed entrance to corner facet. A high parapet has stepped inverted curved panels with finials on each panel corner and three on the corner facet, emphasised by pilasters to a bracketed string course at first floor ceiling level. There is a moulded pair of parallel string courses at first floor sill and ground floor ceiling level. Parapet panels on either side of the corner facet have a moulded semi circle sprung from the pilasters at first floor ceiling level. Segmental arched windows with two pane double hung timber sashes with louvred shutters. Entry to the corner and second entry to the side street.

Two storey rendered brick corner building with entrance to corner facet. A high parapet has stepped inverted curved panels with finials on each panel corner and three on the corner facet, emphasised by pilasters to a bracketed string course at first floor ceiling level. There is a moulded pair of parallel string courses at first floor sill and ground floor ceiling level. Parapet panels on either side of the corner facet have a moulded semi-circle sprung from the pilasters at first floor ceiling level. This building is designed in the Victorian Free Classical style.'

The following Statement of Significance for the item is provided on the State Heritage Inventory:

'Representative of an usual example of a late nineteenth century Victorian Italianate corner shop/residence, with some interesting stucco decorative mouldings and a substantial parapet. Important local relic of nineteenth century suburban development and indicative of the early importance of West Street, an early road and the easy walking route between the Crows Nest housing estates and the Falcon Street Tram.

Representative example of a late nineteenth century corner shop, with some interesting decorative mouldings and a substantial parapet. Important local relic of nineteenth century suburban development and indicative of the early importance of West Street, an early road and the easy walking route between the Crows Nest housing estates and the Falcon Street Tram.¹²

The item is located on the corner of Rosalind Street and West Street. Views of the item are primarily appreciated from the immediately opposite the item on the northern side of Rosalind Street, and from West Street to the west and north west. The item shares a visual relationship with the Holterman B HCA to the west and St Thomas Rest Park to the north-west. Views between the item and the study area are limited and obscured. The existing mature street trees within the front verge of study area are visible from the item's northern boundary. In addition, there are obscure and limited views of the item's eastern and northern elevations from the study area's front boundary.



Figure 2.3: View of 205 West Street from Rosalind Street, Crows Nest. Source: Google Streetview, accessed 2025.



Figure 2.4: View of 205 West Street from West Street, Crows Nest. Source: Google Streetview, accessed 2025.

'House' (#I0177) 169 West Street, Crows Nest

Heritage item 'House' (Item no. I0177) is located at 169 West Street, approximately 90m to the south west of study area. The item is a single storey detached Victorian dwelling which has a primary frontage to West Street and a secondary front to Ernest Street. Views of the item are largely appreciated from the immediately opposite the item on the western side of West Street. However the dwelling's form and features (including roof form, chimneys and windows) are also appreciated from its Ernest Street frontage. There are no significant views between the item and the study area, and the two properties do not share a spatial relationship.

The State Heritage Inventory provides the following description of the item:

'Single storey, double fronted rendered masonry cottage with a hipped corrugated colorbond roof and rendered masonry chimneys with arched pots. Projecting faceted bay to the street with a hipped roof. Segmental arched windows with two pane double hung timber sashes with elaborate moulded cornices at impost level, stucco label moulds and continuous render cills. Side elevation built to boundary in face brick (sandblasted) with stone cills to the windows. Small garden to front with cast iron palisade fence and gate on sandstone plinth.'

¹² <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180969>

Single storey double-fronted asymmetric rendered brick house with hipped roof of slate. Projecting hipped roofed bay has faceted bay window with faceted hipped roof. Entry bay has no verandah roof. Stucco detailing includes label moulds around segmental arched windows with elaborate moulded cornices at impost level and continuous moulded sills. This building is designed in the Victorian Italianate style.'

The following Statement of Significance for the item is provided on the State Heritage Inventory:

'A fine Victorian Italianate cottage, well proportioned and attractive, which illustrates the qualities which have made this style so popular and influential. It is enhanced by having a matching building opposite. These buildings provide evidence of the transition of this style into the cottage form, the layout of which has then become a model for Australian urban cottages of a range of styles.'

*A fine Italianate cottage, well-proportioned and attractive, which illustrates the qualities which have made this style so popular and influential. It is enhanced by having a matching building opposite. These buildings provide evidence of the transition of this style into the cottage form, the layout of which has then become a model for Australian urban cottages of a range of styles.'*¹³



Figure 2.5: View of 169 West Street from corner of Ernest Street. Source: Google Streetview, accessed 2025.

'St Thomas Rest Park (including Sexton's Cottage and cemetery fence)' (#I0180)

The St Thomas Rest Park (including Sexton's Cottage and cemetery fence) is located on the western side of West Street, approximately 90m north-west of the study area. The item has significant landscape value as a cemetery and burial ground with associated structures.

¹³ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2181015>

Views of the significant landscape item are largely appreciated from immediately opposite, on the eastern side of West Street, from corner of Rosalind Street to the south east, and most predominantly, from within the park itself.

