

# STATEMENT OF HERITAGE IMPACT

Proposed development at

1 Rosemead Road

HORNSBY



Job No. 8776H

May 2020

# Heritage21

CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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CONSERVATION ARCHITECTS AND HERITAGE CONSULTANTS

Suite 48, 20-28 Maddox Street, Alexandria, NSW 2015

(02) 9519 2521

reception@Heritage 21.com.au

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### Acknowledgement of Country

*Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognises their continuing connection to land, waters and community. We pay our respects to them and their cultures; and to elders both past and present.*

Cover page: Subject site at 1 Rosemead Road, Hornsby, from Rosemead Road looking to front façade. (Source: Heritage 21, 24 October 2019)

The following Table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	29.11.2019	CH/SS	PR	CH
2	Report Issued (RI)	03.12.2019	CH/SS	-	CH
3	Draft report (D2) issued for comment.	14.05.2020	LS	PR	LS
4	Report issued (RI).	15.05.2020	LS	-	LS

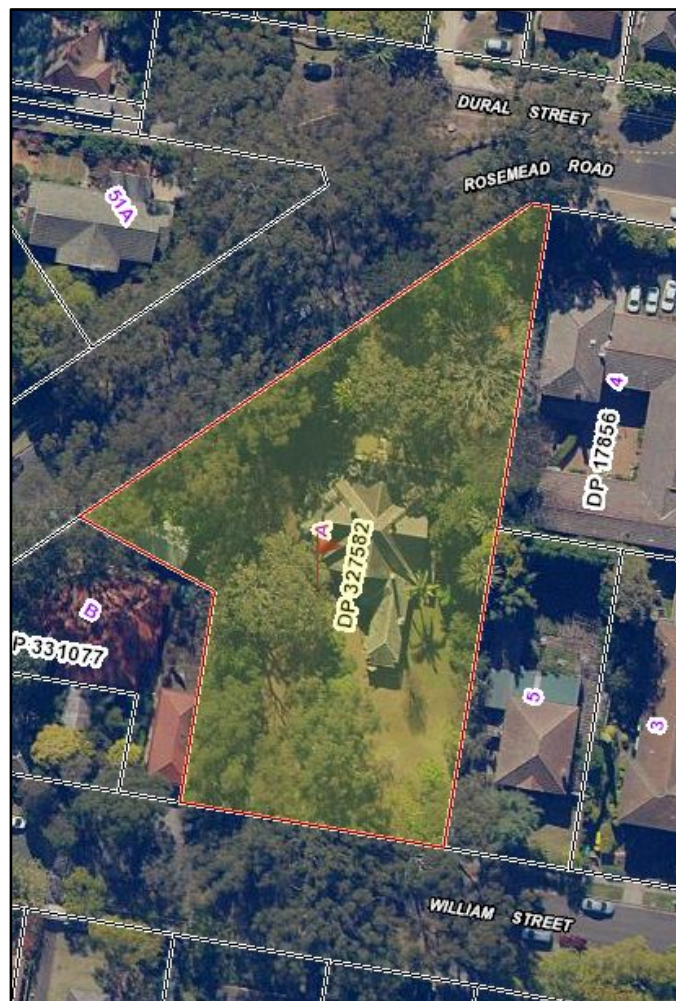
## 1.0 INTRODUCTION

### 1.1 Background

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared on behalf of the owner of the subject site in the context of a development application to the Department of Planning for modifications to the place including the change of use of the existing dwelling to a childcare facility and small primary school.

### 1.2 Site Identification

The site is located at 1 Rosemead Road, Hornsby, which falls within the boundaries of the Hornsby Shire Council Local Government Area (LGA) and it comprises Lot A, DP 327582. As depicted in Figure 1 below. The site is located on the western side of Rosemead Road, near the junction of Rosemead Road and Dural Street. The setting and topography of the site will be more fully described in Section 3.0.



**Figure 1.** Aerial view of locality with approximate boundaries of the subject site outlined in red. (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>.)



### 1.3 Heritage Context

#### 1.3.1 Heritage Listing

The subject site is listed as an item of environmental heritage in the Hornsby Local Environment Plan 2013 ('HLEP2013'). The site is also listed on the National Trust Register (NSW). The subject site is not however listed as an item on any other statutory or non-statutory registers or lists.

Statutory List – Legislative Requirements	
Register	Description/Item Number
Hornsby Local Environment Plan 2013	"Mt Errington" and gardens/ 545
Non-Statutory List – Information Only	
Register	Description/Item Number
National Trust Register - National Trust NSW	"Mount Errington"

#### 1.3.2 Heritage Conservation Area

The subject site is located within the boundaries of the Mount Errington Precinct, Hornsby West Side Heritage Conservation Area ('HCA'), listed under the HLEP2013.



**Figure 2.** Heritage map HER\_017B showing the location of the subject site outlined in blue, heritage items in the vicinity in brown, landscape heritage item in green and the heritage conservation areas are cross hatched in red. (Source: NSW Legislation, <https://www.legislation.nsw.gov.au/#/view/EPI/2013/569/maps>)

### 1.3.3 Heritage Items in the Vicinity

The site is situated within the vicinity of the following heritage items listed in the HLEP2013:

Suburb	Item Name	Address	Property Description	Significance	Item no
Hornsby	House	52 William Street	Lot 5, DP 17856	Local	557
Hornsby	"Birklands"	52 Dural Street	Lot C, DP 361718	Local	824
Hornsby	House	4 Rosemead Road	Lot 51B, DP 412118	Local	546
Hornsby	"The Haven"	6 Rosemead Road	Lot 522, DP 626635	Local	825
Hornsby	"Kuranda"	8 Rosemead Road	Lot 53, DP 3369	Local	826
Hornsby	Street trees	Dural Street	Road reserve	Local	468
Hornsby	Street trees	Galston Road	Road reserve (between Ryan Avenue and Montview Parade)	Local	553
Hornsby	Street trees	Rosemead Road	Road reserve (upper eastern section)	Local	544

Among the above heritage items in the vicinity listed above, the subject site is adjacent to or within the visual catchment of Item 557 (House, 52 William Street), 1824 ("Birklands", 52 Dural Street), 1546 (House, 4 Rosemead Road), 1825 ("The Haven", 6 Rosemead Road), 1468 (Street trees, Dural Street), 1553 (Street trees, Galston Road) & 1544 (Street trees, Rosemead Road).

The proposed development of the site is not located within the visual catchment of heritage item 1826 (8 Rosemead Road) listed above and neither is it considered to be sufficiently proximate to that item to warrant discussion in the Heritage Impact Assessment contained in Section 6.0 of this SOHI.

## 1.4 Purpose

The subject site is a heritage item and is located within the Mt Errington Precinct of Hornsby West Side Heritage Conservation and is located in the vicinity of heritage items, all of which are listed under Schedule 5 of the HLEP2013. Sections 5.10(4) and 5.10(5) of the HLEP2013 require Hornsby Shire Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 5), on the heritage significance of the abovementioned heritage items and heritage conservation area and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of those heritage items and heritage conservation area. This assessment is carried out in Section 6.0 below.

However, as a proposed educational facility, the proposal falls under the State Significant Development, identified under the State and Regional Planning SEPP. As such, the proposal will be assessed by the Department of Planning. Accordingly, this SOHI provides the necessary information for the Department of Planning to make an assessment of the proposal on heritage grounds.

## 1.5 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact and Assessing Heritage Significance* published by the Heritage Division of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

## 1.6 Authors

This Statement of Heritage Impact ('SOHI' or 'report') has been written by Lauren Schutz and overseen by Paul Rappoport of Heritage 21, Heritage Consultants.

## 1.7 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters, or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

## 1.8 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

## 2.0 HISTORICAL CONTEXT

### 2.1 General Historical Development

The following historical summary of Hornsby locality has been extracted from the *Dictionary of Sydney* – it provides a pithy overview of the suburb's historical evolution:

#### **Hornsby**

*Hornsby, in the parish of South Colah, is about 180 metres above sea level and is the administrative centre of Hornsby Shire.*

*The first inhabitants of the area were from the Dharug language group.*

#### **Early settlement**

*Timber-getting was the first industry around Hornsby, felling the blue gums and ironbarks that grew along the ridges. One of the first permanent residents, Thomas Edward Higgins, settled in the district in 1832 although he had been granted land in Old Mans Valley in 1824. He started selling timber from the valley in 1835 and also made a living from farming the rich alluvial soils and establishing orchards on the slopes of Old Mans Valley, so named because of the 'old man' kangaroos that grazed there. Now called Hornsby Valley, it is the site of an ancient volcano and was quarried for more than 100 years, producing gravel and road base. Geologically it is of interest because of its unusual volcanic diatremes or plugs.*

*The area has had various names. Jack's Island – as it was known until it officially became Hornsby at the turn of the century – was an 'island' of settlement surrounded by bush. Lorna Ollif suggested that the name came from the number of settlers whose given name was Jack. The land closer to Waitara was called Sandy Bar. In 1838, there were only four houses in the parish of South Colah. Mr Codie was one of the householders who lived at Jack's Island. Other people settled nearby, and the township grew.*

#### **Local bushrangers**

*The capture of two bushrangers on the Windsor Road in 1830 resulted in the naming of the suburbs of Hornsby and Thornleigh. Police Constables John Thorn and Samuel Horne were rewarded with grants of land for shooting the bushranger John McNamara and capturing his accomplice. Constable Thorn's land later became known as Thornleigh. Constable Horne's land – 320 acres (130 hectares) 2.5 kilometres from present-day Hornsby – extended from Thorn's grant at Thornleigh along Pennant Hills Road to Pearces Corner.*

*A village soon developed on the land, and came to be known as Hornsby Place. Although Horne never lived in the area, the name remained until the early 1890s.*

#### **The arrival of the railway**

*On 17 September 1886, Hornsby railway station was opened, but it was in Jack's Island, three kilometres to the north of the old Hornsby village. Landowners there had powerful connections in government, and agitated for the railway line under construction through the northern suburbs to be extended to Hornsby. In 1890, the north shore railway line from St Leonards terminated at Hornsby*

station, forming a junction for the north shore and main line railways. On 23 October 1894, the station was renamed Hornsby Junction.

The residents of the old Hornsby village then petitioned for a station of their own. In 1895 a platform was built at Hornsby village and called Hornsby. People often confused this with Hornsby Junction and got off at the wrong stop, so Hornsby village was informed its platform had to be renamed. After some debate, Hornsby village and its station were renamed Normanhurst, and the area around Jack's Island was called Hornsby. Hornsby Junction station reverted to its former name of Hornsby.

Hornsby developed as a railway town, providing work for fettlers and other railway employees, shopkeepers, and publicans.

Land values soared as it became a popular residential area for families of businessmen who commuted to work in the city. The area was advertised as comparable to the lower Blue Mountains with a healthy climate away from the smog of the city.

The first school in Hornsby was opened in 1883 on land immediately behind Hookham's Corner. It consisted of a tent with a board floor.

#### **Early industry**

An early industry was the blue metal and gravel quarry, in operation from about 1906, which extracted road base from Old Mans Valley. Others included a sawmill in Jersey Street, started by Councillor PA James in the early 1900s; Fowler's Pottery, erected just before the start of World War I at Hookhams Corner; and Bullock's pipe works at Asquith.

A telephone exchange was opened in 1897, electricity was provided to Hornsby in 1923–24 and the railway was electrified in 1928. The population continued to grow rapidly, and in 1930 Hornsby Girls High School opened, followed by Hornsby Hospital in 1933.

In 1970, workmen excavating for an extension to the council chambers and the construction of a library unearthed a cannon, built in 1877. It was later put on display at the Victoria Barracks in Paddington.

#### **Postwar growth**

Since the end of World War II, there has been steady growth in population. In 1961, Westfield opened its first Shoppingtown at Hornsby and the shopping centre is now one of Sydney's largest. The hub of the centre is a water sculpture by Victor Cusack, which was unveiled in 1993.

The 1891 census counted 423 residents in the Hornsby area. By 1901, the population had increased to 1818 and in 2001 it had reached 18,504.<sup>1</sup>

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<sup>1</sup> Joan Rowland, 'Hornsby', 2008, *The Dictionary of Sydney*, accessed 5 February 2018, <<https://dictionaryofsydney.org/entry/hornsby>>.



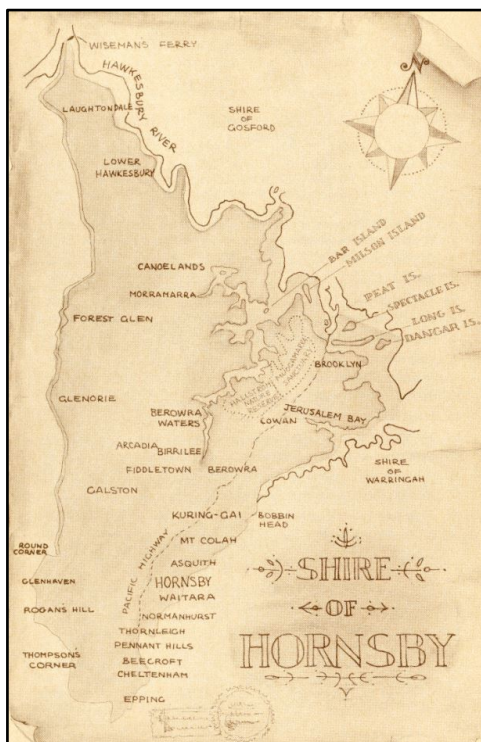


Figure 3. The Shire of Hornsby map, n.d.<sup>2</sup>

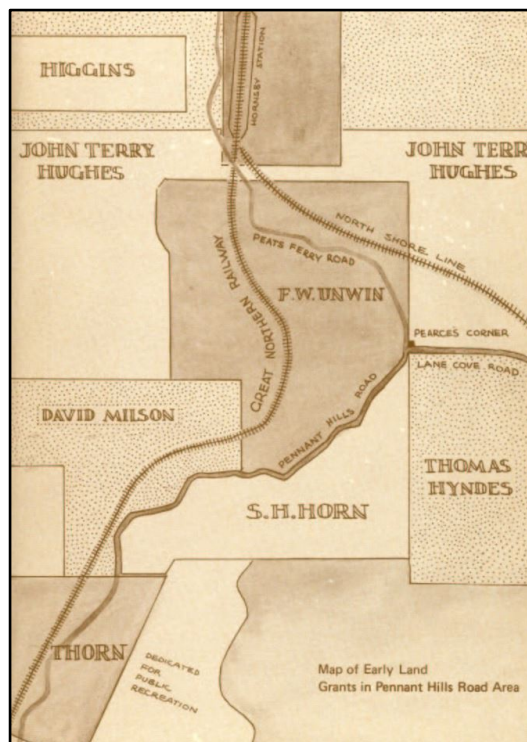


Figure 4. Map of early land grants in Pennant Hills Road Area, n.d.<sup>3</sup>



Figure 5. Peats Ferry Road, Hornsby, likely ca. late-19th century.<sup>4</sup>

<sup>2</sup> Hornsby Shire Council Library, <https://www.hornsby.nsw.gov.au/library/catalogues-and-resources/local-history/history-resources/suburb-histories/hornsby>

<sup>3</sup> *ibid.*

<sup>4</sup> *ibid.*

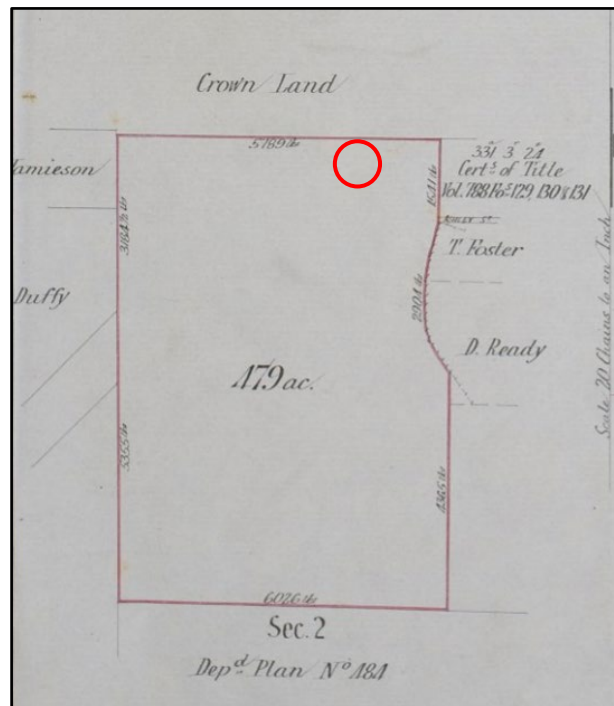
## 2.2 Historical Development of Mt Errington Precinct

The following history of Mt Errington Precinct has been extracted from the Hornsby Development Control Plan HDCP:

*The Mt Errington Precinct was initially subdivided in two sections – between Frederick Street and Lisgar Road in 1886, west of Lisgar Road in 1897. The Pretoria Parade Precinct comprises small lot Edwardian and Post War subdivision development. Peat's Ferry Road was established by George Peat for his own private access. The government adopted it as an official route and improved it for traffic in 1850. This is more or less the route of the present Pacific Highway from Pearce's Corner. The Pacific Highway name was adopted in 1931.*

## 2.3 Historical Development of Subject Site

1 Rosemead Road is located on a site that was part of a land grant to John Terry Hughes, a prominent merchant and brewer.<sup>5</sup> In 1889, 479 acres was granted to John Fitzgerald Burns from George Withers and Roberts Burdett Smith. The land was mortgaged to the Bank of New South Wales, which was eventually subdivided and sold off as smaller allotments.<sup>6</sup>



**Figure 6.** 1889 479acres land grant to granted to John Fitzgerald Burns from George Withers and Roberts Burdett Smith, with subject site indicated in red.<sup>7</sup>

<sup>5</sup> Hornsby Shire Historical Society, "Pioneers of Hornsby Shire 1788-1906," pg. 206

<sup>6</sup> Helen Barker and May Elven, "Houses of Hornsby Shire vol. 1: the large houses 1886-1926"

<sup>7</sup> NSW Land Registry, Vol. 4982, Fold 249, obtained from: <https://hlrv.nswlrs.com.au/>

The study site area, Mt Errington, was first offered for sale in December 1896. The land was advertised as ranging from £70 to £100 per block but sold for an average of £200 during the auction. The land was advertised to be at an elevated topography, with good soil, salubrious climate and close to the train station.<sup>8</sup>

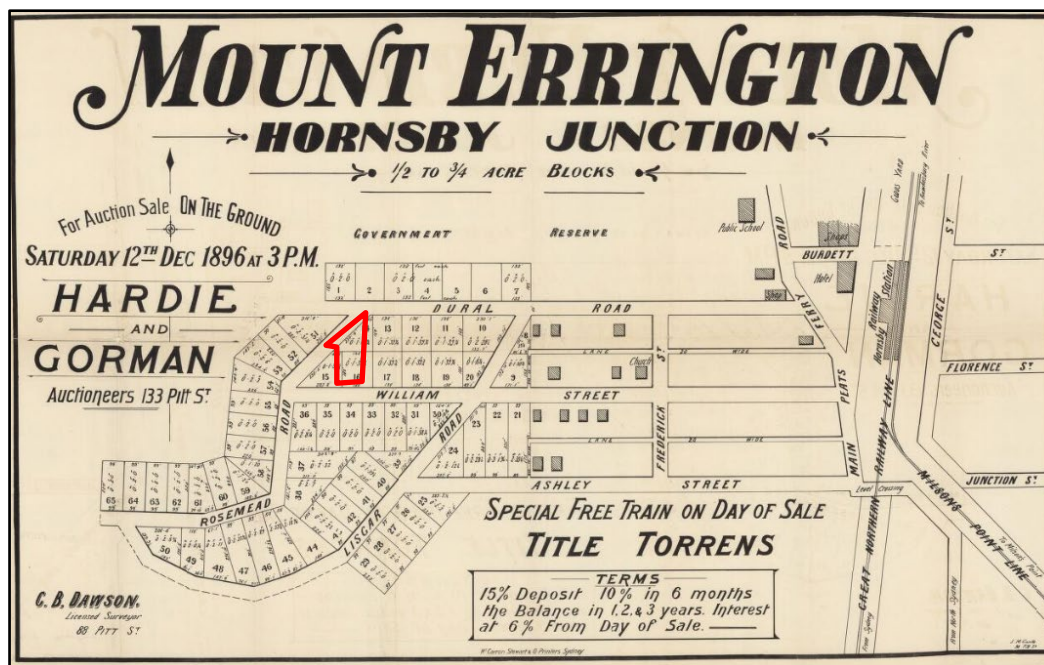


Figure 7. Advertisement for land auction in 1896 for Mt Errington at Hornsby Junction with subject site in red.<sup>9</sup>

**MOUNT ERRINGTON, HORNSBY JUNCTION.**

This Elevated Property, the HIGHEST LAND IN THE NEIGHBOURHOOD, about five minutes' walk from the station, is now being subdivided into

**Half and Three-Quarter Acre Blocks,**

and will be offered to public competition  
ON THE GROUND  
ON THE 12th DECEMBER.

