

BORONIA PARK SPORTS & COMMUNITY FACILITY

Park Road, Hunters Hill
Sydney, NSW

Heritage Impact Statement

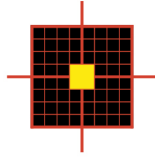


FINAL REPORT

15th June 2021

prepared for
DJRD Architects, Sydney

by
Design 5 – Architects



DESIGN 5

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<i>Document Progress</i>	<i>Prepared by</i>	<i>Reviewed by</i>	<i>Issued</i>
Draft (10 th May 2021)	Sagar Chauhan	Alan Croker	10 th May 2021
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Final report (15 th June 2021)		Alan Croker	15 th June 2021

Cover Photo: View looking towards the historic grandstand from Oval 2 (source: Design 5-Architects)

1. INTRODUCTION

1.1 PURPOSE OF REPORT

Design 5 – Architects have been engaged by DJRD Architects, to provide advice with regard to the heritage matters related to a proposal for a new Boronia Park Sports and Community Facility, and prepare an assessment of its heritage impact. The Park is listed as a heritage item on the Hunters Hill Local Environmental Plan 2012.

1.2 STRUCTURE OF REPORT

The report is set out in the following manner:

- Brief description of the place
- Outline history of the site (since European occupation of the area)
- Assessment of significance
- Brief description of proposed works
- Discussion of the impact of the proposed works on the significance of the place
 - Impact generally
 - Impact with regard to planning instruments
 - Hunters Hill Local Environmental Plan 2012; and
 - Hunters Hill Consolidated Development Control Plan 2013
- Summary conclusion of the impact of the proposal

1.3 DOCUMENTS REVIEWED

The works considered in this report that form the basis for this assessment are as described in the documents prepared by DJRD Architects. Specifically, the drawings and documents:

<i>Drawing Number</i>	<i>Title</i>	<i>Revision</i>	<i>Revision Date</i>
DA-000	Cover Sheet & Location Plan	E	24 th May 2021
DA-001	Site Plan	E	24 th May 2021
DA-005	Site Analysis Plan	E	24 th May 2021
DA-006	External Works Plan	F	24 th May 2021
DA-101	Lower Level Plan	G	26 th May 2021
DA-102	Upper Level Plan	F	26 th May 2021
DA-103	Roof Plan	E	24 th May 2021
DA-200	Elevations	F	26 th May 2021
DA-250	Sections	E	24 th May 2021
DA-901	Shadow Diagrams	E	24 th May 2021
DA-902	Shadow Diagrams Sheet 2	B	24 th May 2021
DA-920	Photomontages	E	24 th May 2021
DA-950	Materials Schedule	E	26 th May 2021

In providing advice to the architects and in preparing this report, research was undertaken both on the site and in various archives to determine the significant elements of the place – built and natural, history and subsequent development of the place.

1.4 AUTHOR IDENTIFICATION

This report was prepared by Sagar Chauhan, and reviewed by Alan Croker, both from Design 5 – Architects. All photographs in this report were taken by Design 5, unless noted otherwise.

1.5 LIMITATIONS

The environmental heritage and Aboriginal cultural heritage of the place have not been researched for the purpose of this report and further research could be carried out if the opportunity arises. This report relies on secondary sources for its information, and no primary research was carried out except for the physical assessment of the site of the proposal. Only limited information could be found on the evolution of the grandstand, ovals and the site for the proposed facility.

2. DESCRIPTION OF THE SITE

2.1 Boronia Park and Boronia Park Reserve

The following description of the park has been pieced together primarily from the *Boronia Park Plan of Management 2020*, and has been supplemented by other sources.

The site comprises Boronia Park and Boronia Park Reserve and is situated within the suburb of Hunters Hill in the local government area of Hunters Hill Council. The site is divided by Princes street with Boronia Park lying to its south and the Boronia Park Reserve lying to its north, with Princes street culminating at the Princes street lookout onto the Lane Cove River.