The State Heritage Inventory provides the following description of the item:

'Interesting and historic monuments still remain: Elizabeth Berry 1845 Edward Wollstonecraft 1832, and Alexander Berry 1873, are together in imposing pyramidal stone vault. Judge Ellis Bent 1815 and Br Major John Ovens 1825 share a combined monument which was moved from the George Street cemetery and later from Garden Island. Others include: Lieut. Col. George Barney 1878, Capt. Owen Stanley 1850, Rev. W.B. Clarke 1878, Capt. John Vine Hall 1932, and his wife Alice 1934 (daughter of E.T. Blacket) William Pymble 1849.

The original cemetery fence to West St. remains. It is a fine Gothic design in wrought iron on a stone base. Unsympathetic 1970s trees plantings are causing some damage to the graves and have significantly altered the character of the landscape setting.

The Sexton's cottage is a simple vernacular style, one-storey house of rendered brick with a verandah and an iron roof over timber shingles. It was possibly built circa 1850. Its interior and landscape setting are also of significance. It is used by North Sydney Council as a house museum.'

The following Statement of Significance for the item is provided on the State Heritage Inventory:

'Important local cemetery and repository of the remains of many famous colonial identities, among which are several pioneers of the North Shore. Remaining graves and monuments, the gates and fence to West Street and to Sexton's cottage are important historic remnants of the original cemetery (now a Rest Park). The interior of the cottage is in original condition and is of significance.

Heritage Inventory sheets are often not comprehensive and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include information on landscape significance, interiors or the social history of sites and buildings. Inventory sheets are updated by Council as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conversation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.¹⁴

¹⁴ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180894>



Figure 2.5: View of St Thomas Rest Park from corner of West Street and Rosalind Street. Source: Google Streetview, accessed 2025.

Holterman Estate B Heritage Conservation Area (HCA) CA08

The Holterman Estate B HCA occupies land on the western side of West Street, extending to Alexander Lane (further west), comprising low density residential properties along Chandos Street to the north, and extending to Falcon Lane to the south. The HCA is largely appreciated from the eastern side of West Street, looking west and significant views of the HCA are available from within its streets.

There is no Statement of Significance for the Holterman Estate B HCA available on the State Heritage Inventory, however the following Statement of Cultural Significance is available within the Conservation Area Studies: Lady Hay Estate and Holterman Estate (A, B, C, D) prepared by Staas, Thorp and Wright in 1997.

The Holtermann B Conservation Area has associations with several figures significant in both this area and within the broader spectrum of state history. However,

principally it demonstrates typical but important processes of subdivision and speculative development that occurred throughout the entire north shore during the later years of the nineteenth century and early years of the twentieth century. Less dominant, but also typical, are those houses of the Inter-War period. Significance is achieved by the retention of a large resource of substantially intact dwellings, streets and lanes and, to a much lesser degree, gardens, fences and out-buildings. In style and scale the majority of the residences provide a clear demonstration of the overwhelming residential nature of the district, the principal economic profile of the residents of that district and the years in which it was developed; it helps to define the area as an "historic precinct."

The houses of the Holtermann B Conservation Area demonstrate a variety of styles, and these contribute to the picturesque qualities of the area. The current popularity of large areas of substantially intact "historic" building stock and, generally, the care taken to maintain them demonstrates an appreciation by contemporary society for the aesthetic qualities produced by those variations. The difference evident in efforts to maintain the integrity of the principal dwellings in contrast to the loss or change permitted for elements such as gardens and fences is illustrative of a popular perception of what is necessary to define the "historic" character of a precinct. The

addition of street trees as a strong visual element within the last forty years illustrates changing attitudes to civic amenity.

The Holtermann B Conservation Area is representative rather than a rare sample of the historic development of North Sydney.'



Figure 2.6: View looking west along Halterman Street within the Holtermann B HCA. Source: Google Streetview, accessed 2025.



Figure 2.7: View looking west along Halterman Street within the Holtermann B HCA. Source: Google Streetview, accessed 2025.

6. Proposal

6. Proposal

6.1. Proposed Development

The proposed development includes the construction of a new seniors housing development and comprises the following works:

- Site preparation works including demolition of three (3) existing residential flat buildings and associated parking facilities as well as bulk excavation.
- Construction of two (2), five (5) and six (6) storey buildings, Building A and B respectively, comprising the following:
 - Building A:
 - 7 x 2-bedroom ILUs;
 - 11 x 3-bedroom ILUs; and
 - Internal communal space for use by residents.
 - Building B:
 - 11 x 2-bedroom ILUs;
 - 20 x 3-bedroom ILUs;
 - Two (2) residential care facility beds and residential care hub; and
 - Internal communal facilities for use by all residents comprising a cinema, private dining room, gymnasium and pool.
- Communal open space and associated landscaping;
- Construction of two (2) basement levels to facilitate car parking accessible via Rosalind Street;
- Ground Level neighbourhood shop located in Building A;
- Extension and augmentation of utility infrastructure as required.

For a detailed project description refer to the Environmental Impact Statement prepared by Colliers Urban Planning.

The following figures are extracted from the drawings prepared by CHROFI and submitted with the SSDA and illustrate the proposed development.