The Sites contain GOOD SOIL, with terrace features, which tend to make a property of this kind very interesting and attractive.  
**HORNSBY IS NOW A GREAT JUNCTION.**

Population is increasing, and land in a few years' time should be double or triple its present value.  
The LOCALITY combines the advantages of a MOUNTAIN CLIMATE with Suburban Cost, and little fatigue in travelling. Visitors are invited to make an inspection.

The CLIMATE is very Salubrious, and is strongly recommended by the medical profession.  
Hotels, Shops, Post and Telegraph Office, School of Arts, &c., have already been established.  
WATER is laid on.  
Plans are being prepared.  
The Title is Torrens. Terms easy.  
**SPECIAL TRAINS.**  
**HARDIE and GORMAN,**  
Auctioneers, 133 Pitt-street.

Figure 8. Advertisement in the Freeman's Journal dated 12 December 1896 regarding land sale in the Mt Errington area.<sup>10</sup>

<sup>8</sup> Freeman's Journal, 1896, obtained from:

[https://trove.nla.gov.au/newspaper/article/111102327?searchTerm=\(hornsby%20errington\)%20date%3A%5B%20TO%201899%5D&searchLimits=](https://trove.nla.gov.au/newspaper/article/111102327?searchTerm=(hornsby%20errington)%20date%3A%5B%20TO%201899%5D&searchLimits=)

<sup>9</sup> National Library of Australia, obtained from:

<https://trove.nla.gov.au/work/31803432?q=mt+errington+hornsby&c=map&versionId=38588051>

<sup>10</sup> Freeman's Journal (Sydney, NSW : 1850 - 1932) Sat 12 Dec 1896, obtained from:

[https://trove.nla.gov.au/newspaper/article/111102327?searchTerm=\(hornsby%20errington\)%20date%3A%5B%20TO%201899%5D&searchLimits=](https://trove.nla.gov.au/newspaper/article/111102327?searchTerm=(hornsby%20errington)%20date%3A%5B%20TO%201899%5D&searchLimits=)



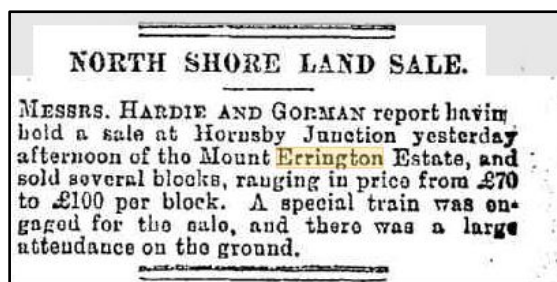


Figure 9. Advertisement in Sunday Times dated Sun 13 Dec 1896 regarding land sale of the Mt Errington area with price ranging from £70 to £100 per block.<sup>11</sup>



Figure 10. Advertisement in The Cumberland Argus and Fruitgrowers Advocate, dated Sat 19 Dec 1896 regarding land sale of the Mt Errington area with price ranging from £70 to £100 per block.<sup>12</sup>

In 1897, Mrs Anne Roberts purchased one and one-fourth acres (5058m<sup>2</sup>). The land was situated at the corner of Rosemead Road and Dural Street, which was the highest point in Hornsby. The existing site lot extent was formed as a result of the amalgamation of smaller allotments.

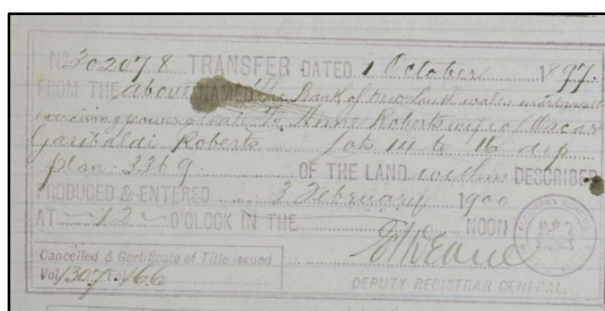


Figure 11. Land registry records of Mrs Anne Roberts purchasing Lots 14 to Lot 16 in 1897.<sup>13</sup>

<sup>11</sup> Sunday Times (Sydney, NSW : 1895 - 1930) Sun 13 Dec 1896, obtained from: [https://trove.nla.gov.au/newspaper/article/130410180?searchTerm=\(hornsby%20errington\)%20date%3A%5B\\*%20TO%201899%5D&searchLimits=](https://trove.nla.gov.au/newspaper/article/130410180?searchTerm=(hornsby%20errington)%20date%3A%5B*%20TO%201899%5D&searchLimits=)

<sup>12</sup> The Cumberland Argus and Fruitgrowers Advocate (Parramatta, NSW : 1888 - 1950) Sat 19 Dec 1896, obtained from: [https://trove.nla.gov.au/newspaper/article/85764674?searchTerm=\(hornsby%20errington\)%20date%3A%5B\\*%20TO%201899%5D&searchLimits=](https://trove.nla.gov.au/newspaper/article/85764674?searchTerm=(hornsby%20errington)%20date%3A%5B*%20TO%201899%5D&searchLimits=)

<sup>13</sup> NSW Land Registry, Vol. 946, Fold 128, obtained from: <https://hlrv.nswlrs.com.au/>

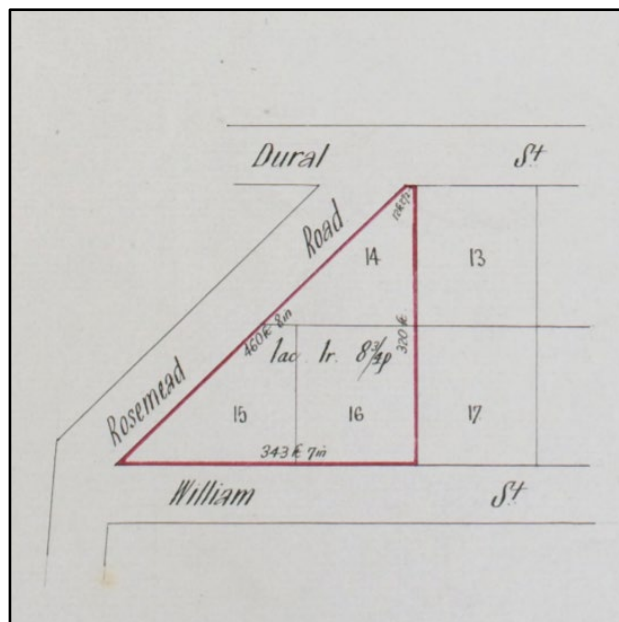


Figure 12. Portion of land bought by Mrs Anne Roberts in 1897, lots 14, 15 and 16, indicated in red.<sup>14</sup>

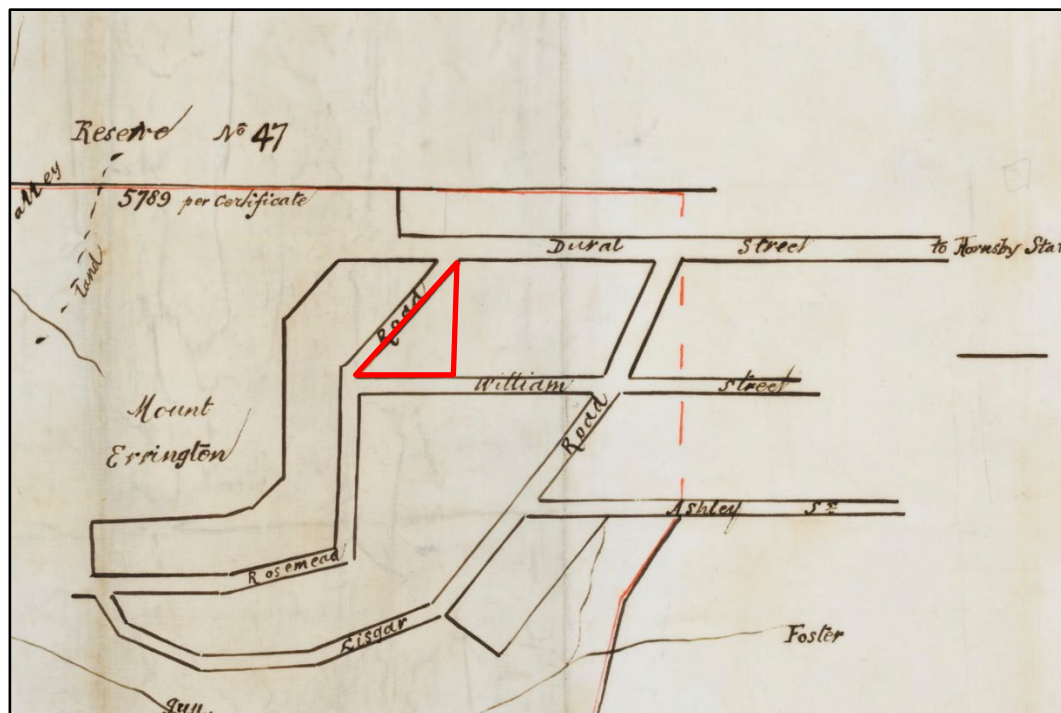


Figure 13. Portion of land bought by Mrs. Anne Roberts in 1897, indicated in red.<sup>15</sup>

By the end of 1897, a two-storey dwelling had been built on site in the Federation Arts and Crafts style which overlooked the valley.<sup>16</sup> They also built a coach house, a man's quarters, a tennis court

<sup>14</sup> NSW Land Registry, Vol. 1307 Fold 166, obtained from: <https://hlrv.nswlrs.com.au/>

<sup>15</sup> State Library of NSW, obtained from: [http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps\\_pid=IE8949400&change\\_ing=](http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE8949400&change_ing=)

<sup>16</sup> Trove, "Hornsby Junction," Sydney Morning Herald, 23 October 1897, p 15, <https://trove.nla.gov.au/newspaper/page/1359853>

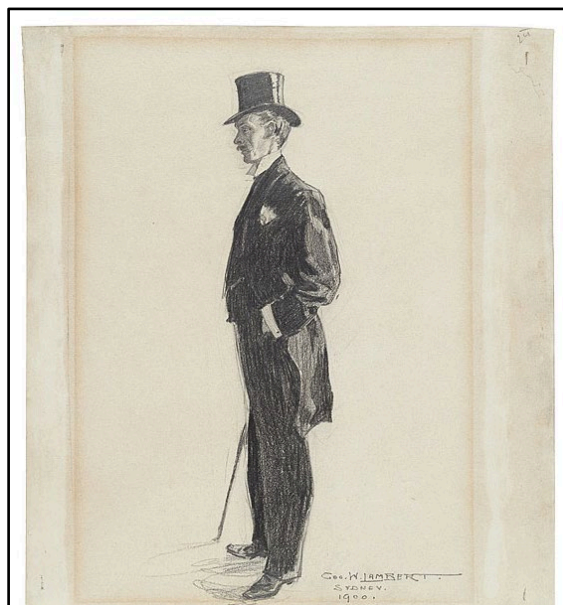


and a croquet lawn and was set amidst lush landscape consisting of mature native trees and shrubbery.<sup>17</sup>



**Figure 14.** Article printed in the Sydney Morning Herald indicating the subdivision of the surrounding area and the “improved properties of the Hon. Jacob Garrard, O.G.Roberts, Esq., and A.P. Lane, Esq.” Published 23 October 1897, page 15. (Source: Trove, *Sydney Morning Herald*, 23 October 1897, p 15, <https://trove.nla.gov.au/newspaper/page/1359853>)

The National Trust Register suggests the architect of the dwelling could possibly be Edward Jefferson Jackson, one of the pioneers of the Federation Art and Crafts architectural style in Sydney who has designed other dwellings in the Sydney region in a comparable manner. Other possible architects could be Federation Art and Crafts patrons Roscoe Joseph Collin or George Sydney Jones. The architect of the subject site also designed “Willandra” on 10 Lisgar Road in Mt Errington area on a smaller scale.<sup>18</sup>



**Figure 15.** Portrait of Oscar Garibaldi Roberts by prominent Australian artist George Lambert.<sup>19</sup>

<sup>17</sup> Tropman & Tropman Architects, “Hornsby West Side Heritage Conservation Area (Mt Errington precinct),” 2002, obtained from: [http://hscenquiry.hornsby.nsw.gov.au/temp/OA\\_C000261S\\_JUZFPSYD.PDF](http://hscenquiry.hornsby.nsw.gov.au/temp/OA_C000261S_JUZFPSYD.PDF)

<sup>18</sup> Tropman & Tropman Architects, “Hornsby West Side Heritage Conservation Area (Mt Errington precinct),” 2002, obtained from: [http://hscenquiry.hornsby.nsw.gov.au/temp/OA\\_C000261S\\_JUZFPSYD.PDF](http://hscenquiry.hornsby.nsw.gov.au/temp/OA_C000261S_JUZFPSYD.PDF)

<sup>19</sup> <https://nga.gov.au/exhibition/lambert/detail.cfm?IRN=163407&ViewID=2>

The Federation dwelling on subject site came to be known as Mt Errington. Soon the name caught on among the residents of the area and the area thereon came to be known as Mt Errington. The Roberts family were a prominent family in Sydney, particularly the Hornsby Shire. Oscar Garibaldi Roberts, husband of Mrs Anne Roberts, served as the president of the Hornsby Shire's Provisional Council prior to the first council elections in 1906 and remained a councillor till 1917. Additionally, he was the joint proprietor of Fairfax and Roberts Jewellers, who was among Australia's pioneers in the jewellery trade.<sup>20</sup>

The Roberts family played a fairly influential role in the social life of Hornsby. Mr Roberts laid the foundation stone of the Band Rotunda in Hornsby Park while Mrs Anne Roberts laid the foundation stone of the Hornsby School of Arts in 1902. Mr Robert's Renault was the first car in Hornsby, thus further cementing the affluence that was associated with Mt Errington.<sup>21</sup>



Figure 16. Photographs of the Roberts family.<sup>22</sup>

<sup>20</sup> Niall Clugston, "Mount Errington", 2008, Obtained from: [https://dictionaryofsydney.org/entry/mount\\_errington](https://dictionaryofsydney.org/entry/mount_errington)

<sup>21</sup> Hornsby Shire Historical Society, "Pioneers of Hornsby Shire 1788-1906," pg 206

<sup>22</sup> Provided by client

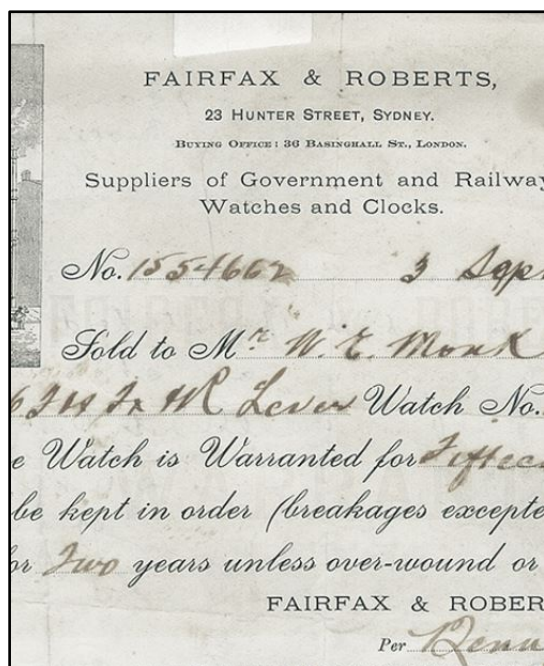


Figure 17. Letter from Fairfax and Roberts Ltd.<sup>23</sup>

Residents in the Mt Errington precinct were generally wealthy. Their children were educated at private school. The men were driven to the nearby station to commute to Sydney for work.<sup>24</sup>

The Roberts purchased the land opposite Mt Errington to prevent their view from being built out. He bought 12 blocks and “Willandra” on 10 Lisgar Road. He had the 12 blocks subdivided into 23 standard house size lots. In 1913, Roberts auctioned these lots and Willandra as “Roberts Subdivision Mount Errington.” The auction advertisement stated the Mt Errington area was by then already serviced by city gas and water and sewage were being built.<sup>25</sup>

the top. At about 2 p.m. it had followed round the Western Gully at the back of Mount Errington and Rosemeade streets. Here the scrub has been allowed to grow right up to the gardens and fences of the houses all along Rosemeade-street. Mr. O. G. Roberts' brick residence had a very narrow escape; his motor garage was burnt out, and eight cases of benzine were lost.

Figure 18. Report from The Daily Telegraph 1913 noting that a bushfire narrowly missed ‘Mt Errington’, but the garage was destroyed.<sup>26</sup>

<sup>23</sup> <https://www.fairfaxandroberts.com.au/history-of-fairfax-and-roberts/>

<sup>24</sup> Tropman & Tropman Architects, “Hornsby West Side Heritage Conservation Area (Mt Errington precinct),” 2002, obtained from: [http://hscenquiry.hornsby.nsw.gov.au/temp/OA\\_C000261S\\_JUZFPSYD.PDF](http://hscenquiry.hornsby.nsw.gov.au/temp/OA_C000261S_JUZFPSYD.PDF)

<sup>25</sup> Tropman & Tropman Architects, “Hornsby West Side Heritage Conservation Area (Mt Errington precinct),” 2002, obtained from: [http://hscenquiry.hornsby.nsw.gov.au/temp/OA\\_C000261S\\_JUZFPSYD.PD](http://hscenquiry.hornsby.nsw.gov.au/temp/OA_C000261S_JUZFPSYD.PD)

<sup>26</sup> 1913 'DAMAGE AT HORNSBY.', *The Daily Telegraph* (Sydney, NSW : 1883 - 1930), 27 January, p. 9. , viewed 28 Nov 2019, <http://nla.gov.au/nla.news-article238622415>.