The site is bounded by the Park Road to its west, Ryde Road and Boronia Avenue to its south, High Street to its north and the Lane Cover River forms the eastern boundary of the site. The site has a total area of 24.2 hectares,¹ and Boronia Park offers a range of leisure and recreation activities, as well as organised sporting uses, with Boronia Park having sizeable and environmentally significant bushland areas combined with a range of sport and recreational facilities and assets.²

2.2 A Brief description of the Sporting Facilities in Boronia Park

The Park's grounds, facilities and infrastructure that cater predominantly for sporting use, include:

- 3 full size oval sportsgrounds, with goal posts for rugby during winter and cricket pitches during the summer months. Oval 1 has been in use since 1892, and the Ovals 2 and 3 were well established by the 1950s.
- A grandstand, dating from 1928 is located beside Oval 1, within a dense group of trees. The pavilion / grandstand is a simple two-storey brick structure on a rectangular plan. The grandstand has a plaque attached to the central column supporting the landing on the way to the spectator seating. The plaque commemorates 100 years of rugby played on the Boronia Park Oval (Oval 1).
- Oval 1 and the nearby netball courts, and to a lesser degree the Ryde Road playground and Oval 2, are the "busiest" parts of the Park appearing to attract the greatest concentrations and intensities of use. Oval 3 is, at present, a less heavily used venue for organised sport.³

¹ Hunters Hill Council, *Boronia Park Plan of Management* (Hunters Hill: Gindwana Consulting Pty Ltd, 2020), 8

² "Boronia Park," Hunter's Hill Council, accessed April 21, 2021, <https://www.huntershill.nsw.gov.au/community/our-places/boronia-park/>

³ Hunters Hill Council, *Boronia Park Plan of Management*, 17.

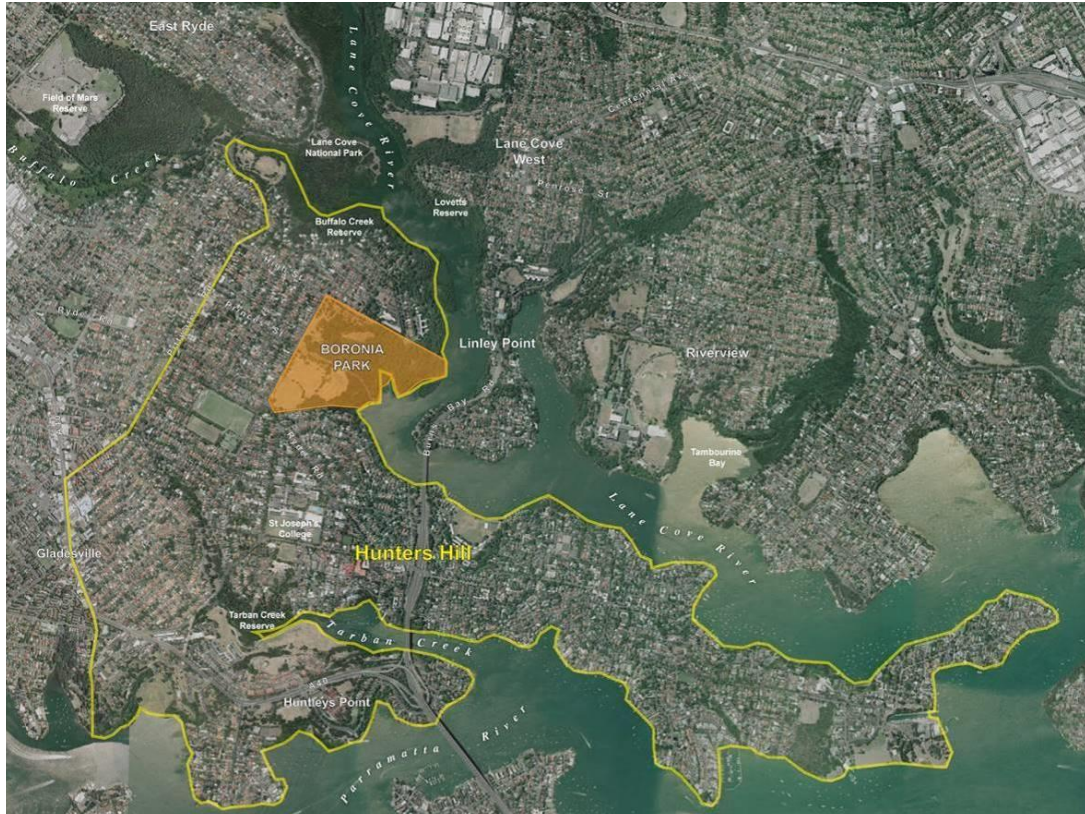


Figure 2.2.1: Context within Hunters Hill (Source: Hunters Hill Council, *Boronia Park Plan of Management* (Hunters Hill: Gindwana Consulting Pty Ltd, 2020), 8))