Figure 6.1: Basement 2 proposed plan
Source: CHROFI 2025



Figure 6.2: Lower ground proposed plan
Source: CHROFI 2026

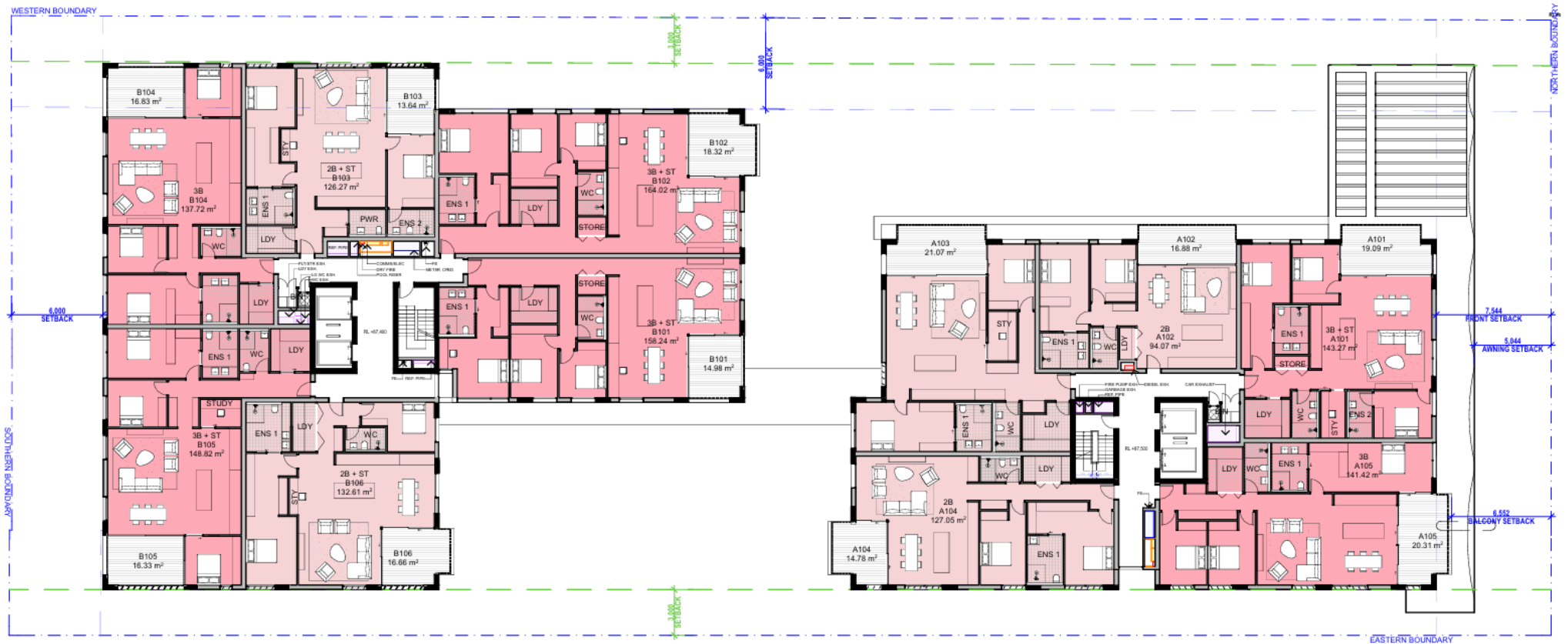


Figure 6.4: Level 1 proposed plan
Source: CHROFI 2026



Figure 6.5: Level 2 proposed plan
Source: CHROFI 2026



Figure 6.6: Level 3 proposed plan
Source: CHROFI 2026

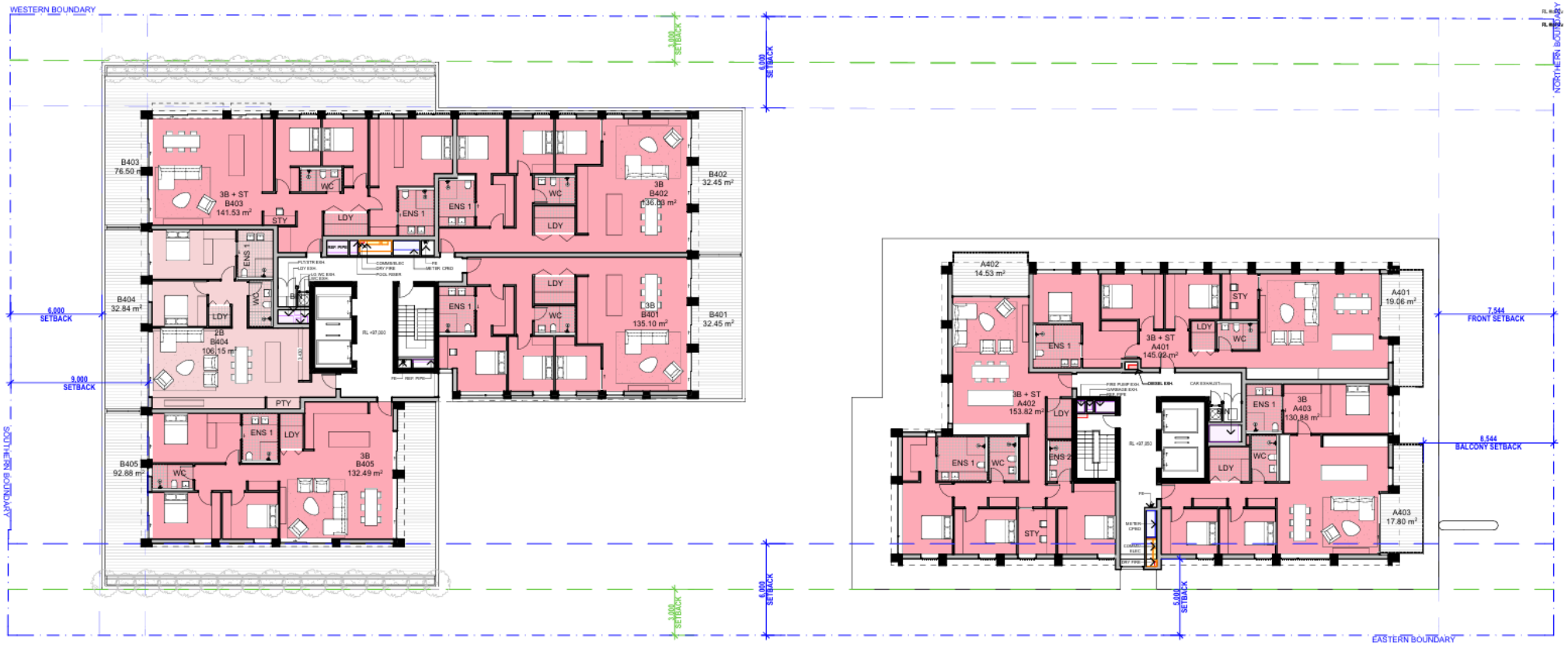