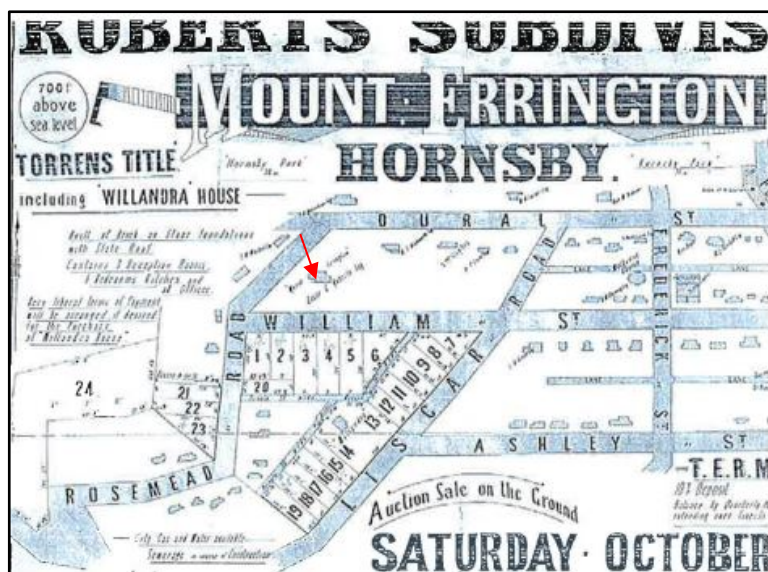


Figure 19. 1913 advertisement for Roberts Subdivision Mount Errington, with the dwelling on subject site indicated by red arrow.<sup>27</sup>

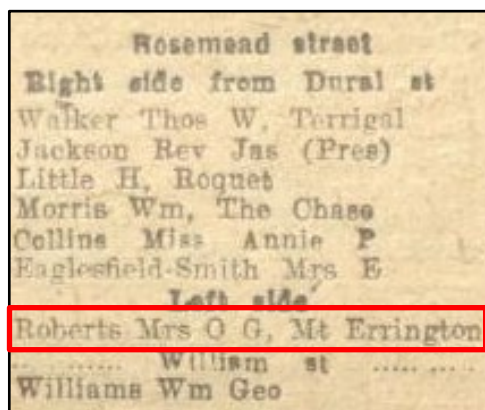


Figure 20. 1923 Wise's New South Wales post office directory showing Mrs O. G. Roberts as the occupant of Mt Errington.<sup>28</sup>

The subject site was sold to Frederick William Watson in 1928, who subdivided the land into three smaller lots, A, B and C and sold the smaller allotments<sup>29</sup> On 15 October 1931, the dwelling on subject site, lot A, was sold to Jean Baker Harbison.<sup>30</sup> The residual lots were sold to Pollie Graves and Alice Graves as joint tenants in 1935 (lot B) and Annie Blacker in 1938 (lot C). In 1942, Annie Blacker sold the property to Albert Edward Abbot.<sup>31</sup>

<sup>27</sup> Tropman & Tropman Architects, "Hornsby West Side Heritage Conservation Area (Mt Errington precinct)," 2002, obtained from: [http://hscenquiry.hornsby.nsw.gov.au/temp/OA\\_C000261S\\_JUZFPSYD.PDF](http://hscenquiry.hornsby.nsw.gov.au/temp/OA_C000261S_JUZFPSYD.PDF)

<sup>28</sup> Wise's New South Wales post office directory., no.1913, obtained from: <https://trove.nla.gov.au/work/234175307?q=nsw+wise+directory&c=article&versionId=258925343>

<sup>29</sup> NSW Land Registry, Vol. 4982, Fold 249, obtained from: <https://hlrv.nswlrs.com.au/>

<sup>30</sup> NSW Land Registry, Vol. 4509, Fold 11, obtained from: <https://hlrv.nswlrs.com.au/>

<sup>31</sup> NSW Land Registry, Vol. 4509, Fold 11, obtained from: <https://hlrv.nswlrs.com.au/>



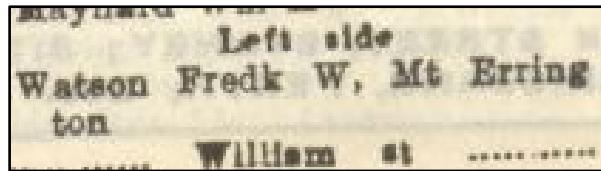


Figure 21. 1928 Wise's New South Wales post office directory showing Fredrick W. Watson as the occupant of Mt Errington.<sup>32</sup>

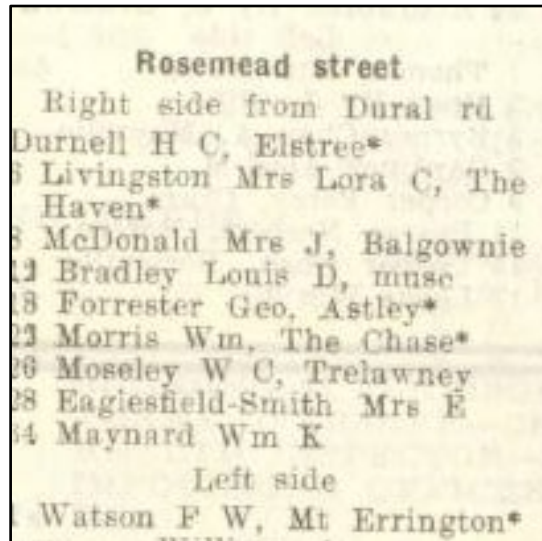


Figure 22. 1930 Wise's New South Wales post office directory showing F.W. Watson as the occupant of Mt Errington.<sup>33</sup>

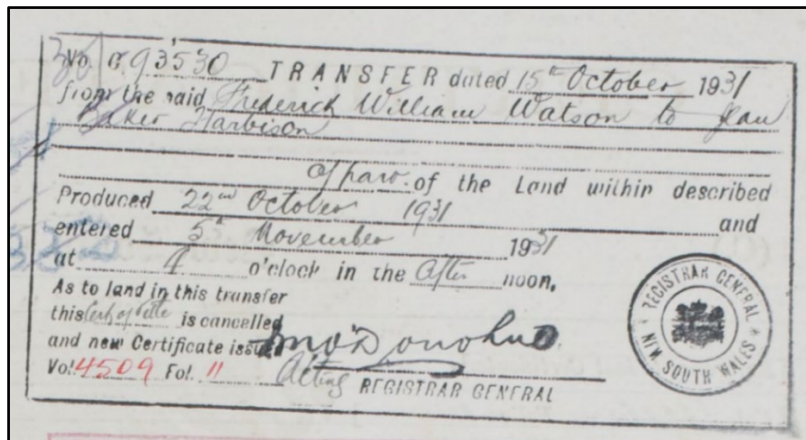


Figure 23. NSW Land Registry Records Vol. 4509 Fol. 11 showing transfer of land from Frederick William Watson to Jean Baker Harbison in 1931.<sup>34</sup>

<sup>32</sup> Wise's New South Wales post office directory., no.1928, obtained from:  
<https://trove.nla.gov.au/work/234175307?q=nsw+wise+directory&c=article&versionId=258925343>

<sup>33</sup> Wise's New South Wales post office directory., no.1930, obtained from:  
<https://trove.nla.gov.au/work/234175307?q=nsw+wise+directory&c=article&versionId=258925343>

<sup>34</sup> NSW Land Registry, Vol. 4509 Fold 11, obtained from: <https://hlrv.nswlrs.com.au/>



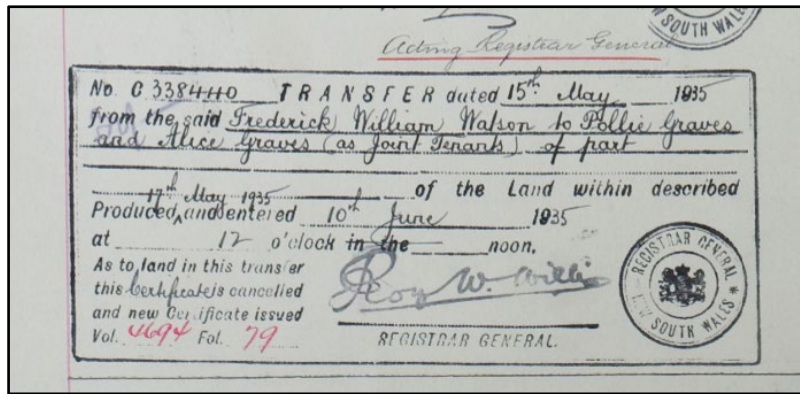


Figure 24. NSW Land Registry Records Vol. 4509 Fol. 11 showing transfer of land from Frederick William Watson to Pollie and Alice Graves in 1935.<sup>35</sup>

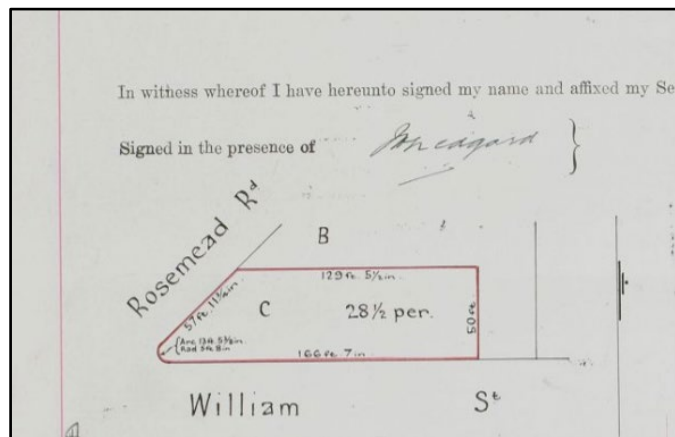


Figure 25. NSW Land Registry Records Vol. 4509 Fol. 11 showing the original allotment of Mt Errington divided into lots A, B and C. Lot C, marked in red, was sold to Pollie and Alice Graves in 1935 by F. W. Watson in <sup>36</sup>

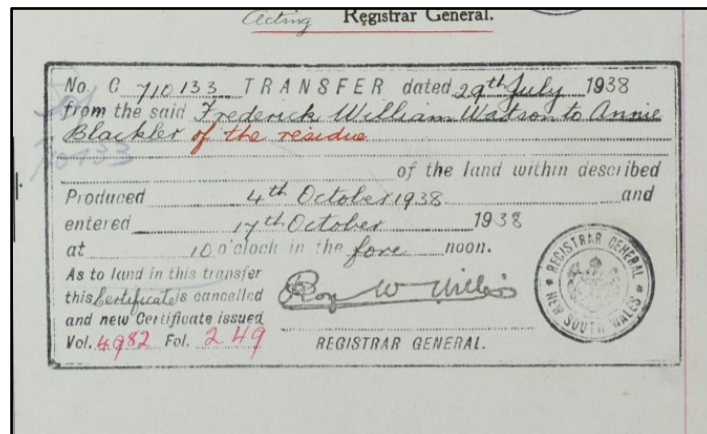
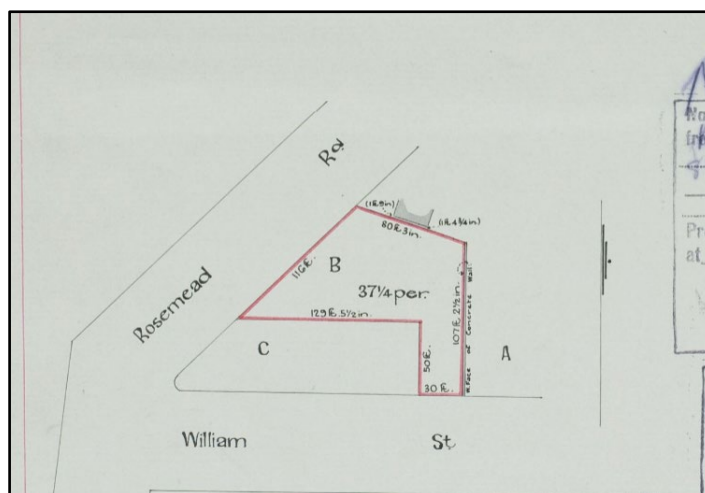


Figure 26. NSW Land Registry Records Vol. 4982 Fol. 249 showing transfer of land from Frederick William Watson to Pollie and Alice Graves in 1935.<sup>37</sup>

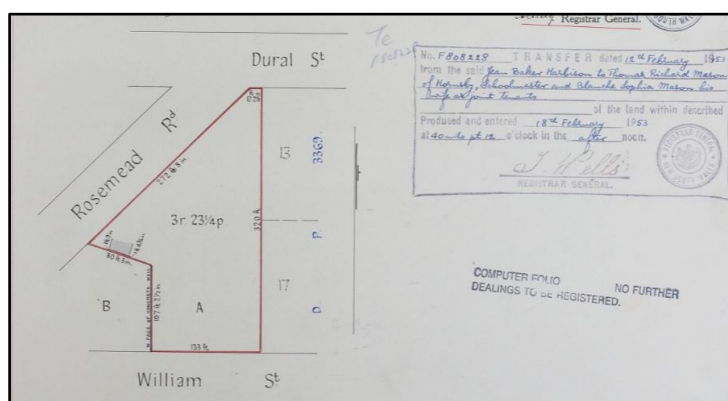
<sup>35</sup> NSW Land Registry, Vol. 4694 Fold 79, obtained from: <https://hlrv.nswlrs.com.au/>

<sup>36</sup> NSW Land Registry, Vol. 4694 Fold 79, obtained from: <https://hlrv.nswlrs.com.au/>

<sup>37</sup> NSW Land Registry, Vol. 4982 Fold 249, obtained from: <https://hlrv.nswlrs.com.au/>



**Figure 27.** NSW Land Registry Records showing the original allotment of Mt Errington divided into lots A, B and C. Lot B, marked in red, was sold to Annie Blacker by F. W. Watson in 1938.<sup>38</sup>



**Figure 28.** NSW Land Registry Records, Vol. 4509 Fol 11 showing the original allotment of Mt Errington divided into lots A, B and C. Lot A, marked in red, was sold to Annie Blacker by F. W. Watson in 1938 who in turn transferred the land to Thomas Richard Mason and Blanche Sophie Mason in 1953.<sup>39</sup>

In 1952, the dwelling on subject site was advertised sale by solicitors Ritchie and Arnold as being “suitable for a family home, rest home, club or other organisation.”<sup>40</sup> The house was sold to Thomas Richard Mason, a schoolmaster and his wife Blanche Sophia Mason in 1953.<sup>41</sup>

The dwelling underwent modifications during the 20<sup>th</sup> century. In 1962, owner K. Shaw applied to build a weatherboard dwelling and carport on site after the original garage was lost in a bushfire in 1913.<sup>42</sup> In 1969, the dwelling was proposed to be converted into a convalescent home by R. W. Bates

<sup>38</sup> NSW Land Registry, Vol. 4982 Fold 249, obtained from: <https://hlrv.nswlrs.com.au/>

<sup>39</sup> NSW Land Registry, Vol. 4509 Fold 11, obtained from: <https://hlrv.nswlrs.com.au/>

<sup>40</sup> The Sydney Morning Herald, 19 November 1952, obtained from: <https://trove.nla.gov.au/newspaper/article/18291186?searchTerm=%22errington%22%20rosemead&searchLimits=>

<sup>41</sup> NSW Land Registry, Vol. 4982, Fold 249, obtained from: <https://hlrv.nswlrs.com.au/>

<sup>42</sup> Hornsby Council Historical Building Applications Records, obtained from: [http://hscenquiry.hornsby.nsw.gov.au/temp/002\\_000\\_0E901GS00K6\\_TKGYQMTB.PDF](http://hscenquiry.hornsby.nsw.gov.au/temp/002_000_0E901GS00K6_TKGYQMTB.PDF)

on behalf of H. Triguboff but eventually disapproved.<sup>43</sup> In 1972, owner A. Brebner applied to the council for approval of a brick dwelling on subject site.<sup>44</sup>

STREET NAME		ROSEMEAD RD (HSBY)		FOLIO			
ASSESS. NUMBER	OWNER	TYPE OF BUILDING	LOT NO.	DATE OF APPROVAL	APPLICATION NO.	REMARKS	
	DEAKIN E.E.	BRK. DWG.					
	Deakins, L. S.	Reconstruction	59/60	14/2/67	152/8/42	Reconstruction of Dwg. walls destroyed by fire	
		Brk. addn.	56	3/4/58	264/5/64	No. 14	
B4362	Irwin J. B. Brebner	Brk. Dwg.	61	19/3/59	106/8/21	No. 3	
B4354	McLeod E. G. E.	Brk. Dwg.	61	19/3/59	316/8/62	No. 26	
B4394/5	Cheney, A. E.	Brk. Dwg.	51A	14/5/59	251/8/20		
B. 4763	Lawson W. E.	Brk. Dwg.	2	22-9-61	139/13/645		
W. B. 476	SHAW. K.	W.B. Dwelling	1	19-2-62	259/62	No. 38	
B. 4758	LANE. A. L.	New Roof & INTERNAL	50	5-10-62	1711-62	No. 31	
P. B. 4763	SHAW. K.	OPEN CARPORT	1	15-11-62	259-62	Approved Construction No. 38. Res. of Council	

Figure 29. Hornsby Shire Council Building Application Street Register - 1956 to 1990 showing K. Shaw as the owner of Mt Errington having filed a building application for a weatherboard dwelling and an open carport in 1962.<sup>45</sup>

SHIRE OF HORNSBY		STREET NAME		Rosemead Road, Hornsby		FOLIO	
REPORT NUMBER	APPLICANT	OWNER	TYPE OF DEVELOPMENT	LOT NO.	DATE OF APPROVAL	DEVELOPMENT CONSENT NO.	
26-5-69	J. R. Bates	Same	Additions to create flat.	16.21	12/6/69	Referred for DP 2369 amended plans	
463/69	R. W. Bates for H. Triguboff		Approval in principle established convalescent home	16.1	29/10/69	Disapproved	

Figure 30. Hornsby Shire Council Building Application Street Register - 1956 to 1990 showing R. W. Bates' application for H. Triguboff to Council to establish a convalescent home on subject site in 1969.<sup>46</sup>

<sup>43</sup> Hornsby Council Historical Building Applications Records, obtained from: [http://hscenquiry.hornsby.nsw.gov.au/temp/002\\_000\\_0E9P1GS00DS\\_HJHKJUKN.PDF](http://hscenquiry.hornsby.nsw.gov.au/temp/002_000_0E9P1GS00DS_HJHKJUKN.PDF)

<sup>44</sup> Hornsby Shire Council Building Application Street Register - 1956 to 1990, obtained from: [http://hscenquiry.hornsby.nsw.gov.au/temp/002\\_000\\_0E9O1GS00K6\\_LHNVG0JJ.PDF](http://hscenquiry.hornsby.nsw.gov.au/temp/002_000_0E9O1GS00K6_LHNVG0JJ.PDF)

<sup>45</sup> Hornsby Shire Council Development Applications Street Register - 1960 to 1990, obtained from: [http://hscenquiry.hornsby.nsw.gov.au/temp/002\\_000\\_0E9P1GS00DS\\_SGIPGKER.PDF](http://hscenquiry.hornsby.nsw.gov.au/temp/002_000_0E9P1GS00DS_SGIPGKER.PDF)

<sup>46</sup> Hornsby Shire Council Building Application Street Register - 1956 to 1990, obtained from: [http://hscenquiry.hornsby.nsw.gov.au/temp/002\\_000\\_0E9P1GS00DS\\_SGIPGKER.PDF](http://hscenquiry.hornsby.nsw.gov.au/temp/002_000_0E9P1GS00DS_SGIPGKER.PDF)