Figure 2.2.2: Location of place (outlined red) within the surrounding context. (Source: SEED: The Central Resource for Sharing and Enabling Environmental Data in NSW)

2.3 The Site of the Boronia Park Community & Sports Facility

The site for the new community and sports facility lies to the north of Oval 1, between Oval 1 and Oval 2. The site for this facility lies southeast of the netball courts, adjacent to the existing telecommunications tower, and is presently occupied by grassed space and three trees, which are part of the managed open space. The trees first appear in the aerial images from the 1970s, and are part of the planted woodland flanking the perimeter of Oval 1. Two out of the three trees are Eucalyptus, with the third possibly being an Iron Bark tree. The site is traversed by a metal fence sitting atop low masonry boundary to Oval 1.

The three cricket nets and a cricket storage shed exist to the southeast of the proposed community and sports facility. The site is additionally close to Oval 3 which lies down the slope, east of Oval 2. The site is located within the area identified by Hunters Hill Council in the *Boronia Park Plan of Management 2020*, for the development of an additional amenities/storage building.

In addition, the site is situated above the Northern Suburbs Ocean Outfall Sewer (NSOOS), which is a heritage item listed by Sydney Water.⁴ The outfall sewer is a sandstone tunnel (concrete encased) - 2.8 x 2.3 metres, and runs south-west to north east, at depth, under the Park with two access chambers located within the area.⁵



Figure 2.3.1: The proposed site of the new community & sports facility in Boronia Park (outlined in green). (Source: DJRD Architects)

⁴ "The Northern Suburbs Ocean Outfall Sewer (NSOOS) is of considerable significance being the third major sewerage system built to service Sydney's growing wastewater needs. The primary significance of the system is embodied in the function it serves to the community of the northern and western areas of Sydney by channelling and managing its effluent, and in the careful and precise methods of achieving this."

⁵ Heritage NSW, "Northern Suburbs Ocean Outfall Sewer (NSOOS)," accessed May 7, 2021, <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=4570286>

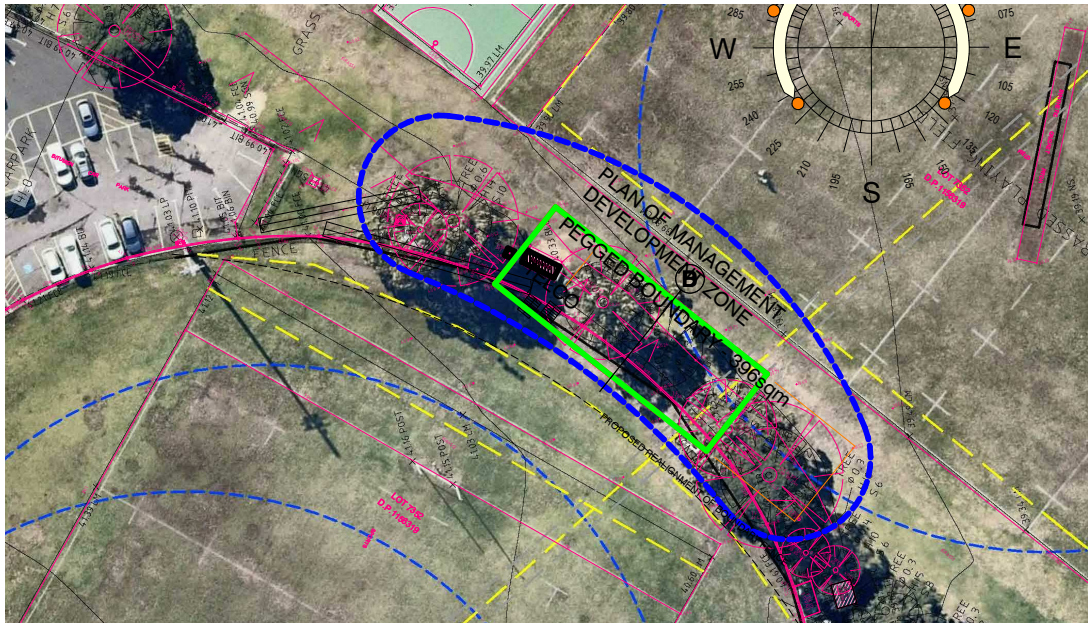


Figure 2.3.2: A closer view of the proposed site of the new community & sports facility in Boronia Park (outlined in green). (Source: DJRD Architects)



Figure 2.3.3: The Northern Suburbs Ocean Outfall Sewer under the site (marked in red). (Source: DJRD Architects)



Figure 2.3.4: The site of the proposed community & sports facility currently occupied by three trees (shown in the image towards the left of the telecommunications housing, the telco shed is towards the right of the image). The historic grandstand can be seen in the distance.