Figure 6.7: Level 4 proposed plan
Source: CHROFI 2026

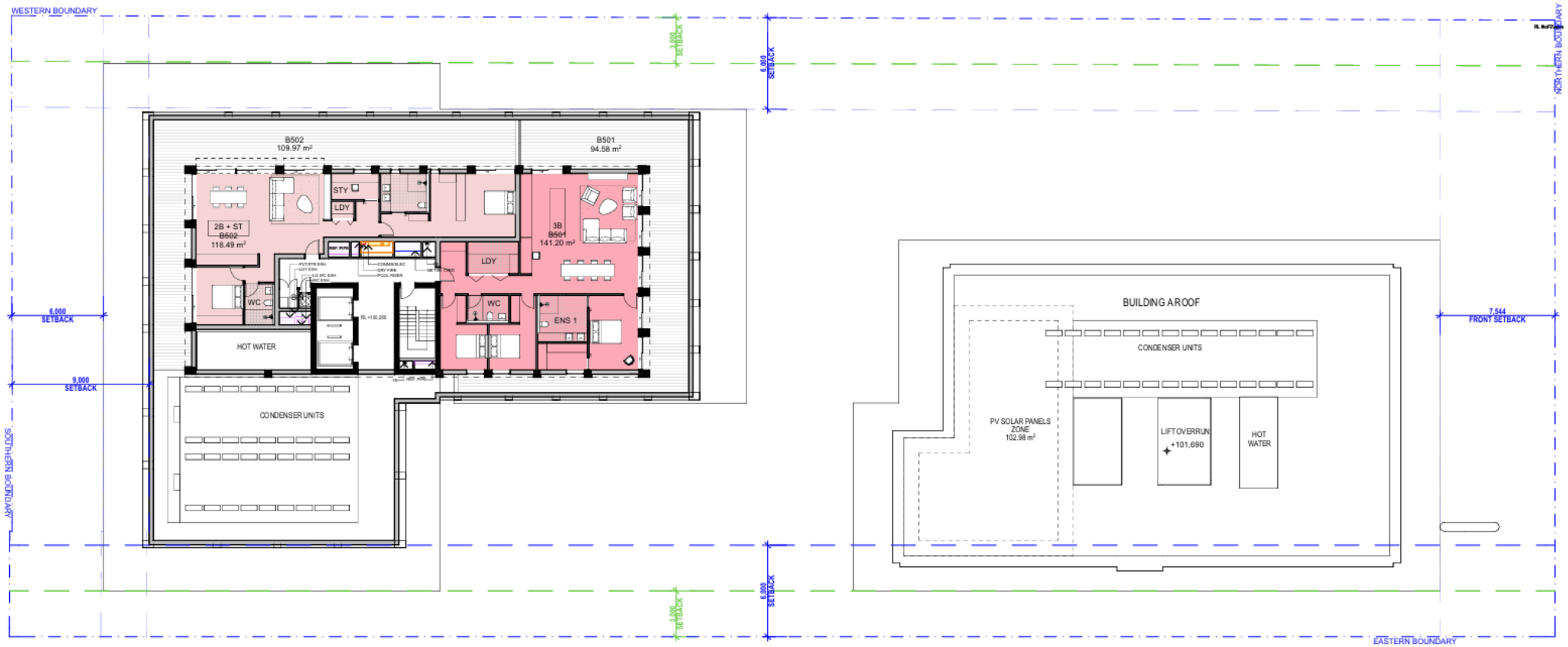


Figure 6.8: Level 5 proposed plan
Source: CHROFI 2026

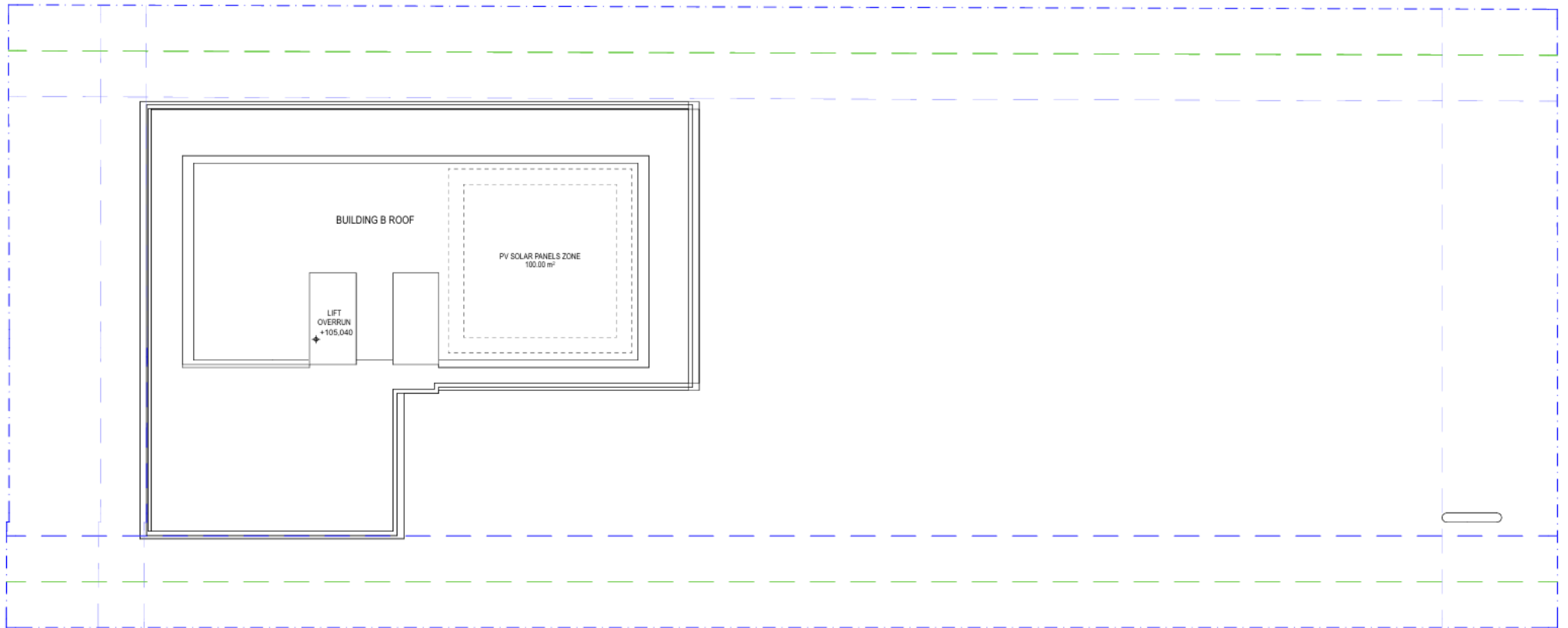


Figure 6.9: Roof proposed plan
Source: CHROFI 2026



Figure 6.10: North and south elevations.
Source: CHROFI 2026



1

WEST ELEVATION
1:500



2

EAST ELEVATION
1:500

Figure 6.11: East and west elevations.