SHIRE OF HORNSBY						
STREET NAME		FOLIO				
ROSEMEAD ROAD						
ADDRESS NUMBER	OWNER	TYPE OF BUILDING	LOT NO.	DATE OF APPROVAL	APPLICATION NO.	REMARKS
B.568/1999	THEOBALD	I.T. Swimming Pool	24	7.5.70	993-70	24/1/70
B.568/1901	Schooley	M. B/V Dwelling	22	8.5.70	932-70	N°56. 21/1/70
B.568/1905	Croft	J.F.J. B/V Dwelling	2	20.5.70	1087-70	N°48. 21/1/70
B.568/1977	ADAMS	J. B/V Dwelling	11	17.6.70	1270-70	N°104 23/1/71
B.568/1990	Caddy	J. B/V Dwelling	33	6.7.70	1402-70	N°104 24/1/72
B.568/1994	BONES	R.F.J. B/V Dwelling	29	31.7.70	1586-70	20/1/72
B.568/1995	BRIGHT	G. B/V Dwelling	37	26.10.70	2274-70	N°7. 21/1/71
B.568/1995	ROBINSON	A.C. B/V Dwelling	28	26.10.70	2263-70	N°68. 21/1/72
1971						
B.568/1940	Schooley	I. Patio	22	18.1.71	94-71	N°56. 21/1/72
B.568/1979	FISHER	F.S. B/V Dwelling	10	29.1.71	201-71	N°62. 21/1/72
B.568/1988	BIZZARA	A.T. B/V Dwelling	35	5.2.71	206-71	N°82. 21/1/72
B.24581	LEATHERIDGE	C. B/V Dwelling	32	4.6.71	1270-71	N°76 21/1/72
B.24587	ADAMS	J.F.K. Courtyard	11	6.7.71	1494-71	N°104. 21/1/72
B.24587	DAVIS	G.R. B/V Dwelling	46	6.7.71	1525-71	N°21. 21/1/72
B.24578	GOLDSACK	R.T. B/V Dwelling	35	13.7.71	1593-71	N°82. 21/1/72
B.24592	SCOTT	K.F.F. B/V Dwelling	5	20.7.71	1660-71	N°54. 21/1/72
B.24587	DOWD	H. B/V Dwelling	26	5.8.71	1817-71	N°64. 21/1/72
B.24586	BRIGGS	P.D. Garage	27	31.8.71	2007-71	N°66. 21/1/72
B.24587	DOWD	H. Garage	26	21.10.71	2441-71	N°64. 21/1/72
B.24587	FENNELL	G. B/V Dwelling	40	10.11.71	2629-71	N°92. 21/1/72
B.24588	RANDALL	N. B/V Dwelling	25	17.12.71	2949-71	N°60. 21/1/72
1972						
B.24421	BREBNER	A. Brick Dwelling	1	24/1/72	349-72	N°10 NEVER 21/1/75
B.24566	BRUCE-SMITH	A.E.K. B/V Dwelling	14	1.1.72	66-72	N°110 APPROVED

Figure 31. Hornsby Shire Council Building Application Street Register - 1960 to 1990 showing owner A. Brebner's application to Council for a brick dwelling on subject site in 1972.<sup>47</sup>



Figure 32. Photograph of subject site, n.d..<sup>48</sup>

<sup>47</sup> Hornsby Shire Council Development Applications Street Register - 1960 to 1990, obtained from: [http://hscenquiry.hornsby.nsw.gov.au/temp/002\\_000\\_0E9P1GS00DS\\_SGIPGKER.PDF](http://hscenquiry.hornsby.nsw.gov.au/temp/002_000_0E9P1GS00DS_SGIPGKER.PDF)

<sup>48</sup> Hornsby Council archives, n.d., obtained from: [https://hornsby.spydus.com/cgi-bin/spydus.exe/ENQ/WPAC/ITMENQ/1738997?QRY=IRN\(1012562\)&FMT=IMG&QRYTEXT=%22Mount%20Errington%22%2C%20Hornsby%20NAVVL=SET](https://hornsby.spydus.com/cgi-bin/spydus.exe/ENQ/WPAC/ITMENQ/1738997?QRY=IRN(1012562)&FMT=IMG&QRYTEXT=%22Mount%20Errington%22%2C%20Hornsby%20NAVVL=SET)

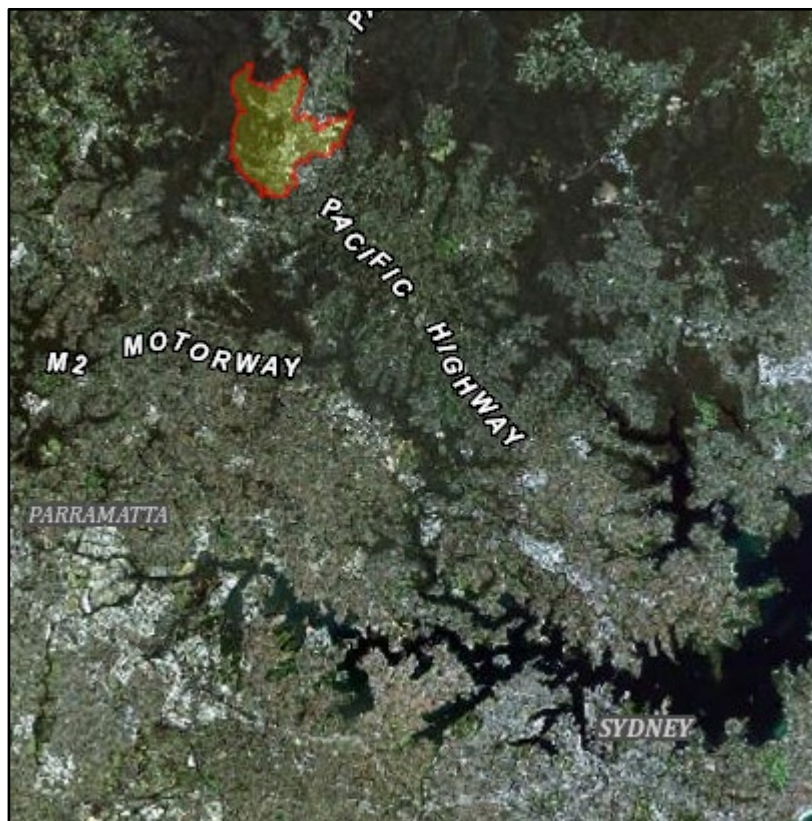


### 3.0 PHYSICAL EVIDENCE

#### 3.1 Locality & Setting

##### 3.1.1 Locality

Hornsby is a large suburb situated approximately 25 kilometres north-west of Sydney CBD. Hornsby features a mixture of residential, commercial and community service buildings. The suburb is characterised by low-density residential development within a network of regular subdivisions displaying a wide variety of historical development stages from the 19th century onwards.



**Figure 33.** The suburb of Hornsby, indicated in yellow highlighting, shown in context. (Source: NSW Land & Property Information, SIX Maps, <https://maps.six.nsw.gov.au/>)

##### 3.1.2 Streetscape and Setting

The site is accessed via Rosemead Road, Hornsby. Rosemead Road is a historic meandering thoroughfare that parallels the distinctive undulating topography of the mountainous Hornsby area. Rosemead Road is characterised with a low-density residential built environment. The setting includes native scrub, noteworthy mountain views, community parks and mature street plantings (notably Bunya Pine, Palms, Smooth Bark Angophora, Red Bloodwood and English Oaks).





**Figure 34. (left)** View of the streetscape looking north east along Rosemead Road from the subject site.

**Figure 35. (right)** View of streetscape looking south west along Rosemead Road from the subject site.

## 3.2 Physical Description

### 3.2.1 Exteriors

The subject dwelling pertains to two storeys, with a large building footprint and massing. Stylistically, the house features key physical characteristics of a stately Federation Arts and Crafts residential structure.

The dwelling appears to have been constructed on a sandstone foundation that is visible at some points beneath the exterior walls. The external finishes feature dark red face brick at the ground floor in an English bond arrangement and alabaster roughcast rendering at the upper floor. The face brick shows signs of tuckpointing.

The high-pitched roof exhibits a cross-gable and valley formation with wide bellcast eaves. There is an elongated wing extending from the rear southern ground floor elevation. This section of the house features a hip and valley roof form with two chimneys of brick and roughcast render with dual clay chimney pots. The roof finishes include purple Bangor slate shingles and terracotta tile ridges. Most prominent is the large ornate projecting gable presenting to the entrance of the house, this large gable form is mirrored to the rear and sides of the dwelling. The side and rear gables display upper roof ventilators and brown painted timber shingles with wooden gable brackets. The gable at the primary façade features decorative upper gable infill decorated with brown painted wooden shingles. A balcony sits under the primary gable on the first floor, supported by timber posts. The balcony consists of a timber deck and is encompassed by a low-height simple timber railing.

The roughcast render walls of the balcony extend down to the ground floor, creating a small partition in front of the recessed entrance. The partition walls are supported in sandstone piers and separated by a wide arch. There is a large verandah that extends along the entrance to the northern (primary) and eastern façades. There is also a smaller verandah at the rear southern façade of the dwelling. The details of these verandahs include exposed rafters, off-white painted wooden soffit, off-white painted decorative timber friezes, brown painted timber posts and timber decking.

There is a small bay window at the façade that is detailed with brown painted timber shingles. The dwelling has an informal fenestration of casement windows in painted timber framing. There are also decorative lead lights at all external doors and on the rear (southern) internal window on the first floor, adjacent to the staircase. There is also a large slate threshold at the front door that has experienced some damage.

To the rear, there is a non-original weatherboard garage on the western side of the allotment that was built in the early 1900s to replace the original one that was damaged by fire (refer to Section 2.3). The former tennis court, no longer evident due to the introduction of various plantings and grass, at the rear south western corner of the yard. It is evident that the subject dwelling is in very good condition, specifically, significant features of this dwelling include the principal façade, original siting, the chimneys, fireplaces, ceiling roses, pressed metal ceilings, gravel driveway and the view lines to and from Rosemead Road.

### 3.2.2 Interiors

Internally, there is a simple cellular arrangement on the ground floor. Upon entering from the primary entrance, a hallway leads into a large foyer space with a large timber staircase on the rear eastern wall. Accessible from this foyer is the main bedroom with bay window, a large drawing room with a bay addition at the front of the dwelling, which is then followed by a library, sunroom, study, enclosed sewing room, dining room, dressing room and bathroom. The foyer also leads to a rear thoroughfare that provides access to the rear southern wing of the dwelling including a storeroom, pantry, kitchen, small dining area, laundry and water closet. The rear thoroughfare also leads to the rear verandah.

The dwelling's original ornate features include high ceilings, ceiling roses, internal door highlights, ceramic cord pull lights lath and plaster walls with picture rails, architraves, skirting, cornices and grilles. The entrance hall features a decorative internal arch. The drawing room retains the original elaborate pressed metal ceiling in both the main room and attached bay area. The main ground floor bedroom, the drawing room, study and dining room all contain original cast iron fireplace openings and chimney breasts. While some rooms exhibit the original floorboards, the foyer, drawing room and dressing room display modern carpeting. The sewing room is a modern addition and features intrusive particleboard flooring. Both the bathroom and dressing room feature a false ceiling and a modern fit out. However, the dressing room retains the original skirting. Between the dining room and the kitchen, there is an original timber servery window and attached cabinet.

The wooden staircase features decorative railing and an attached carpet runner. There is an exposed piece of decorative wallpaper under the stairs on the ground floor. This piece of wallpaper could be indicative of an original wall finishing. Upstairs is a large lounge, four bedrooms, a bathroom and three storage areas. There is also access to the balcony from the main bedroom on level one. All the upstairs rooms have timber flooring excluding the tiled bathroom and the roof storage area with particle board. The bathroom upstairs has a modern fit out. Notably, there is evidence of gaslit wall sconces in some of the rooms upstairs excluding the bathroom and storage areas. Within the roof storage areas, there are exposed rafters, roof structure and evidence of lath and plaster walls.

### 3.2.3 Gardens & Landscaping

The large gardens are a quintessential part of the subject site setting and curtilage. The dwelling is accessible from Rosemead Road with an original timber double gate which introduces a curved masonry pathway leading to the primary entrance of the dwelling. The entrance gate also leads to a curved gravel driveway that extends to the western elevation, garage and to the rear of the dwelling.

The lawns occupy a large amount of the grounds, there are small pockets of garden beds surrounding the allotment with mature exotic and native plantings. A notable feature of the landscaping of this property is the Bunya Pines situated at the front of the property and other mature exotic plantings.

### 3.3 Images

The following photographs, taken by Heritage 21 on 24 October 2019, provide a visual survey of the site and its setting.



**Figure 36.** Original gates looking north towards Rosemead Road.



**Figure 37.** Primary façade of subject site looking south from Rosemead Road. Existing gravel driveway is visible.





**Figure 38.** View from subject site façade looking north towards Rosemead Road.



**Figure 39.** Front yard detail looking north west.



**Figure 40.** View to west of subject site looking south with view to existing gravel drive.



**Figure 41.** View to primary façade looking south.



**Figure 42.** View to east of subject site looking south.



**Figure 43.** View to eastern garden beds.





**Figure 44.** Detail of existing gravel driveway running down the western elevation, looking south.



**Figure 45.** Detail of existing garage looking west.



**Figure 46.** View of western elevation looking north east.



**Figure 47.** Detail of western elevation looking east. Showing the extent of the existing gravel area.



**Figure 48.** View of rear (southern) elevation of dwelling with view to rear verandah. The rear entrance is indicated with a red arrow.



**Figure 49.** View of rear (southern) elevation of dwelling looking north.





**Figure 50.** View to southern (rear) elevation of rear extension.



**Figure 51.** View to eastern side of allotment looking north. The external verandah is shown.



**Figure 52.** View of rear yard facing south.



**Figure 53.** View of rear yard facing south, the former location of the tennis court is indicated with a red arrow.



**Figure 54.** Detail of sandstone foundation.



**Figure 55.** Detail of eastern façade of the subject dwelling showing the non-original sewing room.





**Figure 56.** View of the verandah at the primary facade looking east. The painted timber soffit is visible above.



**Figure 57.** Detail on the front entrance. Also noted in the repointing work on the face brick façade.



**Figure 58.** View from the primary entrance with view to internal stair and dining room.



**Figure 59.** View from the primary hallway with views to external landscaping. Front door lead light are visible.



**Figure 60.** View from foyer looking towards main entrance.



**Figure 61.** View from foyer with view to internal ground floor cellular arrangement.



**Figure 62.** Detail of entrance to drawing room showing access to sunroom.



**Figure 63.** Detail of the pressed metal ceilings in drawing room.



**Figure 64.** Detail of pressed metal ceiling in bay window of drawing room.



**Figure 65.** Detail of fireplace and chimney breast in drawing room.



**Figure 66.** View to the main bedroom showing bay window.



**Figure 67.** Detail of fireplace and chimney breast in the main bedroom.





**Figure 68.** View to study showing access to covered sewing room.



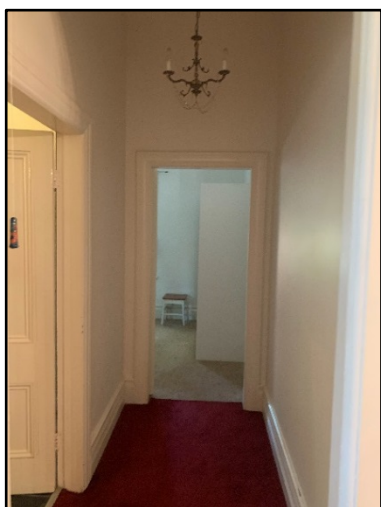
**Figure 69.** View and detail of covered sewing room.



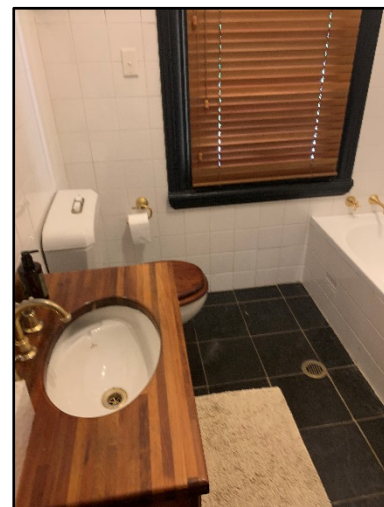
**Figure 70.** View of dining room with view to covered verandah access.



**Figure 71.** Detail of dining room fireplace also visible is servery window.



**Figure 72.** View of small hallway leading to dressing room and bathroom.



**Figure 73.** Detail of first floor bathroom.



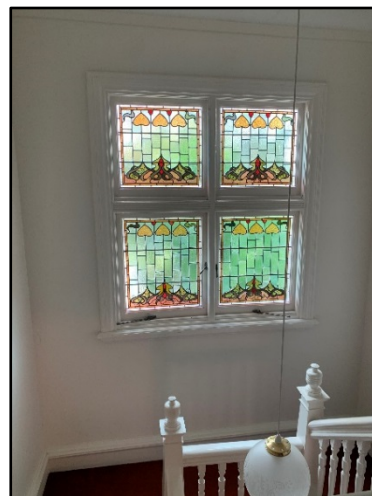
**Figure 74.** Details of modern additions of dressing room.



**Figure 75.** Details of modern flooring in dressing.



**Figure 76.** View of internal stair. Visible is the wallpapered section under the stairs.



**Figure 77.** View to lead light windows adjacent to internal stair.



**Figure 78.** View to first floor lounge showing bedroom and balcony access.

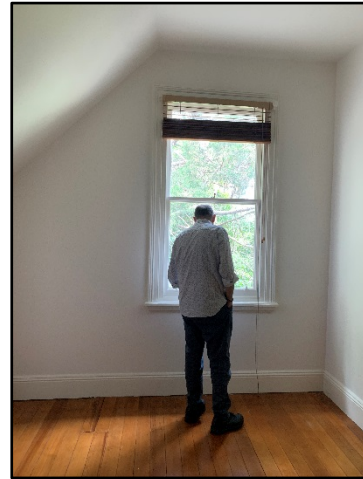


**Figure 79.** View to first floor bathroom.





**Figure 80.** View to larger first floor bedroom.



**Figure 81.** View to smaller first floor bedroom.



**Figure 82.** View from first floor bedroom with access to balcony.



**Figure 83.** View from balcony to lower north west area of the subject site.



**Figure 84.** Detail of roof Bangor slate shingling and ceramic tile ridge.



**Figure 85.** View from balcony to Rosemead Road.



**Figure 86.** View from balcony to lower north east area of the subject site.



**Figure 87.** View to upper storage area showing exposed plaster and lath walls.



## 4.0 HERITAGE SIGNIFICANCE

### 4.1 Established Significance

#### 4.1.1 Subject Site

The following Statement of Significance is available for the site on the NSW Office of Environment and Heritage Inventory List:<sup>49</sup>

*Garden with period elements and retained from the Federation period including mature Bunya Pine as well as later planting. Of local significance.*

The following site description is derived from the NSW Office of Environment and Heritage Inventory List:<sup>50</sup>

*Fine Federation house with remnant period garden. Significant elements including fine diagonal pattern timber gates on heavy posts and lozenge shape brown gravel drive with brick gutter edging. Tall Bunya Pine (to 25m from c1900) is sited on the nature strip. An English Oak (to 14m from c1930?) and large Palm clump (Possibly from c1930s) are significant. Also of note are the Smooth Bark Angophora (16m) and Red Bloodwood (c14m) as well as trees from c1950/60s. These include Liquid Amber (C16m) and Lemon scented gum. Also Camphor Laurels to 12m in street. Also more recently the garden has been underplanted with native shrubs with the more traditional Azaleas. The garden has overgrown somewhat and period quality could be enhanced by attention to issues of clarity and sympathetic species planting.*

The following Statement of Significance is derived from the 1992 Hornsby Heritage Study completed by Perumal Murphy Wu Pty Ltd:<sup>51</sup>

*“Mt Errington” is a showpiece example of the Federation Arts and Crafts style. The house displays most of the characteristics associated with the style. Extensive use is made of roughcast render, as well as brick, stone and timber shingling.*

*The building was completed in 1899. Although typical in its complexity of form and choice of materials, it is a highly individual design. The outstanding feature is the high pitched, bellcast, slate roof with its sweeping ridge lines. The building is beautifully maintained and essentially unaltered. Architecturally, it is considered*

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<sup>49</sup> Garden Mt Errington. NSW Office of Environment and Heritage, 'State Heritage Inventory', *Search for NSW Heritage*, n.d., <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1780733>.