Figure 2.3.5: The site of the proposed community & sports facility currently occupied by three trees (to the right of the telecommunications housing unit (telco shed, seen here towards the left of the image).

2.4 HERITAGE LISTINGS

Boronia Park, Park Road in the suburb of Hunters Hill is listed as a heritage (Item 86) in Schedule 5 Environmental Heritage in the Hunters Hill Local Environmental Plan 2012 (HHLEP 2012). It is of local significance:

- Boronia Park

The place includes three specific items listed as heritage items of local significance in the Schedule 5 of the HHLEP 2012:

- Remains of baths, HHLEP2012, item number 1431;
- Wharf site, HHLEP 2012, item number 1446;
- Boronia Park Walk, Mary St. Wharf remains, HHLEP 00014.

In addition: the place is in the vicinity of the Hunters Hill Conservation Area No 1 - The Peninsula C1; and in the vicinity of a number of heritage items including:

- St Joseph's College, including stone walls and gates, HHLEP 2012, item number 124;
- Garden, "Montefiore Home," HHLEP 2012, item number 1472;
- House, "Yamba," HHLEP 2012, item number 1272.

In addition, the site includes the Northern Suburbs Ocean Outfall Sewer (NSOOS), a sandstone tunnel listed by Sydney Water as a heritage item.

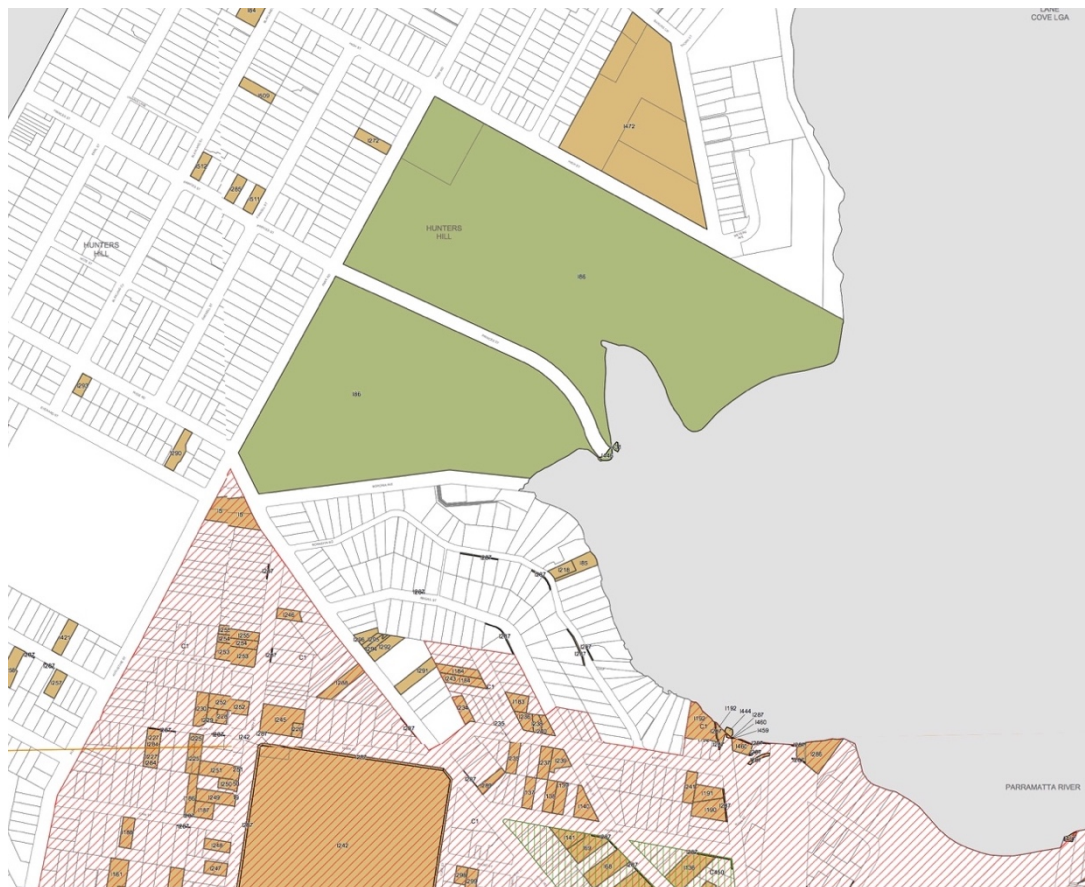


Figure 2.4.1: Extract of the Hunters Hill Local Environmental Plan 2012 showing location of Boronia Park, Park Road (marked in green), and the Hunters Hill Conservation Area No 1 - The Peninsula C1, is seen hatched in red to the south of the park. (Source: HHLEP 2012).