Source: CHROFI 2026

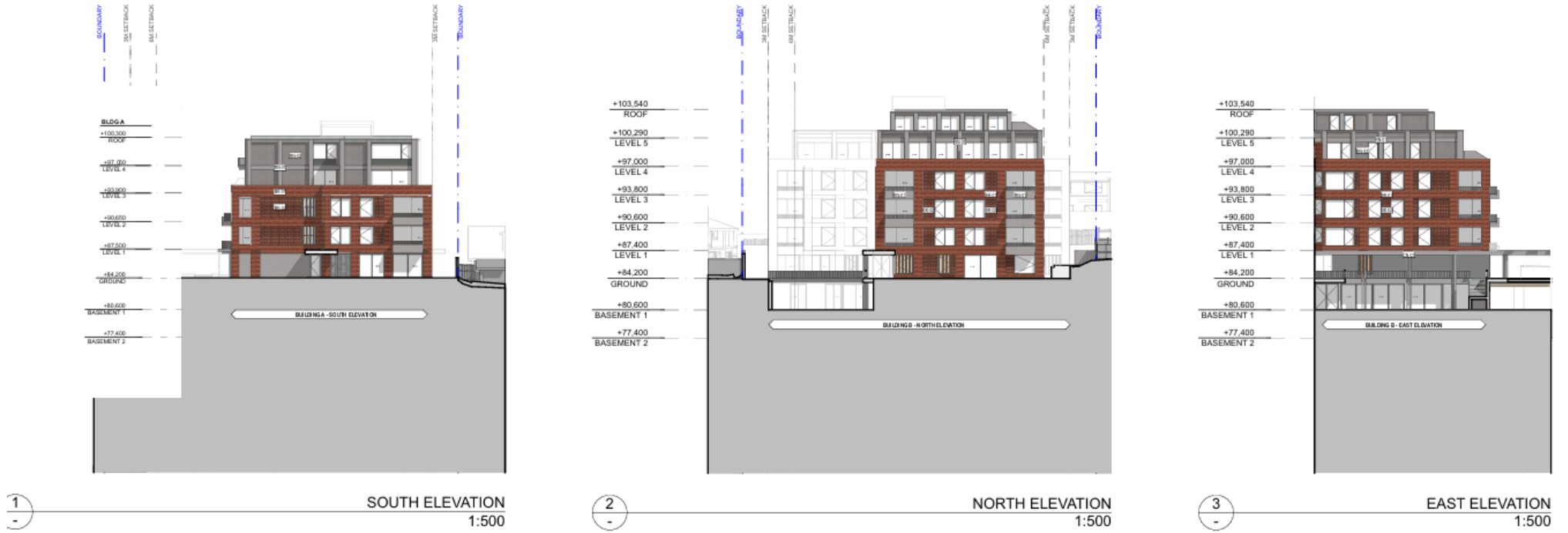


Figure 6.12: Detailed elevations.
Source: CHROFI 2026



Figure 6.13: Landscape Concept Plan.
Source: McGregor Coxall 2025

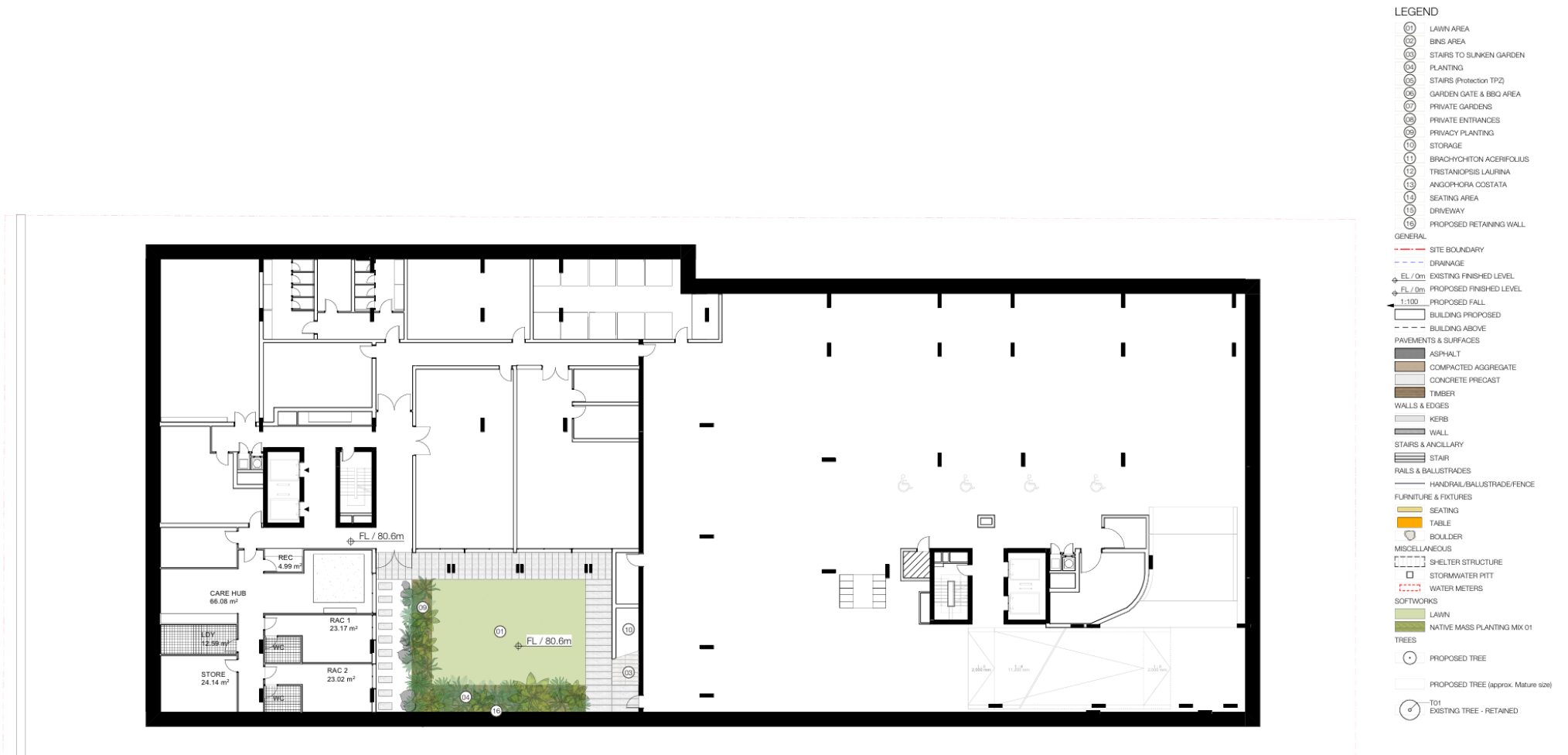


Figure 6.14: Landscape Concept Plan (sunken courtyard).
Source: McGregor Coxall 2025

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 or located within a heritage conservation area pursuant to the North Sydney LEP 2013. The study area is however located within the vicinity of several heritage items listed within Schedule 5, Part 1 of the North Sydney LEP 2013 and located within the vicinity of the 'Holtermann Estate B' HCA, listed within Schedule 5, Part 2 of the LEP. These items and the HCA are all located west of the study area.