<sup>50</sup> Ibid.

<sup>51</sup> Hornsby Shire heritage study: final report / Perumal Murphy Wu Pty Ltd. The firm, 1993

*to be of State significance and one of the best houses in the Shire. It would be on the finest Federation houses anywhere.*

#### 4.1.2 Mt Errington Heritage Conservation Area

To ascertain the understanding of the significant elements of the subject site, the significance of the Heritage Conservation Area, in which the subject site is located, should be assessed. While the cultural significance of the Mt Errington Heritage Conservation Area has not been assessed by Heritage 21, the following Statement of Significance has been derived from the Hornsby Development Control Plan 2013:<sup>52</sup>

*The Mount Errington Precinct demonstrates the historic development of Hornsby, with surviving evidence of early development. Houses and gardens from the Federation and Inter War periods, and the landscape contribute to quality streetscapes. The dramatic setting contributes to a high level of aesthetic significance, with bush encircling the area on three sides providing a green backdrop that is reinforced by the dominant tree canopy of remnant and regeneration forest.*

#### 4.2 Assessment of Significance

As noted in Section 1.4 above, the purpose of this report is to assess the potential impact of the proposed works on the heritage significance of the subject site as a heritage item in itself and the Mt Errington HCA. Accordingly, below we assess the significance of the dwelling at 1 Rosemead Road, Hornsby against the seven (7) criteria used to assess cultural heritage significance in NSW, as outlined by the NSW Office of Environment & Heritage.

CRITERION	ASSESSMENT
<b>(a) Historical significance</b>  An item is important in the course, or pattern, of NSW's (or the local area's) cultural or natural history.	<p>The dwelling at 1 Rosemead Road, Hornsby, demonstrates the continued growth of Hornsby as a residential area during the second half of the nineteenth century following the introduction of the railway. This area featured grand scale dwellings featuring prospective wealthy buyers looking for an escape to the country.</p> <p>The dwelling not only demonstrates the historical development of the Hornsby region, but the development of dwellings within Sydney, including the construction of associated structures and introduction of soft landscaping.</p> <p>Accordingly, the subject site <b>does</b> meet the requisite threshold to be assessed as demonstrating historical significance at a local level.</p>

<sup>52</sup> Hornsby Council. 'Hornsby Development Control Plan', 2013. <https://www.hornsby.nsw.gov.au/property/build/policies/hornsby-development-control-plan>.

<p><b>(b) Associative significance</b></p> <p>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's (or the local area's) cultural or natural history.</p>	<p>The Federation dwelling on the subject site has established connections to the Roberts family. The Roberts family was living in the dwelling since the time of its creation and would have attributed the dwelling to its name 'Mt Errington'.</p> <p>Notably, Oscar Garibaldi Roberts, husband of Mrs Anne Roberts, served as the president of the Hornsby Shire's Provisional Council prior to the first council elections in 1906 and remained a councillor till 1917. Additionally, he was the joint proprietor of Fairfax and Roberts Jewellers, who was among Australia's pioneers in the jewellery trade. The Roberts were actively involved in the Hornsby Shire area and were key members of the early township and the establishment of some of its early public buildings.</p> <p>Accordingly, the building in itself <b>does</b> meet the requisite threshold to be assessed as demonstrating associative significance at a local level.</p>
<p><b>(c) Aesthetic significance</b></p> <p>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).</p>	<p>While the architect is currently not known by Heritage 21, the subject building is a fine expression of an Arts and Crafts style dwelling. While the building does share characteristics with other dwellings in the Mt Errington HCA, the subject site is an exceptional and unique example of the aforementioned architectural style.</p> <p>Accordingly, the building <b>does</b> meet the threshold to be assessed as demonstrating aesthetic significance at a local level.</p>
<p><b>(d) Social significance</b></p> <p>An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.</p>	<p>The building would have existed as a dwelling in the local community since its date of construction (in the late 19<sup>th</sup> century) and presently maintains its original usage.</p> <p>However, as established above, to our knowledge, the building itself does not demonstrate any strong associations towards any particular community or cultural group of note which would result in its ability to demonstrate any cultural significance.</p> <p>Accordingly, the building does <b>not</b> meet the threshold for social significance at a local or state level.</p>
<p><b>(e) Research potential / Technical significance</b></p> <p>An item has potential to yield information that will contribute to an understanding of NSW's (or the local area's) cultural or natural history.</p>	<p>The subject site does present aesthetic significance and at present there are other surviving examples of grand scale Art and Crafts style architecture in the Hornsby region. Similarly, the construction of the subject dwelling is refined and well-kept, furthermore, the materials and techniques were uncommon at the time of its construction.</p> <p>Accordingly, the building <b>does</b> meet the threshold for technical significance at a local level.</p>
<p><b>(f) Rarity</b></p>	<p>It is the opinion of Heritage 21 that the subject dwelling is of a fine construction and is an exceptional expression of the Arts and Crafts architectural style. It is noted that there remain throughout the</p>

An item possesses uncommon, rare or endangered aspects of NSW's (or the local area's) cultural or natural history.	Hornsby and greater Sydney region a number of examples of the style in which the building has been designed, however, the subject site presents a fine and unique example of the Arts and Crafts style.  Accordingly, the building <b>does</b> demonstrate rarity value at a local level.
<p><b>(g) Representativeness</b></p> <p>An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's)</p> <ul style="list-style-type: none"> <li>• cultural or natural places; or</li> <li>• cultural or natural environments.</li> </ul>	<p>The design of the building is considered a representative example of an Arts and Crafts style dwelling. This style is distinctive of upscale housing options in the late nineteenth century to early twentieth century, especially in the outer northern suburbs of Sydney following the construction of the railroad. These outer suburbs appealed to Sydney's wealthier classes looking for a quiet change with scenic views. The dwelling has the potential to demonstrate the living environment of Sydney's upper-class in a period of significant population expansion.</p> <p>Accordingly, the building <b>does</b> meet the requisite threshold to demonstrate representative significance.</p>

#### 4.2.1 Statement of Significance

It is the assessment of Heritage 21 that the dwelling and landscaping of 1 Rosemead Road, Hornsby present a great deal of historic and aesthetic significance at a local level. The dwelling exhibits a fine expression of the Arts and Crafts architectural style (c. 1880-1910), features such as the intact façade, the decorative slate roof with prominent gables, chimneys and unaffected fireplaces all contribute to its aesthetic significance. The manicured landscaping complements the impressive structure, especially the mature plantings of Bunya Pine, Palms and English Oaks. The dwelling, as an outstanding example of the Arts and Crafts architecture, denotes an example of an expansion of grand scale houses in the Hornsby area, as Sydney's wealthier classes sought quieter lifestyles. Furthermore, the subject dwelling presents techniques and use of materials that were uncommon at the time of its creation and it, therefore, is considered a rarity within the region.

Additionally, the site is associated with the Roberts family who were influential within the Hornsby community in the early twentieth century. Notably, Oscar Garibaldi Roberts, husband of Mrs Anne Roberts, served as the president of the Hornsby Shire's Provisional Council. Additionally, he was the joint proprietor of Fairfax and Roberts Jewellers, who was among Australia's pioneers in the jewellery trade. The Roberts were present at the site since the late twentieth century and would have commissioned the construction of the dwelling.



## 5.0 WORKS PROPOSED

### 5.1 Proposal Description

The works proposed under the current application would entail the conversion of the dwelling to a combined pre-school and small primary school, including the following new works:

#### EXTERNAL WORKS

##### Driveway & Carpark

- New permeable carpark – surface to match existing driveway;
- Minor realignment of existing drive way kerb; and
- A new driveway exit onto Rosemead Road.

##### Fencing & Gates

- Existing Mount Errington Gates removed and repurposed as gates into the Community Vegetable Garden;
- Existing front gate posts to be retained;
- Western front gate post and letterbox relocated to create compliant driveway width;
- Existing low timber fence to be removed along Rosemead frontage and replaced with new low height black open metal fence;
- New powder coated metal fence to enclose the outdoor play area at the rear of the Eastern Boundary;
- New egress/access gate to William Street to replace existing gate;
- Two new pedestrian gates in fence on Rosemead Road at Eastern Boundary;
- New low metal fence and gates to separate carpark from outdoor play area at rear of site; and
- New sliding gates at both the driveway entry and exit points and along DDA car space.

##### Access

- New accessible pathway and timber constructed ramp;
- One accessible car space in concrete (next to accessible pathway);
- New BCA compliant external fire stair;
- New drop off and pick up footpath; and
- Existing handrail of upstairs verandah raised with solid base to meet BCA height requirements.

##### Landscaping

- Addition of a new Community Vegetable Garden;
- Tree and Vegetation removal – refer to Arboricultural Impact Assessment Report;

- Substantial new plantings of trees and vegetation - refer to Landscape Plan;
- New paved area utilising recycled brick paving and shade sail mounted on free standing poles;
- Three new stepping stones to match existing near fire stair exit;
- New sandstone pavers in pebble to match existing path to front door;
- New iron bar garden bed edging flush with lawn to distinguish lawn and garden areas;
- Re-use angophora large branches as climbing structures;
- Dry stone creek bed with water pump at tap;
- New timber amphitheatre steps, built separated from existing building fabric; and
- New outdoor storage enclosure with roof, with concrete slab to be set away from the existing dwelling.

#### **Waste**

- New open to air screened bin enclosure to existing garage (not original garage).

#### **Signage**

- A sign for the school is limited to one sign on the front boundary. An indicative sign has been proposed and is noted on the architectural plans; and
- Signage size, position and type of fixing will be guided in accordance with the BCA and in response to advice from the Heritage Consultant.

#### **Additional Notes**

- No large scale commercial playground equipment planned for outdoor spaces.

### **INTERNAL WORKS**

#### **Ground Floor**

##### **Flooring**

- Carpet removed and refurbishment of original floorboards.

##### **New Wet Areas**

- All new wet areas to include a batten and sheet lining to separate existing fabric from new finishes, adhesives, waterproofing and the like; and
- New tiles are to be attached to the compressed fibre cement sheeting and not to the original heritage walls (the sheeting would 6mm thick and would be off set from the walls by 40mm).

#### NEW DDA WC

- Existing main bathroom converted to new accessible WC to access consultant requirements; and
- W18 in existing main bathroom enclosed behind batten system for privacy in new accessible WC.

#### NEW WC 1

- Convert existing room into New Ambulant WC and Amenities, using existing footprint;
- W19 retained in this space, but ½ frosted for privacy and supervision; and
- New exhaust vent to heritage requirements.

#### NEW WC 2

- Existing laundry brick wall and door removed to create new WC layout.
- New exhaust vent to heritage requirements; and
- Existing external stairs retained.

#### Admin

- Existing covered porch to rear of the property enclosed to create new administration space; and
- Detail to match existing adjacent enclosed western verandah.

#### Reception

- Existing window removed and stored to heritage requirements; and
- In place of window, new powder coated aluminum entry door and side window to be installed.

#### Activity Room 1

- New sink; and
- Existing external stairs retained.

### **First Floor**

#### Existing Stair

- New handrail added to existing stair handrail to meet BCA requirement and heritage requirements;
- Carpet removed and refurbishment of original floorboards;
- Nosing detailing and a non-slip paint finish (to match existing) are proposed; and



- A non-slip paint finish will be applied to the landing area, to match existing, in accordance with the BCA requirements.

#### NEW WC 3

- Existing (recent) bathroom reconfigured with new full size toilets and amenities; and
- Finish substrate to heritage requirements.

#### School Room 4

- Existing wall removed to enlarge room and improve egress.

#### Common Room

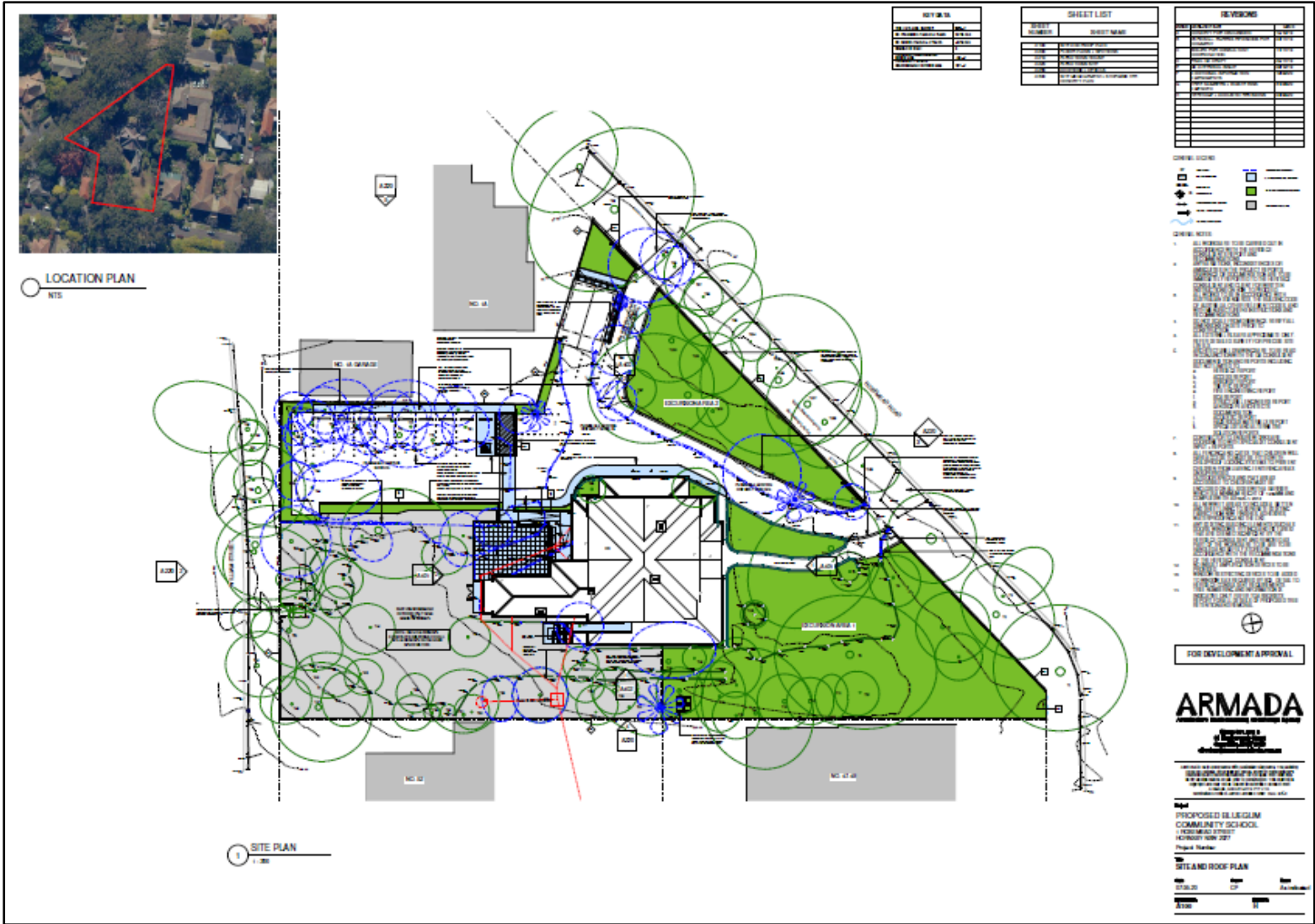
- Existing end wall detail removed, wall cut back to widen opening and then detail replaced to replicate original design.

#### Additional Notes

- All original cabinetry to be retained;
- Original features are to be retained throughout the house as noted on the Room Data Sheets;
- All door hardware, with the exception of the handle of the Ground Floor, NEW DDA WC, are to be retained as is;
- Existing wallpaper to be enclosed under clear polycarbonate to heritage requirements;
- Leadlight window features to be enclosed under polycarbonate to heritage requirements;
- Window restricting devices are to be added to windows as required by BCA;
- The pull cords for lights downstairs are sufficiently high to be deemed compliant. Upstairs they need to be shortened slightly – this will be done without altering their look or function;
- No additional lighting (with the exception of emergency lighting) is being proposed internally; and
- The Fire Safety Assessment Report maps out the number of and proposed position for exit signs. It also notes the number of emergency lights required and positions for portable fire extinguishers and fire blankets.

## 5.2 Drawings

The proposed development is shown in drawings received by Heritage 21 on 7 May 2020, dated 4 May 2020. Selected drawings are presented below for reference purposes only; the full-size set of complete plans submitted with the development application should be referred to for any further details.