3. OUTLINE HISTORY OF THE SITE

3.1 OUTLINE HISTORY OF THE SITE (SINCE EUROPEAN OCCUPATION)

The following historical summary describes the evolution of the place. Note that no research has been carried out on the Aboriginal and environmental history of the site as this was not considered necessary in order to understand the issues and impact of the proposed development. The following chronology has been pieced together from the Boronia Park Plan of Management 2020, supplemented by additional research.

Chronology

<i>Year</i>	<i>Description</i>	<i>Reference</i>
Pre-1788	The site is part of the traditional lands of the Wallumedegal Aboriginal people.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
1795	European settlement of the Hunters Hill area dates from 1795 when land in the area was first farmed by them.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 15.
1804	The current Boronia Park is founded as part of the Field of Mars Common. originally set aside by Governor King in 1804 for the use of the local community.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
Early to mid 1800s	The current Boronia Park is used by adjacent settlers for grazing of stock, timber cutting, brick making and a tannery. Logs, farm produce and tanned skins are shipped down the Lane Cove River via a small wharf. The site is also used as a night soil depot, with rusty cans (from later use) still present on-site.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
1861	Municipality of Hunters Hill officially formed.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
1887	The Common remains undeveloped until the <i>Field of Mars Common Resumption Act 1874</i> enabled the colonial government to clear and subdivide the land. After a large section of the Field of Mars is sold off in 1885 to provide funds for the construction of Gladesville Bridge and the extension of the tramway, the remaining area is dedicated a public park on 16 th December 1887 “for the purpose of recreation, convenience, health, or enjoyment,” as specified in the Public Parks Act of 1884. The area is named Boronia Park.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 15; and Linda Emery, <i>Pictorial History of Hunters Hill</i> (Alexandria: Kingsclear Books, 2011), 38; and Sally Gaunt and Brigid Dowsett, “Boronia Park Reflections: A conversation with Arthur Mashford,” <i>Hunters Hill Trust Journal</i> , Vol 47, No 2 (October 2009): 7.
1892	Formation of Hunters Hill Rugby Union Football Club with Boronia Park as their home ground.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
1893	Hunters Hill Council (then Hunters Hill Municipal Council) became trustee of Boronia Park.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
1800s to mid 1900s	A number of items/features or remains from the area’s past and earlier land uses can be found on the Park today – including the hand-hewn sandstone walls and blocks along	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 15.

	Brickmakers Creek, the site of a former wharf at Princes Street (for produce transport) from the mid 1880s, site of a tannery from the mid 1880s, remains of a boatman's cottage, remains of baths on the Lane Cove River, exposed slopes of mixed domestic and other waste from the operation of a rubbish dump and "night soil depot" (from the mid 1880s until 1957).	
By early 1890s	Saturday cricket and rugby are played on Boronia Park, which soon became focus for sport in the municipality.	Linda Emery, <i>Pictorial History of Hunters Hill</i> , 38.
1895	The Mayor of Hunters Hill calls for tenders for the erection of the pavilion (the grandstand) in Boronia Park.	Anon., "Pavilion," Boronia Park," <i>The Cumberland Mercury</i> , January 19, 1895, 2.
1897	Formation of Hunters Hill Cricket Club and use of Boronia Park as its homeground, including installation of a permanent turf pitch.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
By 1908	The Hunters Hill Harriers hold athletics meetings on the oval and the local ladies' hockey team, the Valkyries, is well established by 1908.	Linda Emery, <i>Pictorial History of Hunters Hill</i> , 38.
1909	A lease for the cricket area in Boronia Park is negotiated with the Hunters Hill Council, an arrangement that continues to this day.	Linda Emery, <i>Pictorial History of Hunters Hill</i> , 102.
From 1927 until the end of WWII	The horse trough in the Park near the corner of Princes Street and Park Road is donated by the animal lover George Bills, and is inscribed 'Donated by Annis & George Bills Australia.' The horse trough is one of the surviving examples of the 700 horse troughs donated by Bills, a Life Governor of RSPCA (Royal Society for the Prevention of Cruelty to Animals).	Linda Emery, <i>Pictorial History of Hunters Hill</i> , 39.
1928	Improvements to park facilities include the pavilion (grandstand) and the dressing rooms, dedicated to Charles Fairland, a life member of the Rugby Club. The architects for the design are Summerhayes Son and Allsop.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9; and Linda Emery, <i>Pictorial History of Hunters Hill</i> , 38.
Late 1950s	Topsoil removal from Finlay's Paddock area.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
Late 1980s	Commencement of Friends of Boronia Park monthly bushcare working bees, including the restoration of Sydney Turpentine Ironbark Forest endangered community and Geoff Grace Wetland.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
Early 2000s	Commencement of bush regeneration contractors at Boronia Park.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
2002	Modifications to the upper portion of Brickmakers Creek (i.e. Geoff Grace Wetland) including the installation of a melaleuca wetland, with the purpose of reinstating natural stream features and providing habitat	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.