As described within Section 5 of this report, the heritage items and HCA located within the vicinity share a limited visual relationship with study area. It is also noted that the heritage items and nearby HCA are largely appreciated from their immediate frontages.

Notwithstanding this, the proposed new development will result in higher built forms within the study area which will likely be visible within longer views from several items and will change some views experienced towards the site.

This section provides an assessment of the heritage impacts of the proposed redevelopment within the study area on the setting and views of on the identified heritage items and the HCA within the wider vicinity.

7.1. Impacts on Heritage Items in the Vicinity

Scale, Massing and Form

The proposal involves the demolition of the three (3) existing buildings on the site construction of two new residential flat buildings within the study area boundary. The northern building will comprise five (5) storeys and the southern building will comprise six (6) storeys. A communal landscaped area will occupy the central open space between the buildings.

The siting of the new built forms within the study area will occupy a similar footprint to the site coverage and will include a setback from the Rosalind Street frontage of 7,540mm, a min.3,000mm setback from both the eastern and western boundaries, and a rear (southern) setback of 6,000mm. The two buildings have a separation distance of a minimum of 9,000mm.

The proposed northern building will have a front setback generally consistent with the setback pattern along Rosalind Street, conserving the established pattern of development within the streetscape and its landscape character and the wider setting of the heritage item 'Shop' (HI179) located at the corner of West Street (to the west).

While the proposal will result in an increase in scale of built form within the site, the buildings have been designed with a stepped massing form. The three lower levels of the northern building will extend to its full building footprint (podium) and the two upper levels will be setback from the main building lines. The setback of the upper levels will reduce its visual bulk from the study area's principal street frontage.

The southern building comprises four lower levels with two upper levels comprising graduated setbacks. The strong bases of the two buildings are generally consistent in scale with the character of existing residential flat building development that currently lies to the east, west and south of the site.

As indicated within Section 5, views to the heritage items located on West Street are largely appreciated from their principal street frontages. There may be some views to the upper levels of the new buildings within the backdrop of these view lines due to the proposed increased in scale.

However, their proposed upper level setbacks have also been designed to reduce the building's overall visual dominance.

The proposal siting and design of the buildings incorporates a central landscaped communal open space between the buildings and landscaped setbacks around the site boundary. These areas will help to soften the development's interface with its surrounding residential development, help to complement the streetscape setting and enhance amenity for site occupants.

The proposed front setback will also enable the incorporation of landscaping which will complement the wider setting of the heritage items (to the north-west) and the wider setting of the nearby HCA, and conserve streetscape view lines looking east and west along Rosalind Street. The proposed landscaping will contribute to the landscaped setting of the lower scale residential dwellings to the north, as well as the wider context of the *Holtermann Estate B* HCA. A feature tree within the front setback will further contribute to streetscape amenity.

Overall, the proposed scale and massing of the new development will have a negligible impact on the setting of the heritage items within the vicinity as they do not overwhelm the heritage items or HCA within the vicinity of the site.

Building Design, Materiality and Landscaping

As mentioned above, the design of the new buildings includes a stepped volume, with three and four levels of podium base and two levels stepped back above. The buildings have been designed with a strong base and articulated lower level elevations which include well-proportioned openings, and strong vertical and horizontal lines. The lower levels of the building will comprise red brick with a combination of patterned brick bonding. The upper levels will comprise a combination of warm and dark grey render with glazing.

The decorative brick masonry bonding and articulated lower elevations provide a human scale to the development and reflects both the early twentieth century lower scale residential character to the north and west and complements the masonry character of other nearby existing residential flat development to the west and south. The introduction of lighter colours and lightweight materials on the upper levels reduce visual bulk, making these storeys appear recessive in longer views.

The design and materiality of the new buildings will sit cohesively within the context of the colours and materials employed within the surrounding context and will not overwhelm, dominate or detract from significant view lines to the heritage items within the vicinity of the study area.

The proposal involves the retention and conservation of two mature trees within the front (northern) setback and additional trees along the western side boundary. The works include the provision of deep soil zones within the communal open spaces within the site's side boundaries which will complement the wider setting of heritage items. The proposed new landscaping within the front setback, including the planting of two (2) mature native Sydney red gum (*Angaphora Costata*) and lower mass native shrub plantings framing the pedestrian entrance stairs will also help soften the appearance of development within streetscape views looking east and west along Rosalind Street. Furthermore, the proposal will retain and conserve the grassed front street verge and the three mature street trees and will continue to provide natural screening and amenity.



Figure 7.1: Photomontage showing view looking east along Rosalind Street. Source: CHROFI 2025.



Figure 7.2: Photomontage showing view looking west along Rosalind Street. Source: CHROFI 2026

Impacts on Significant Views

It is acknowledged that there will be an increase in the scale of the new built forms within the study area (currently three-storeys). However, it is also recognised that the proposal has been carefully designed to include siting, setbacks, massing, articulation and materiality which will be able to conserve both its residential context and respect the wider settings and views of the nearby heritage items and HCA.