**Figure 88. Proposed Site Plan, A100.**

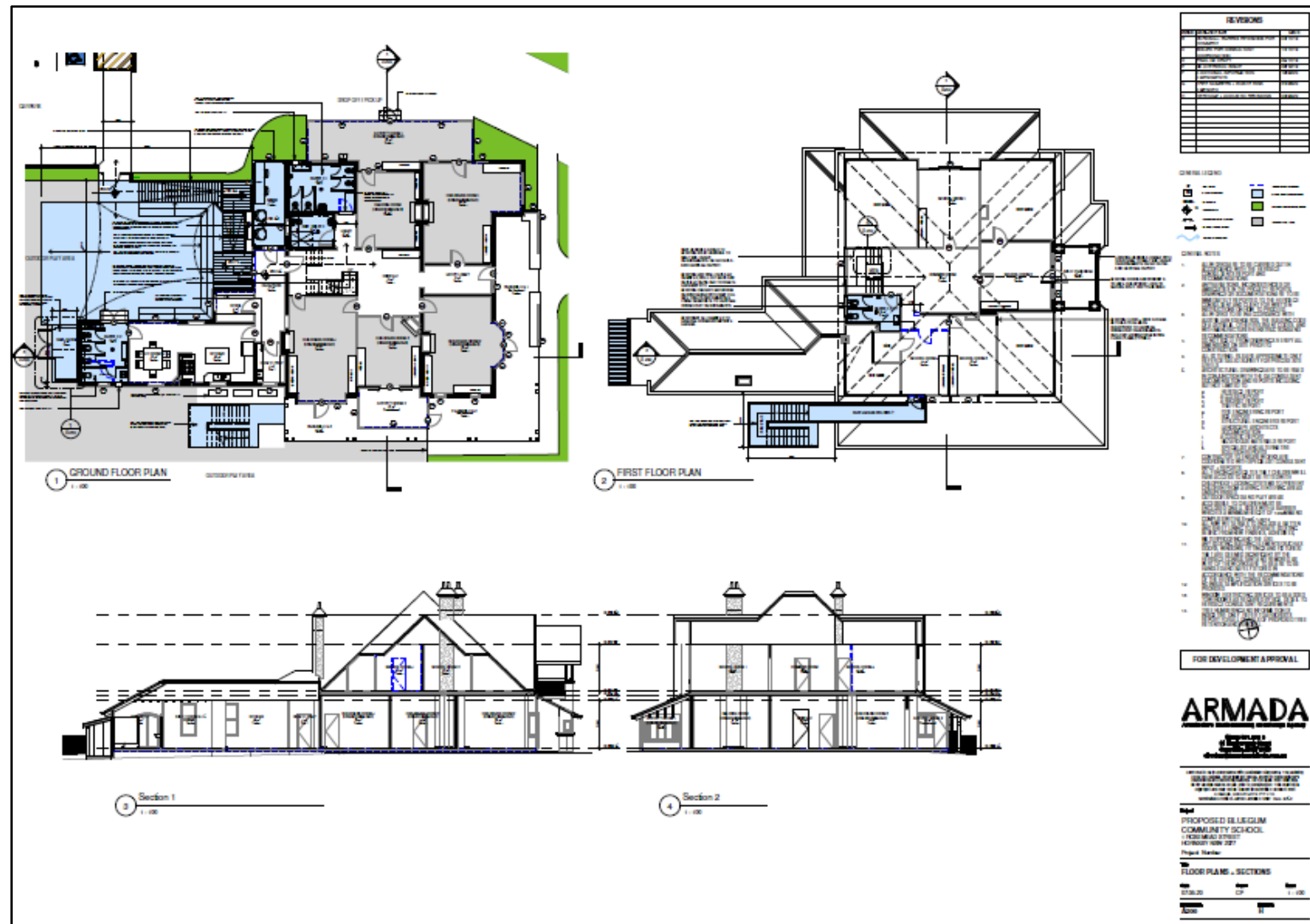


Figure 89. Proposed Floor Plans and Sections, A200.





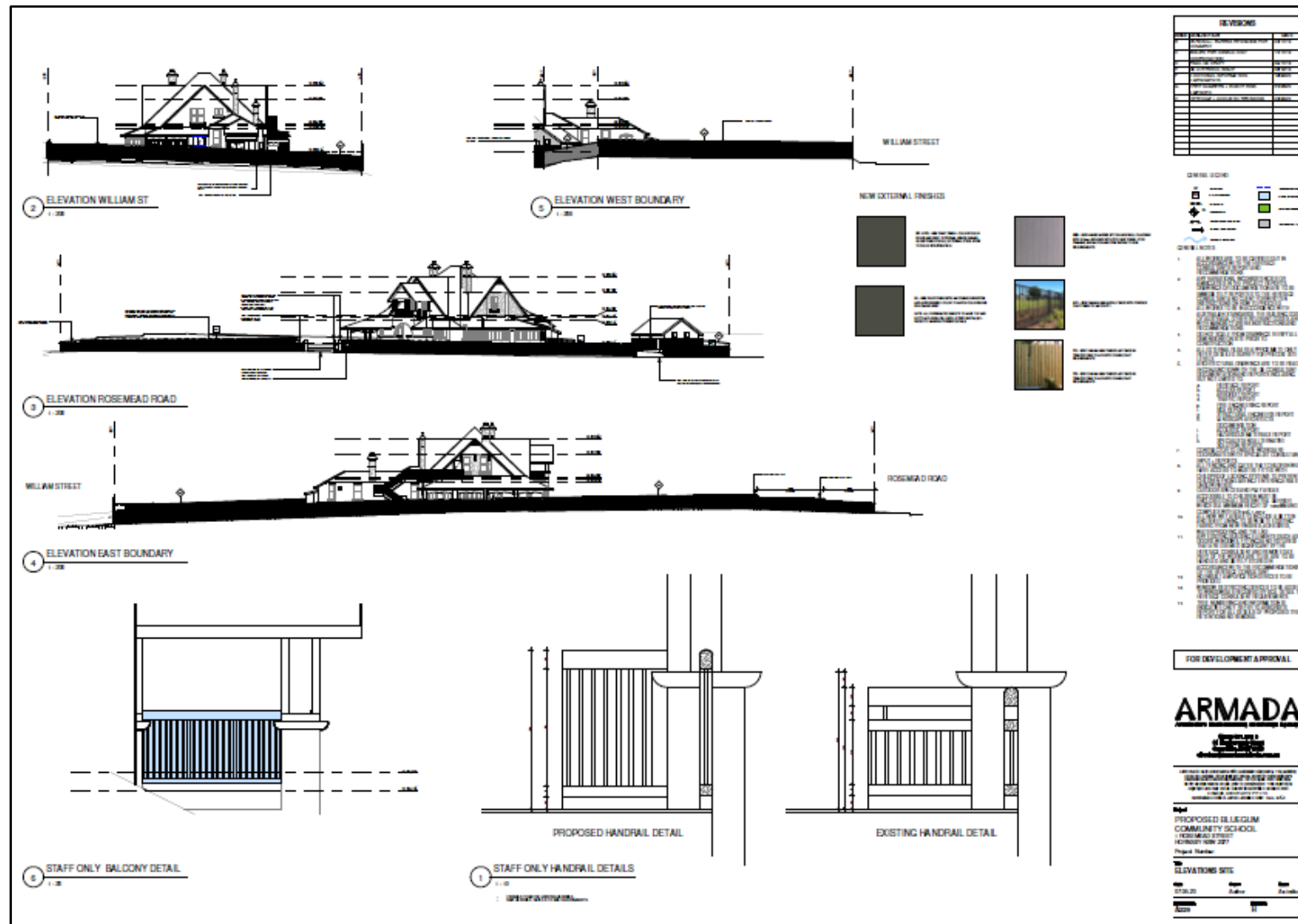


Figure 91. Proposed Elevations and Materials, Including balcony detail, A220.

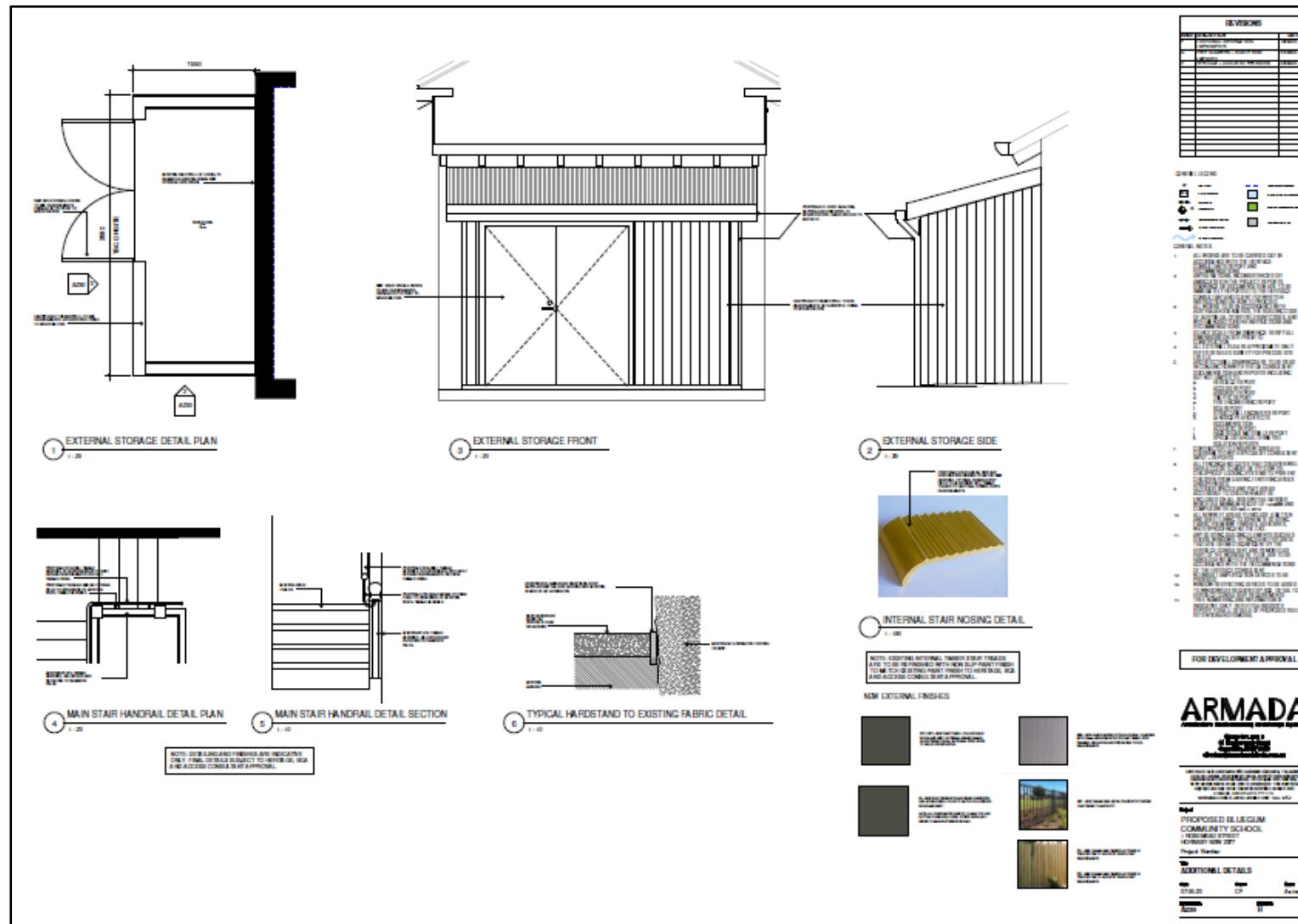


Figure 92. Additional Details, A230.





## 6.0 ASSESSMENT OF HERITAGE IMPACT

### 6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

#### 6.1.1 Hornsby Local Environmental Plan 2013

The statutory heritage conservation requirements contained in Section 5.10 of the Hornsby LEP 2013 are pertinent to any heritage impact assessment for future development on the subject site.<sup>53</sup> The relevant clauses for the site and proposal are outlined below:

- (1) Objectives
- (2) Requirement for consent
- (4) Effect of proposed development on heritage significance
- (5) Heritage assessment

#### 6.1.2 Hornsby Development Control Plan 2013

Our assessment of heritage impact also considers the heritage-related sections of the Hornsby Development Control Plan (HDCP) 2013 that are pertinent to the subject site and proposed development.<sup>54</sup> These include:

### Part 9- Heritage

#### 9.2 Heritage Items

- 9.2.1 General Design Requirements
- 9.2.2 Garages, Carports and Driveways
- 9.2.3 Gardens, Trees and Landscaping
- 9.2.4 Fences and Gates

#### 9.3 Heritage Conservation Areas

- 9.3.7 Hornsby West Side Heritage Conservation Areas

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<sup>53</sup> Hornsby Municipal Council, 'Hornsby Local Environment Plan', 2013, <https://www.hornsby.nsw.gov.au/property/build/policies/hornsby-local-environment-plan>

<sup>54</sup> Hornsby Council, 'Hornsby Development Control Plan', 2013. <https://www.hornsby.nsw.gov.au/property/build/policies/hornsby-development-control-plan>.

### 6.1.3 NSW Office of Environment & Heritage guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Office of Environment & Heritage provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.<sup>55</sup> These are divided in sections to match the different types of proposal that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed subdivision and development as outlined in Section 5.0 of this report.

#### **Minor partial demolition**

- *Is the demolition essential for the heritage item to function?*
- *Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?*
- *Is the resolution to partially demolish sympathetic to the heritage significance of the item?*
- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

#### **Change of Use**

- *Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not?*
- *Does the existing use contribute to the significance of the heritage item?*
- *Why does the use need to be changed?*
- *What changes to the fabric are required as a result of the change of use?*
- *What changes to the site are required as a result of the change of use?*

#### **Minor additions**

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If no, why not?*
- *Will the additions visually dominate the heritage item?*
- *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?*

#### **New landscaping works and features**

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*

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<sup>55</sup> Assessing Heritage Significance (NSW Heritage Manual update, 2001).



- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*
- *How does the work impact on views to, and from, adjacent heritage items?*

***Tree removal or replacement***

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

## 6.2 Heritage Impact Assessment

### 6.2.1 Summary

The proposed use of the subject dwelling for educational purposes would not only allow for the continued use of the subject site but would encourage community access, and in Heritage 21's opinion, would not detract from the significance of the subject site. The proposed change in use would not detract from the historic use of the site, particularly as it would include the retention of significant features including the dwelling, the subdivision pattern, and the soft landscaping.

#### External Changes

The proposal includes the introduction of a new external stair, which would be deemed a reversible measure in that it would be constructed to the exterior of the existing dwelling. The proposed construction of the stair would also be clearly contemporary and incorporates vertical detailing, to ensure that it remains sympathetic to the existing dwelling and would not visually dominate the existing setting nor views to the building.

The proposed construction of a shed, a lightweight, removable construction, set beneath the eaves of the dwelling would not, in Heritage 21's opinion, generate a negative visual impact upon the significance of the dwelling. The proposed detailing of the new hardstand surface required for the shed, has been designed in conjunction with Heritage 21, in order to minimise the impact upon the footings of the dwellings. This included the introduction of a neoprene strip between the hardstand surface and the dwelling.

The proposed enclosure of an existing verandah would not detract from the significance of the heritage item, particularly as the proposed detailing would be in keeping with the existing architectural style.

The proposed extension of the existing balustrade along the first floor would be in keeping with the existing profile and form and would also achieve required BCA compliance. In Heritage 21's opinion, the proposed treatment of the balustrade would be appropriate, particularly in ensuring that the proposed change would not detract from the views to the heritage item.

The proposal includes the retention of the existing entrance fence posts and gates, although the western front gate post and letterbox would be relocated to create compliant driveway width and the gates would be incorporated within the community garden. Although the retention of the fence posts and gates in situ has not been deemed suitable due to compliance issues, the retention within the site is appropriate and in Heritage 21's opinion would not detract from the significance of the subject site. The proposed introduction of new fences both within the site and along William Street and Rosemead Road would not detract from views to the site, particularly as the proposed fence along Rosemead Road would not obstruct views to the site and in addition to sympathetic materiality, would also satisfy relevant compliance concerns.

The proposed introduction of a sign to the exterior of the site would be sympathetic to the existing setting. The proposed signage would not generate visual clutter and would not be illuminated.

The proposed construction of the amphitheatre space would not generate a negative visual impact upon the heritage item and would not require the removal of significant fabric. The proposed use of timber would be sympathetic to the dwelling and would not be constructed against the dwelling which would ensure that it would not require the removal of significant fabric.

To the best of our understanding, as non-archaeological consultants, the proposal would comprise minimal excavation, aside from the carpark, with no more than 100 mm deep or the footing of the shed which would be no more than 400 mm deep. Further, the site is not known to be listed as being of archaeological significance. As such, in Heritage 21's opinion, the site is unlikely to be of archaeological significance.

### **Internal Changes**

The proposal also includes the installation of additional bathrooms, which would be installed to specifications provided by Heritage 21 including the introduction of a batten and sheet lining to separate existing fabric from new finishes, adhesives, waterproofing and the like; and the installation of new tiles to the compressed fibre cement sheeting and not to the original walls (the sheeting would 6mm thick and would be off set from the walls by 40mm). The proposal would ensure that the installation of bathrooms would not require the removal of significant fabric and due to the use of lightweight materials, would be deemed reversible, in that the bathrooms could be removed at a later stage without requiring the removal of significant fabric.

The proposed introduction of a brass fitting, to be fixed to the underside of the internal timber stair would ensure the retention of the internal timber stair handrail, ensure BCA compliance and would not require the removal of significant fabric. Heritage 21 has assisted with the detailing of the addition, in order to minimise the visual impact of the new fabric and to ensure that the proposed brass fitting would be deemed reversible, in that it could be removed in the future, without requiring the removal of significant fabric.

Heritage 21 also supports the use of polycarbonate protective screens on heritage doors to protect the leadlight glazing and polycarbonate protective screen in front of the wall fresco, as detailed by Cunneen Sign. Heritage 21 is satisfied that all necessary measures have been taken to protect the pertinent lead lights and fresco wall paper. Notably, the proposed treatment would ensure the retention of the significant fabric.

In addition, all original cabinetry and significant fabric is to be retained. Although the door handle of the ground floor, new DDA WC is to be removed, to achieve BCA compliance, the door hardware within the site is to be retained. This includes the retention of the pull cords for lights. Although alterations to shorten the lengths of the upstairs pull cords may be required in order to achieve compliance, Heritage 21 would recommend that a suitably qualified heritage architect assist with the detailing to minimise the impact upon the fabric.



## 6.2.2 Impact Assessment against the Hornsby Development Control Plan 2013

GUIDELINE	ASSESSMENT
<b>Part 9- Heritage</b>	
<b>9.2 Heritage Items</b>	
<p><b>9.2.1 General Design Requirements</b></p> <p><i>a. Features or elements that contribute to the heritage significance of the item should be retained.</i></p> <p><i>b. Council does not generally support demolition of heritage items. Poor structural condition or costs associated with renovating are not sufficient justifications.</i></p> <p><i>c. New work and changes should be located away from main areas that are intact or highly significant.</i></p> <p><i>d. New buildings, structures, landscaping or other works should be located to minimise adverse impacts on the setting of the heritage item.</i></p> <p><i>e. Introducing decorative elements that could reduce the integrity and confuse the period of the building should be avoided, unless documentary or physical evidence exists to show it has been removed.</i></p> <p><i>f. For large projects a staging plan may be required to indicate when secondary or non-heritage works are to be undertaken.</i></p> <p><i>g. Servicing, fire safety or BCA compliance upgrades for a new use should not impact on the heritage significance of the item.</i></p> <p><i>h. Unsympathetic elements should be removed, especially where substantial changes are proposed to a heritage item and the reversal will assist an improved heritage outcome</i></p> <p><i>i. New work should be designed to complement the heritage item in terms of scale, proportion, bulk, massing and detail.</i></p>	<p>a. The design team have carefully considered the significant features of the subject heritage item and ensured that they are respected in the proposed design. The prominent features of the subject dwelling that contribute to its overall heritage significance, including the principal façade, original envelope, the chimneys, fireplaces, ceiling roses, pressed metal ceilings and gravel driveway would be retained under the proposed scope of works. Chiefly, the internal layout would remain legible and intact. Furthermore, the significant heritage façade would be generally visibly unaffected from the primary views on Rosemead Road.</p> <p>b. The proposal ensures that the heritage item would not be demolished and would remain intact and legible.</p> <p>c. The proposal would not seek to obstruct or detract from areas that are considered intact or highly significant. Rather, Heritage 21 has informed the design team to ensure the heritage fabric incurs minimal negative impact. The proposed fibre-cement board in the new wet areas would protect the original heritage walls. The new car parking area is proposed to the rear as to be wholly concealed from the primary viewpoints on Rosemead Road. Additionally, it is the opinion of Heritage 21 that the proposed gravel driveway as an extension on the existing driveway form is an appropriate response to the present setting. Further recommendations for the installation and construction of new works has been included in Section 7.3 of this report.</p> <p>d. The new proposed stairwell has been designed as to not visually dominate primary views from Rosemead Road and would be generally obscured by the existing roof pitch from Rosemead Road. Furthermore, the proposed parking space would be located to the rear of the dwelling as to not obstruct the significant primary heritage façade.</p> <p>e. The proposal does not entail introducing new decorative elements, generally, proposed new elements would have practical purposes.</p> <p>f. Not applicable, the current proposal would not include large scale works.</p>

*j. Additions and extensions at the front of heritage items should be avoided. Additions should be located away from the principal elevation and significant features of the heritage item, and behind and below the main roof ridge.*

*k. Alterations and additions should be smaller in scale and length than the existing building.*

*l. Large second storey additions should be avoided. Additions should be located to the rear or side. Depending on the form and style of the building it may be possible to design new levels within the existing roof space or below the gutter line of the main building.*

*m. Extensive blank or unarticulated walls are discouraged. Articulation should be achieved through the use of materials or design elements such as soldier/string courses, windows, fibro/timber inserts or the like.*

*n. Changes to the original layout of the building should be minimal so that the evolution of the building remains recognisable. Development should retain significant interior elements. For example, wall nibs, decorative ceilings, picture rails, architraves, feature tiling or features such as fireplaces should be retained.*

*o. Rendering or painting original face brick is not supported.*

*p. Materials should be selected to complement the period and style of the building. Compatible, but not necessarily matching materials i.e. modern materials, may be used where appropriate.*

g. The design team have ensured that new works would follow BCA and Australian Standards of building and fire safety practices while ensuring there would be minimal impact on elements of heritage significance within the subject site. While the proposal would seek to adapt the balustrade of the internal stair and the first-floor balcony, it is the opinion of Heritage 21 that the original design and functionality of these aspects would remain intelligible. Additionally, the additional external stair would be concentrated largely to the rear and would feature muted neutral colours. Therefore, it is our opinion would not visually dominate the heritage item.

h. It is the assessment of Heritage 21 that the proposal would not entail any substantial changes to the heritage dwelling. However, while the proposal would generally not entail the removal of unsympathetic elements the new works would be concentrated in areas deemed to be of less significance (such as the external rear and internally in the dressing room, bathroom and storage areas, refer to Section 3.2).

i. Heritage 21 is of the opinion that the new works would be of a modest scale, bulk, massing and detail as to respect the heritage dwelling. Furthermore, the new works would occur in areas deemed to be of less significance (refer to Section 3.2). In light of the above, Heritage 21 is of the opinion that the proposal would not visually dominate the heritage dwelling or its setting.

j. The proposal would not entail the construction of any vertical additions and the considerable external addition would comprise an external stair which would not require the removal of significant fabric and has been appropriately designed to ensure that it would not visually dominate the setting.

k. The proposal would not entail the construction of any vertical additions and the proposed external stair has been carefully designed to be clearly contemporary yet sympathetic to the existing dwelling. Accordingly, it is our opinion that the new works would not visually dominate the heritage item.

l. The proposal would not entail large second storey additions. The proposed new fire stair would be located to the rear and side of the heritage item. Furthermore, both the new stair would be generally concealed by the existing roof pitch from the primary viewpoints on Rosemead Road and the principal façade.

m. Under the advice of Heritage 21, the proposed walls of the new wet areas would be of fibre-cement sheeting. Further recommendations for the construction of new materials to ensure sufficient protection of the heritage fabric has been included in Section 7.3 of this report.

	<p>n. Generally, the proposal would leave the original building layout unaffected and comprehensible. The proposal would entail the removal and replacement of some two existing doors, however, the doors would be retained and appropriately stored on site in a secured waterproof area with clear labels. Furthermore, the proposal would involve the removal of two internal walls, the widening of one opening on the first floor to improve egress, adaptation of the internal balustrades and new external fire stair opening could engender a negative impact on existing heritage fabric. However, Heritage 21 finds that this impact would be minimal and would not pose a high risk to the aforementioned fabric.</p> <p>The significant elements have been assessed by Heritage 21 and it is evident that the subject dwelling is in very good condition, specifically, significant features of this dwelling include the principal façade, the chimneys, fireplaces, ceiling roses, pressed metal ceilings, gravel driveway and the view lines to and from Rosemead Road. Heritage 21 is of the opinion that these elements would remain intact.</p> <p>o. The proposal would not entail the rendering or painting of the original face brick exteriors.</p> <p>p. The proposed new materials have been selected with consideration of the existing heritage fabric and materiality. The new external materials would be sympathetic to the existing heritage item with the inclusion of lightweight construction materials (in the enclosed verandah, storage area and waste enclosure), Colourbond roofing in the new storage area, fibre-cement sheeting in the proposed wet areas and generally neutral toned colour scheme.</p>
<p><b>9.2.2 Garages, Carports and Driveways</b></p> <p><i>d. Existing driveways constructed as two-wheel strip or traditional driveway form should be retained.</i></p> <p><i>e. Driveways should be designed to minimise extent and visual dominance. Materials that complement the period of the dwelling should be used.</i></p>	<p>d. The proposed driveway would rely on the existing gravel driveway form. Furthermore, the car parking space to the rear would not be visible from the primary viewpoints on Rosemead Road, leaving the principal façade visibly unaffected.</p> <p>e. As stated, the proposed new driveway would retain the existing driveway form and would not visually dominate the heritage dwelling. The materials of the new driveway include gravel to match the existing driveway and the materials of the accessible car space would be plain concrete. These materials are, in the opinion of Heritage 21, sympathetic towards the heritage item and its setting.</p>
<p><b>9.2.3 Gardens, Trees and Landscaping</b></p> <p><i>a. Heritage listed gardens should retain layouts and primary features and structures.</i></p>	<p>a. The existing significant heritage landscaping elements and layout would not be altered to a detrimental extent. However, while the palm tree at the subject dwelling's façade is proposed to be removed as to make room for the new driveway, this species would be replanted in close proximity to</p>



<p><i>b. Trees and garden elements which contribute to the significance of a heritage listed item should be retained and conserved.</i></p> <p><i>c. Gardens within the curtilage of a heritage listed item should be designed to complement the period and style of the item.</i></p> <p><i>d. Alterations and additions should be located to avoid impacts on significant trees and garden areas.</i></p>	<p>the original tree. This element of the proposal can be further understood with the arborists report by Earthscape Horticultural Services provided with this DA.</p> <p>b. While the palm tree proposed for removal could be deemed to be contributory to the heritage dwelling's setting, Heritage 21 is of the opinion that it would be a sympathetic resolution to replant a tree of the same species within the vicinity of the original planting.</p> <p>c. The significant gardens that contribute to the heritage significance of the dwelling and overall subject site would remain generally intact.</p> <p>d. The bulk and scale of the new additions has been designed as to not impede on the existing landscaping elements. Notwithstanding the above, the proposed driveway as an extension on the existing driveway form would warrant the removal of a mature palm tree. However, Heritage 21 is of the opinion that this negative impact is adequately mitigated by the proposed replanting of a like species within the vicinity of the original tree.</p>
<p><b>9.2.4 Fences and Gates</b></p> <p><i>a. Original fences and gates should be retained. Where sections of fence are required to be replaced because of poor condition, sections of the old fence in good condition should be integrated where possible.</i></p> <p><i>b. Location of gates should be retained where the associated path and garden are part of a traditional garden layout and are historic links between the property and the street.</i></p> <p><i>c. Fences and gates should complement the period and style of the building as indicated in Figure 9.2 (c).</i></p> <p><i>d. Traditional fencing materials should be used such as timber, iron, brick and stone. Sheet metal and tubular steel fences should be avoided.</i></p>	<p>a. Heritage 21 has assessed that the original heritage fence has been replaced with an existing modern addition. However, the original heritage gate would be retained and repurposed as entry gates into a newly proposed Community Vegetable Garden (refer to Landscape Plan). Heritage 21 is of the opinion that the solution to retain the original gate is a sympathetic alternative.</p> <p>b. The proposal would seek to remove the gates from their original placement at the front entrance. However, the gates would be retained and reused in the new landscaping works and in Heritage 21's opinion would not detract from the significance of the site. Heritage 21, therefore finds that the retention and reuse of the gates is a sympathetic alternative. Notwithstanding the above, Heritage 21 has included further recommendations regarding the retention of original fabric in Section 7.3 of this report.</p> <p>c. &amp; d. As stated, Heritage 21 has assessed that the existing fencing is a modern addition. However, Heritage 21 is of the opinion that the simplistic design of the fencing contributes to the softened visual transition to and from the heritage item along the primary view points on Rosemead Road.</p>
<p><b>9.3 Heritage Conservation Areas</b></p>	
<p><b>9.3.7 Hornsby West Side Heritage Conservation Areas</b></p> <p><u>Mt Errington Precinct</u></p>	<p><b>Streetscape Character:</b></p>

**Streetscape Character:**

*The predominantly single storey scale should be retained. Front setbacks should be determined from adjoining buildings constructed prior to the 1960s. Front elevations should be articulated through use of elements such as bay windows, entry gables and front verandahs. Flush unbroken facades should be avoided.*

**Materials and Finishes:**

*Clean faced brick (red/brown colours) or weatherboards should be used for walls. Rendered or painted brick work, or timber joinery can be used for small areas or feature elements. Rock faced stonework or other treatment should be used for basement walls or foundations. Terracotta tiles or slate with ridge cappings and ornamental end caps should be used for roofs. If corrugated metal is used, lighter colours of silver or green should be selected.*

**Driveways**

*Driveways should be constructed as wheel strips where possible.*

The proposal would allow for the original scale and front to remain intact. The proposal would not, in the opinion of Heritage 21, have any negative heritage impacts on the principal façade of the heritage item. Furthermore, significant view lines along Rosemead Road would remain legible and would be generally visibly unaffected. The proposal would implement new fencing to the primary façade; however, it has been assessed by Heritage 21 that the existing fencing is not original. Therefore, Heritage 21 is of the opinion that the proposed new fencing is an appropriate response to the characteristics of the heritage dwelling and setting.

**Materials and Finishes:**

The proposal would not alter the materials and finishes on the exterior of the primary façade. Generally, the internal finishes would not be negatively impacted. The new internal finishes would include fibre-cement board to ensure protection to the original finishes for the installation of new bathrooms as required. Furthermore, the new internal finishes would be concentrated in areas that Heritage 21 has deemed to have modern modifications.

The materials would feature materials such as lightweight construction elements, Colourbond roofing, fibre-cement board and a neutral colour scheme. In the opinion of Heritage 21, these materials are a sympathetic response to the existing finishes of the heritage item.

**Driveways**

The proposed driveway would be an extension on the existing driveway form. It is the opinion of Heritage 21 that this element is a sympathetic alternative. New driveway finishes would feature gravel as to match the existing finishes.

### 6.2.3 Response to OEH Questions

#### ***Minor partial demolition***

- *Is the demolition essential for the heritage item to function?*

**Response** – No, the demolition is not essential for the heritage item to function. However, Heritage 21 has assessed that the minor demolition would not greatly affect the original heritage dwelling and the original envelope will remain legible. Furthermore, the proposal would promote the ongoing usage, occupation and subsequent continued maintenance of the subject site.

- *Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?*

**Response** – The proposal would not entail any demolition of significant heritage features inclusive of the principal façade, the chimneys, fireplaces and the view lines to and from Rosemead Road. Furthermore, the new works are to be concentrated to the rear and in areas deemed of less significance (such as in the existing the dressing room, bathroom and storage areas, refer to Section 3.2).

- *Is the resolution to partially demolish sympathetic to the heritage significance of the item?*

**Response** – It has been assessed by Heritage 21 that the proposed demolition would not alter or diminish the heritage significance of the item. The original building envelope and layout would remain legible. Additionally, the heritage structure would remain intact and visible from the primary views on Rosemead Road. While some minor elements of the existing structure would be removed or slightly altered, we are of the opinion that the solution to retain these items is deemed appropriate and would not engender any negative heritage impacts upon the significance of the site.

- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

**Response** – Not applicable to this site.

#### ***Change of Use***

- *Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not?*

**Response** – Heritage 21 has informed the design team, to ensure the proposal would have minimal impact on the existing heritage site. Notwithstanding the above, additional recommendations have been included in Section 7.3 of this report.

- *Does the existing use contribute to the significance of the heritage item?*

**Response-** While the proposed change of the buildings use would result in both internal and external changes to the subject site, Heritage 21 has assessed that these changes would engender minor impacts on the heritage fabric. Furthermore, the change of the building's use would ultimately ensure the continued use of the heritage structure, enabling the ongoing habitation of the site and the facilitation of community engagement. Heritage 21 is of the opinion that the change of the sites use is a positive aspect of the proposal and would allow the original use of the site to remain distinctive while the significance of the would be made publicly accessible. Furthermore, it is our assessment that the proposal would allow for the site to revert back to a dwelling in the future.

- *Why does the use need to be changed?*

Unknown, it is beyond the scope of this report. Heritage 21 has been engaged by the proponent to prepare this Statement of Heritage Impact to assess the potential negative heritage impact that would result from the proposed works. However, based upon the size of the allotment and the dwelling, it is our assessment that the continued use of the building in a residential capacity has not been deemed sustainable.

- *What changes to the fabric are required as a result of the change of use?*

The proposal would entail the removal of two existing doors one on the ground floor and one on the first floor, however, these doors would be retained and correctly stored on site in a secured waterproof area with clear labels. Furthermore, the proposal would involve the removal of one internal wall to enlarge a room upstairs, one internal wall in the laundry to make room for a more efficient WC layout, the widening of one opening on the first floor to improve egress, adaptation of the internal balustrades and a new external fire stair opening. These introduced elements could engender some negative impact on existing heritage fabric. However, Heritage 21 finds that this impact would be minimal and would not pose a high risk to the aforementioned fabric. Notwithstanding the above, additional recommendations have been included in Section 7.3 of this report.

- *What changes to the site are required as a result of the change of use?*

The external alterations are proposed to the rear of the site and would be generally concealed by the existing roof pitch and would not alter the primary façade. These alterations would include an extended driveway that would sympathetically follow the existing driveway form, lightweight construction (new waste enclosure, storage area and covered shade structure), a car parking area positioned in the location of the original (no longer existing) tennis court and a new small paved outdoor play area. Other alterations including footpaths and external fire stair would have a minimal heritage impact, in the opinion of Heritage 21. It is our assessment that the overall works would not have an unreasonable heritage impact on the site, furthermore the primary structure would retain its envelope and significant façade.



### **Minor additions**

- *How is the impact of the addition on the heritage significance of the item to be minimised?*

**Response** - It is the opinion of Heritage 21 that the impact of the addition on the heritage significance of the dwelling has been minimised through the scale, materials and finishes of the proposal. The existing roof pitch would generally conceal the proposed new development from Rosemead Road and therefore would not be visually dominant towards the heritage structure on site and the surrounding built environment. The bulk of the proposed works would occur to the rear of the dwelling and in areas deemed of less significance (such as in the existing the dressing room, bathroom and storage areas, refer to Section 3.2). The proposed removal of two internal walls, one door and one window (to make space for an access compliant entry to the preschool at the rear of the property) could engender a negative impact on existing heritage fabric. However, Heritage 21 finds that this impact would be minimal and would not pose a high risk to the aforementioned fabric. Further, the proposed neutral colour palette and lightweight construction materials would minimise potential impact to the existing character of the site and the proposed fibre-cement board in the new wet areas would preserve the original walls.

- *Can the additional area be located within an existing structure? If no, why not?*

**Response** – No, the additional area cannot be located within an existing structure. The existing structure on the site is limited by the amount of available space currently on site. The proposal would attempt to utilise the existing area without compromising the siting of the original heritage structure. The proposed construction of the additional stair to the exterior of the building would also, in Heritage 21's opinion, minimise the impact upon the significance of the heritage item as it would not require the removal of significant fabric and would be deemed reversible, in that it could one day be removed without requiring the removal of significant fabric.

- *Will the additions visually dominate the heritage item?*

**Response** –No, the additions would not dominate the heritage dwelling. The additions are to be concentrated to the rear in areas deemed to be less significant (such as in the existing the dressing room, bathroom and storage areas, refer to Section 3.2). Furthermore, the additions would be generally concealed by the existing roof pitch and therefore, would not visually impact the primary views along Rosemead Road and within the Mt Errington HCA.

- *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*

**Response** – Unknown, it is beyond the scope of this report. However, based upon a preliminary assessment by Heritage 21, as non-archaeological consultants, the limited excavation of proposed scope of the works and lack of archaeological listing associated with the site would highlight that the proposal would not impact upon any known significant archaeological deposits.

- *Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?*

**Response** – In the opinion of Heritage 21, the additions are sympathetic to the heritage item through the scale, materials and finishes of the proposal. The selection of the materiality, in the opinion of Heritage 21, has been made with consideration to the original contributory characteristics of the dwelling. The use of neutral toned and lightweight construction materials is considered a sympathetic element of the proposal and the proposed additional stair would appropriately incorporate vertical elements. The bulk of the proposal is centralised to the rear and in areas deemed of less significance. Overall, the proposal would not significantly alter the development pattern, form and proportions that are displayed throughout both Rosemead Road and the Mt Errington HCA.

#### ***New landscaping works and features***

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*

**Response** – The proposal would entail the removal of a nominal amount of existing landscaping elements. The mature palm tree at the subject dwelling's façade is proposed to be removed as to make room for the new driveway. This tree is deemed to be contributory to the subject site's heritage, however, the proposal would ensure that this species would be replanted in close proximity to the original tree. Therefore, Heritage 21 is of the opinion that generally, the overall landscaping works would have a minimal effect on the heritage significance of the site.

- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*

**Response** – Heritage 21 has not been involved with the development of the landscaping elements. At this stage, it is unknown to Heritage 21 if previous landscape work has been investigated. However, the proposed landscaping features are assessed to be an appropriate response to the existing vegetation. Further information regarding the historical landscaping is contained within the arborist report by Earthscape Horticultural Services.

- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*

**Response-** The arboriculture impact assessment and protection report created by Earthscape Horticultural Services to be submitted with this report should be reviewed for further details.

- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*

**Response** – Unknown, it is beyond the scope of this report. However, based upon a preliminary assessment by Heritage 21, as non-archaeological consultants, the limited excavation of proposed

scope of the works and lack of archaeological listing associated with the site would highlight that the proposal would not impact upon any known significant archaeological deposits.

- *How does the work impact on views to, and from, adjacent heritage items?*

**Response** – The proposed minor landscaping works, in the opinion of Heritage 21, would not specifically alter views to and from adjacent heritage items. The proposed new fences would not, in Heritage 21's opinion, detract from the views to and from the adjacent heritage items.

#### ***Tree removal or replacement***

- *Does the tree contribute to the heritage significance of the item or landscape?*

**Response** – The mature palm at the primary façade of the existing heritage building could be deemed to be contributory to the overall heritage significance of the site. Therefore, the proposed removal of this tree could engender a negative impact. However, it is our opinion that the proposed replacement of this tree with a like species is an acceptable alternative. The full landscaping plans to be submitted with this application should be reviewed for a more detailed account.

- *Why is the tree being removed?*

**Response** – Unknown, it is beyond the scope of this report, the arborist report created by Earthscape Horticulture Services associated with this application should be referred to for further details.

- *Has the advice of a tree surgeon or horticultural specialist been obtained?*

**Response** – The proposed impact of the new work on the current landscape and vegetation has been assessed with an existing arborists report. As such, due consideration towards significant vegetation has been addressed and incorporated into the existing plans.