As detailed above, the study area shares a limited visual relationship with the heritage items located on West Street and the HCA located further west. While there is some visual relationship experienced at pedestrian level between the heritage item ‘Shop’ located at the corner of Rosalind Street and West Street, the proposed front setback landscaping and the proposed articulation and masonry materiality of the lower levels of the northern building will conserve the streetscape views and its wider setting.

Views of the new built forms from the remaining heritage items within the wider vicinity are largely limited to the upper levels only, and within their visual backdrop. The proposed siting and setbacks of the upper levels, as well as their lightweight and recessive materiality will help to ensure that the new development does not overwhelm or dominate these view lines and the heritage items can continue to be interpreted and appreciated from their principal frontages within the public domain.

Furthermore, the proposal will have a negligible impact on the significant views and setting the 'Holtermann Estate B' HCA and the 'St Thomas Rest Park (including Sexton's Cottage and cemetery fence', located further to the west and north-west, as their character and appearance will continue to be able to interpreted and appreciated from West Street looking west, and from within their respective curtilages.

Overall, the proposal will be able to conserve the principal views to and from the heritage items within the vicinity of the study area. In addition, the proposal will not detract from their immediate settings and will conserve their continued ability to be appreciated and interpreted from their principal street frontages.

7.2. 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	
<p>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</p>	<p>As discussed above, the heritage significance of items and HCA located within the vicinity will be conserved. The proposed built form, massing, design, setbacks, materiality and landscaping will conserve their setting and principal views.</p> <p>While the higher built forms within the study area may be visible within the backdrop of the views to several heritage items located on the eastern side of West Street, their proposed design, setbacks of the upper levels and materiality will not overwhelm or dominate these view lines and enable the items to continue to be appreciated and interpreted from their principal frontages. In addition, the retention and conservation of existing street trees, establishment of mature landscaping within the front setback, and introduction of landscaping within and around the site will also help to conserve their wider residential landscaped settings.</p>
<p>Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?</p>	<p>The proposal acknowledges an increase in building scale but has been carefully designed with appropriate siting, setbacks, massing, articulation, and materiality to respect the residential context and views of the nearby heritage items.</p> <p>Visual connections to heritage items on West Street and the HCA are limited, and streetscape views will be largely conserved through the proposed front setback and landscaping. Impacts on limited longer backdrop views to the heritage items are likely to be mitigated by recessive,</p>

	<p>lightweight materials at the upper levels, ensuring heritage items remain legible and appreciated from principal vantage points.</p>
<p>Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?</p>	<p>The proposed design incorporates siting, setbacks, massing, articulation, and materiality which aim to maintain residential character and not disrupt the settings and views of nearby heritage items and the nearby <i>Holtermann Estate B</i> HCA.</p> <p>The study area shares a limited visual relationship with heritage items on West Street and the HCA further west. While some pedestrian-level visual relationship exists with the heritage item <i>'Shop'</i> (HI #179) at the corner of Rosalind and West streets, the proposed front setback, landscaping, and the articulated masonry treatment of the northern building's lower levels, as well as the retention and conservation of the mature street trees with the verge, will help conserve streetscape context views and the broader setting of the item.</p> <p>The proposed upper-level setbacks, combined with lightweight and recessive materials, will prevent visual dominance and ensure heritage items remain legible and appreciated from the public domain. The proposal will have negligible impact on significant views and settings of the <i>'Holtermann Estate B'</i> HCA and <i>'St Thomas Rest Park (HI #180)'</i>, as their character and appearance will continue to be interpreted from West Street and within their boundaries.</p>

8. Conclusions and Recommendations

8. Conclusions

8.1. Conclusion

The SSDA is for the proposed redevelopment at 19–23 Rosalind Street, Cammeray which seeks the demolition of 3 x three storey buildings and the construction of a new seniors housing development comprising two buildings of five and six storeys. The study area is not identified as heritage item of local or State heritage significance, and it is not located within a Heritage Conservation Area, pursuant to Schedule 5 of the North Sydney LEP 2013. However, the study area is located within the vicinity of several heritage listed items and located within the vicinity of the '*Holtermann Estate B*' HCA.

While it is acknowledged there will be an increase in building scale within the study area boundaries, the proposal demonstrates a considered design response that respects the surrounding residential context and nearby heritage items.

Through its siting, setbacks, massing, articulation, and materiality, the proposal ensures that the character and significance of nearby heritage items and the *Holtermann Estate B* HCA can be conserved. Longer visual impacts to these items are mitigated by stepped building forms, recessive upper-level treatments, and the inclusion of substantial landscaping along the northern frontage will help conserve streetscape views and support their wider streetscape settings.

Overall, the proposal will have a negligible impact on the heritage significance of items within the vicinity. Principal views to and from heritage items, including those to the west such as '*Shop*' (HI 179) at the corner of Rosalind Street and West Street, '*St Thomas Rest Park*' (HI #180) further to the north-west, and the '*Holtermann Estate B*' HCA, will remain intact, allowing these places to continue to be appreciated and interpreted from the public domain.

The design approach is consistent with statutory and best-practice heritage guidelines and will allow the development to integrate appropriately within its context while supporting the continued interpretation of North Sydney's historic character.

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