- *Is the tree being replaced? Why? With the same or a different species?*

**Response** – The palm tree at the façade of the dwelling is proposed to be removed as to create space for the extension of the proposed driveway. The tree is then proposed to be replaced with a like species. However, the arborist report and landscaping plans informing the application should be referred to for a more detailed account of the exact proposed vegetation and landscaping.

## 7.0 CONCLUSION & RECOMMENDATIONS

### 7.1 Impact Summary

Below we summarise our assessment of heritage impact as carried out in Section 6.0 of this report.

#### 7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site and the heritage conservation area:

- The proposed usage of lightweight construction materials colour schemes/materials have been selected with due consideration given to the surrounding materiality of the existing heritage items such as neutral colours and timber;
- Heritage 21 is of the opinion that the new works would be of a modest scale, bulk, massing and detail as to respect the heritage dwelling. Furthermore, the new works would be concentrated to the rear of the allotment and in areas deemed to be of less significance. In light of the above, Heritage 21 is of the opinion that the proposal would not visually dominate the heritage dwelling or its setting;
- The significant view lines to and from the heritage item would remain generally unaltered;
- The reuse of the site would prolong the occupation of the historic site and promote community access and ongoing maintenance. Additionally, the transformation of the site into a space of learning would facilitate the historical understanding of the subject site and its contribution to the early development of the broader Hornsby district; and
- The proposed changes to the existing dwelling including the installation of new bathrooms, have been designed to ensure that the introduction would not generate any negative impacts upon the significant fabric, due to the installation of FC sheeting.

#### 7.1.2 Aspects of the proposal which could detrimentally impact significance

The proposal would entail the removal and replacement of two internal doors and one window, however, these elements would be retained and correctly stored on site in a secured waterproof area with clear labels. Additionally, the proposal seeks to remove the existing front gate, however, this element would be reinstalled in the new landscaping works allowing for the interpretation of its original use.

Furthermore, the proposed removal of two internal walls, adaptation of the internal balustrades and new external fire stair opening could engender a negative impact on existing heritage fabric.

However, Heritage 21 finds that this impact would be minimal and would not pose a high risk to the aforementioned fabric. Overall, it is our assessment that the significant elements of the heritage item would remain intact and legible, such as the principal façade, the chimneys, fireplaces, ceiling roses, pressed metal ceilings, original cabinetry, window and door hardware, pull cords, gas light fixtures, bell system, led light window features, gravel driveway and the significant view lines to and from Rosemead Road.



### 7.1.3 Sympathetic alternatives which have been considered and discounted.

Heritage 21 has informed the design team, especially by way of alterations to bulk and form of the new works, to ensure the proposal would have minimal impact on the existing heritage site and the Mt Errington HCA in which the site is located.

## 7.2 Conclusion

Considering the assessment presented in this report, Heritage 21 has found that the proposed works at the subject site of 1 Rosemead Road would generally have a **minimal** heritage impact on the subject site and the Mt Errington HCA in which the site is located. It is the opinion of Heritage 21 that the proposed change of use of the subject site is considered a particularly positive aspect as it would encourage continued occupation, restoration and interpretation of the subject site's cultural significance.

Heritage 21 therefore recommends that the Department of Planning, as the consent authority, would view the current proposal favourably on heritage grounds.

## 7.3 Mitigation Measures

To ensure maximum conservation of significance of the subject site and heritage items in the vicinity, Heritage 21 also recommends the following:

### 7.3.1 Photographic Archival Recording

A Photographic Archival Recording (PAR) should be prepared by a suitably qualified Heritage Consultant prior to any development being carried out on the site.

The report must consist of an archival standard photographic record of the site and buildings externally including the existing character of the streetscape and the views to and from the subject site and heritage items in the vicinity, exteriors and interiors, and general views to and from the site.

The recording shall be undertaken in accordance with the guidelines for Photographic Recording of Heritage Items Using Film or Digital Capture (2006) prepared by the NSW Office of Environment & Heritage and copies should be retained in Council's Archives and Local Studies collection.

### 7.3.2 Interpretation Strategy

An Interpretation Strategy should be prepared by a suitably qualified heritage professional. This would identify key users of the site, develop themes and key messages for the identified audience, and propose options for communication of heritage values to visitors and users of the site. This may be in the form of graphic display, art installations, design features or other interpretive media.

### **7.3.3 Minor Works to Heritage Fabric**

As stated above, during the outlined proposal minor patchwork could take place, such as smoothing or sanding or original walls. In this case, lime plaster is recommended to be used. If any damage occurs as a result a suitably qualified heritage builder would be required to make-good.

### **7.3.4 Repair to Damaged Fabric**

If, during the course of works/installation of fit-out damage is made to significant fabric, work should be halted, and a suitably qualified heritage architect engaged to inspect any damage and propose appropriate remedial measures.

### **7.3.5 Introduction of New Fabric**

New fabric and services are, as far as possible, not to impact significant internal or external fabric. Services should be wall-mounted (or run through the slab floor, where possible) and not chased into the original masonry.

## 8.0 SOURCES

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## DA/1119/2019 – 1 Rosemead Road, Hornsby

### MT ERRINGTON - ROOM DATA SHEETS

Please note additional information included at the end of this document.

#### GROUND FLOOR

ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
<b>FRONT AND EASTERN VERANDAHS G.1/G.2/G.3</b>	Existing retained.	Water damaged timber soffit boards have been repaired under a 5.10.3. Will be painted to match original colour.				Repair broken wall ventilator.	n/a	
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
<b>ADMIN</b>	Existing retained.	Rotten timber soffit boards to	Retained as existing.	Newly proposed to march	A distribution board is located within the proposed	Timber flooring.	Emergency light in a room containing internal	This room is proposed to be enclosed in the exact



		be replaced and painted to match existing.		Activity Room 1.	<p>Admin room. The board must be provided with a non-combustible smoke sealed enclosure. Verification on how this may be achieved will be required with the Construction Documentation.</p> <p>Two double GPOs to be added, one on existing brick wall and one in new wall under desk.</p>	<p>Timber soffit ceilings (to be replaces like for like due to water damage/ rotting).</p> <p>Replace broken wall ventilators to match existing.</p>	distribution board.	<p>same design and colour scheme as the western enclosed verandah (Activity Room 1).</p> <p>The existing timber posts are load bearing and less than 18m from the boundary. As such they require a fire resistance level (FRL). See letter from Clynton Halstead of Code Compliance in relation to the alternate solution proposed in</p>
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								relation to this.
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
<b>ENTRY LOBBY AND ROOM G.2</b>	Remove carpet. Restore original floorboards.		D1 - Polycarbonate solution proposed to protect leadlight features.  Front door to remain closed at all times. Not to be used as an entry or exit.	W1 - Polycarbonate solution proposed to protect leadlight features.	Currently two double power points, both in G.2. One in central space and one positioned under the stairs.  Old phone wiring connection near D15.  Existing light switch mounted on wall of D14 opening.	Two original ceiling roses featured.  Stunning archways.	One emergency light, one illuminated exit light and one portable extinguisher.  See map from services consultant.  Exact locations can be negotiated to soften impact on heritage.	
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER

<b>CHILDREN'S ROOM 2</b>	Currently particle board and carpet.  Plan to replace carpet as it is in very poor repair.  Neutral colour tones.		To be retained. Both doors have been eased under the 5.10.3.  Polycarbonate solution proposed to protect D2 leadlight features.  D2 lockset to be repaired.  D10 fixed in open position for access.	Timber repairs in process under 5.10.3. Had been painted shut and damaged when opened.	Two existing double GPOs. No additional proposed.	Original servant call bell button – to be kept intact and on view by installing a small hook to lift it out of reach.  Fireplace - hearth tiles to be repaired and replaced to match existing. Marble hob to be retained.  Original ceiling rose feature.	One ceiling mounted emergency light.	Wall mounted A/C already in room.  Leaking from roof area in this room during recent storm. This has damaged paint work on ceiling and near D2. Investigations underway.
<b>ROOM</b>	<b>FLOORING</b>	<b>CEILING</b>	<b>DOORS</b>	<b>WINDOWS</b>	<b>POWER POINTS</b>	<b>NOTABLE HERITAGE FEATURES</b>	<b>EMERGENCY/ EXIT ALTERATIONS</b>	<b>OTHER</b>
<b>CHILDREN'S ROOM 3 AND ACTIVITY ROOM 2</b>	Existing timber floors retained.		D11 fixed in open position for access.	Windows in Activity Room 2 have been eased	Existing double GPO in each room.	Fireplace - fix a second timber bead around fireplace hearth, so	One ceiling mounted emergency light in	Room G.4 is the darkest in the house. The arborist's recommendat

			D31 not to be used.	after being painted shut. D31 will not be used.	No additional proposed.	edge of tiles not exposed.	Children's Room 3.	ion T16, T19 and T21 will have an additional benefit, allowing more natural light into this room.
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
<b>CHILDREN'S ROOM 4</b>	Existing timber floors retained.		Polycarbonate solution proposed feature glass of D13 and D4.  D12 and D13 fixed in open position for access.	Repaired and eased with approval related to 5.10.3 works.	Two existing double GPOs.  No additional proposed.	Original servery.  Original ceiling rose feature.  Drawers and windows of servery repaired after being painted shut (under 5.10.3).  Original Fireplace.	One ceiling mounted emergency light.	



						Leadlight on D4.		
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
READING ROOM	Existing timber floors retained.		Polycarbonate solution proposed to protect feature glass of D7.  D15 fixed in open position for access.	Polycarbonate solution proposed to protect feature glass of W20.	Two existing double GPOs.  No additional proposed.	Original ceiling rose feature.  Original Fireplace.  Leadlight on D7 and W20.	One ceiling mounted emergency light.	
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
NEW DDA WC	<ul style="list-style-type: none"> <li>Note 11 on plans - ALL NEW WET AREAS TO INCLUDE A BATTEN AND SHEET LINING TO SEPARATE EXISTING FABRIC FROM NEW FINISHES, ADHESIVES, WATERPROOFING AND THE LIKE.</li> <li>New tiles would be attached to compressed fibre cement sheeting and not to the original heritage walls (the sheeting would 6 mm thick and would be offset from the walls by 40 mm).</li> <li>Window (on bathroom side only) to be concealed and protected by sheeting.</li> <li>Performance based solution noted in access report to eliminate need to widen doorways.</li> <li>The existing door will be used as the entry to the NEW DDA WC.</li> <li>A D type lever handle will be required to replace the existing door knob.</li> </ul>							
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER

<b>LOBBY</b>	Carpet removed.  Original boards restored.	n/a	Archway entry to lobby and D17 (into NEW WC 1) to be retained at current width.	n/a	n/a	Archway entry	n/a	
<b>ROOM</b>	<b>FLOORING</b>	<b>CEILING</b>	<b>DOORS</b>	<b>WINDOWS</b>	<b>POWER POINTS</b>	<b>NOTABLE HERITAGE FEATURES</b>	<b>EMERGENCY/ EXIT ALTERATIONS</b>	<b>OTHER</b>
<b>NEW WC 1</b>	Carpet removed.  See Note 11 on plans.	New exhaust vent to external wall.	Existing door leaf removed and stored to heritage consultant requirements.	W19 retained and partially frosted.		n/a	Ceiling mounted emergency light.	
<b>ROOM</b>	<b>FLOORING</b>	<b>CEILING</b>	<b>DOORS</b>	<b>WINDOWS</b>	<b>POWER POINTS</b>	<b>NOTABLE HERITAGE FEATURES</b>	<b>EMERGENCY/ EXIT ALTERATIONS</b>	<b>OTHER</b>
<b>CHILDREN'S ROOM 1</b>	Currently carpeted over timber floors.  Decision pending for this room – either keep carpet as is	Pressed metal ceiling intact in main part of room.  Leak from chimney has	D16 fixed in open position for access.  Polycarbonate solution proposed to protect D8 leadlight features.	Timber repairs in process under 5.10.3. Had been painted shut and damaged when opened.	Two existing GPOs.  Other existing cabling for TV.  Gas heater on wall beside W22 to be retained.	Original call bell button beside fireplace.  Original fireplace and hearth.	One ceiling mounted emergency light.	Major leak above window alcove of this room. Pressed metal very damaged in this section. Investigations underway.

	or return to original boards.	caused minor rust damage to main ceiling section.				Marble hob to be retained.  Ornate pressed metal ceiling.		
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
<b>ACTIVITY ROOM 1</b>	Replace rotten verandah flooring.	Existing timber soffit boards.	Existing.	Existing.	Existing light switches mounted on timber either side of D9.  Two existing GPOs on internal brick walls.  No additional proposed.	The overall design of this room creates the western facade. This is to be matched in the new admin area.	Exit sign above D9.  Portable extinguisher.	Proposed sink to be added on wall near W19, to enable room to be used as an art space for children.
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
<b>PROPOSED NEW ENTRY INTO RECEPTION</b>	Existing	Existing	Retain D6, D14, D19, D20, D21 – no widening required due to performance based solution.		Use existing.  Note, one existing double GPO in	Servery – has been eased to restore it.	Ceiling mounted emergency light.	

			New entry proposed. Existing window removed and stored to heritage consultants requirements. New powder coated aluminium entry door and side window to be installed to AS1428.1.		skirting of servery.  An existing light switch is mounted within doorframe D14.	Original call board indicator board.	One portable extinguisher.	
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
STORE	Existing.	Existing.	Retain.	Retain.	n/a	Original cupboards. To be retained on both walls.	n/a	
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
CRAFT/PREP	Existing.	Existing.	Retain.	Retain.	n/a	Original gas light outlet (retained).  Original terrazzo bench, sink and cupboard (retained).	n/a	



						Original gas water heater (retained).		
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
<b>KITCHEN &amp; STAFF ROOM</b>	Existing timber boards.	n/a	Retain existing.	No changes.	No additional GPOs proposed.  Existing floor mounted gas outlet in Staff Room.	Oven is position where an original fireplace opening would have been.	Exit Sign.  Ceiling mounted emergency light.  One portable extinguisher and fire blanket.	
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
<b>NEW WC2</b>	Existing laundry brick wall and door removed to create new WC layout.  Facilities to be connected to existing sewer system.		D22 to Staff Room retained.  D23 to be removed and if viable reused as door to Adult WC.	W13 retained. Already frosted - which suits privacy needs of proposed plans.		D5 Double metal exit doors leading and slate steps (retained).	Ceiling mounted emergency light.	Removal of existing wall separating current toilet from laundry area.  External repair needed

							to mend crack in brickwork.
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# FIRST FLOOR

ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
Internal Stair	Remove carpet. Nosing detailing and no-slip paint finish proposed for safety.	No change.	n/a	Retained.	n/a	Leadlight windows above landing area.  Panel of early wallpaper under stair. To be enclosed with clear acrylic to heritage consultants requirements.	Ceiling mounted emergency light above stairs.	Width of stair deviates from BCA compliance. Performance Based Solution prepared alleviates the need to widen stairs.  Indicative design concept for heightening the current balustrade noted on architectural plans.
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
Common Room	Existing.	No changes.	Retained.	n/a	Existing ducted AC. Panel and switches positioned	n/a	Wall mounted exit light near top of stair.	

					<p>at top of stairs. 3 double GPOs existing.</p> <p>No additional proposed.</p> <p>Existing TV cable outlets.</p>		<p>Portable fire extinguisher.</p> <p>Ceiling mounted emergency light.</p>	
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
School Room 1	Existing	Existing	Retain	<p>Timber repairs to widows under 5.10.3.</p> <p>Window restricting device to be installed to limit opening in accordance with BCA requirements.</p>	<p>Existing 6 x double GPO!!</p> <p>No additional proposed.</p>	Original gas light outlet (retained).	Ceiling mounted emergency light.	

ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
School Room 2	Existing	Existing	Retain	Timber repairs in process under 5.10.3. Had been painted shut and damaged when opened.	Existing double GPO.  No additional proposed.	Original gas light outlet (retained).  Original servant call bell button (retained).	Ceiling mounted emergency light.	
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
Staff Verandah	Existing	Existing	Existing doors and windows to have childproof lock to secure staff only verandah.		n/a	Forms part of front facade.	n/a	Existing handrail raised with solid base to meet BCA height requirements. Refer detail on plans and heritage report.  Repair: Renew over-flashing on northern and western ends to cover the joint between brickwork and timber.

ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
School Room 3	Existing	Existing	Retained	Window restricting device to be installed to limit opening in accordance with BCA requirements.	One existing double GPO.  No additional proposed.	Original built-in wardrobe retained.	Ceiling mounted emergency light.	
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
School Room 4	Existing	Existing	Proposed new door for access to fire stair.  Removal of wall and D28.	Window restricting device to be installed to limit opening in accordance with BCA requirements.	One existing double GPO.  No additional proposed.	Original gas light outlet (retained).	Exit sign.  Portable fire extinguisher.	Widening of exit off common room from 800mm to 1050mm to meet BCA compliance for fire egress. Removal of non-load bearing wall and door to allow compliant widths for safe fire egress.
ROOM	FLOORING	CEILING	DOORS	WINDOWS	POWER POINTS	NOTABLE HERITAGE FEATURES	EMERGENCY/ EXIT ALTERATIONS	OTHER
New WC3	See other.	Existing	Existing	Existing		n/a	Ceiling mounted	Existing already modernised bathroom reconfigured with new



							emergency light.	full size toilets and amenities. Finish substrate to heritage consultant requirements.
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## ADDITIONAL NOTES

### GPO/ LIGHT SWITCHES

- There is nothing to compel upgrade of existing GPO / light switch locations in this instance (p.6 Amended Access Report).

### DOOR HARDWARE & WIDTHS

- Numerous doors throughout the Preschool and Primary School incorporate reduced door clearance and/or reduced clear door opening width (to 800mm) and non-compliant door hardware.
- A *BCA Performance Solution* has been prepared to permit the proposed design (i.e. no design adjustment will be necessary).” (p.7 in amended access report)
- During operational hours, all doors opening to the Entry Lobby and G2 are required to be in an open position. A simple metal latch will be used to secure the doors in to satisfy this requirement for access.

### HEARING AUGMENTATION

- In relation to BCA Clause D3.7 [Hearing Augmentation]. No inbuilt amplification systems to be proposed in this building. As such no hearing augmentation system is required.

### POSITION OF PORTABLE EXTINGUISHERS, FIRE BLANKETS, EXIT SIGNS AND EMERGENCY LIGHTING

- Noted in the above schedule and mapped out on a plan marked up by services consultant David Bunning, Priority 1 Fire Consulting.
- Positions are indicative and can be negotiated within the spaces to be as sympathetic and subtle as possible.

### WINDOW SILL HEIGHTS

- It is noted in the BCA report (pp. 22-23): “The sills of 50% of *windows* in children's rooms are located more than 500 mm above the floor level. Altering the building to comply with this requirement would significantly impact the Heritage value of the building. The

room layout has been provided in such a way that these rooms naturally flow out to the expansive gardens within the site. In our opinion the absence of lower sill heights does not impede the interaction with the outside environment. In our opinion the intent of Performance requirement FP4.1 have been met within this building.”

#### **ROOF ACCESS**

- Existing floor + roof access hatches to be made childproof to heritage consultant requirements. A mechanism that is simple and subtle (and could be removed easily) will be used.

#### **WINDOW GLAZING**

- All existing windows meet current safety standards. Panes are either noted as safety glass or meet compliance as a result of a SEC 04 film that is already applied.