	for water dragons. High Street sediment basin installed	
2003	Formation of Ryde Hunters Hill Cricket Club, with funding and support of Hunter's Hill Council, using resources of the old Woolwich Hunters Hill Cricket Club, which had ceased operating in 2002.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
2006	Upgrades to The Great North Walk.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
2011-14	Upgrades to Oval 3 involving placement of fill, earthworks and construction of a rocked batter.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
June 2014	Installation of a stormwater decontamination unit (SDU) to treat stormwater inflows from the residential catchment via the stormwater outlet on Park Road.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
2014	Merger of Hunters Hill Cricket Club (established in 1897) into Ryde Hunters Hill Cricket Club Inc.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
2015	Adoption of Plan of Management for Boronia Park.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
2016	Sealing of 2 of the 3 netball courts.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
2017	Resealing of Princes Street (east from Park Road), and installation of two sheltered picnic tables and scattered seats. Upgrading works and installation of waymarking along Park loop walking track/route. Boronia Park declared a Wildlife Protection Area prohibiting cats under Section 30 of the <i>Companion Animals Act 1998</i> .	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
2018	Accessible toilet installed at High Street playground.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.
2020	Drainage upgrade works completed on Oval 3.	Hunters Hill Council, <i>Boronia Park Plan of Management</i> , 9.

4. ASSESSMENT OF SIGNIFICANCE

4.1 BASIS OF ASSESSMENT

'Cultural significance' is defined in the Burra Charter as meaning the *aesthetic, historic, scientific, social or spiritual value for past, present or future generations*. These values are used as the basis for this discussion. The Charter further clarifies that *cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups*.

With the creation of the State Heritage Register (SHR) under Part 3A of the Heritage Act, in 1999, a set of seven criteria has been developed against which the cultural significance can be assessed to determine the level of significance, i.e. State or local. The criteria frequently overlap and as a consequence the following assessment is carried out using the criteria in the

Burra Charter. At the end of this discussion, the values of Boronia Park are tested against these criteria to determine whether it meets the threshold for listing on the SHR.

4.2 AESTHETIC SIGNIFICANCE

Boronia Park has aesthetic significance as an important remnant area of urban bushland, and a wildlife refuge, consisting of the largest natural reserve within the Hunters Hill local government area. The park renders the area with a suburban character and is a vital repository of biodiversity and environmental heritage.

The Boronia Park Reserve protects three native vegetation communities noted as endangered ecological communities under the *Biodiversity Conservation Act 2016*. Specifically, the Sydney Turpentine Ironbark Forest is listed as a critically endangered ecological community under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* making this community of national conservation significance. The park is host to 240 native plant species demonstrating a relatively high diversity of species common in the urban bushland areas of Sydney. In addition, the park supports small breeding populations of indigenous birds that have disappeared from much of urban Sydney.⁶

Boronia Park forms part of a regionally significant wildlife corridor linking Sydney Harbour to Lane Cove National Park, and to Newcastle through The Great North Walk that traverses the site from south to north, adjacent to the Lane Cove River. The small part of the walk within the site is called Boronia Park Walk and is well used by both locals and by regional visitors. Boronia Park is the first bushland segment of The Great North Walk to be encountered by walkers when travelling northwards from the City.⁷

4.3 HISTORICAL SIGNIFICANCE

Boronia Park is of historical significance as a remnant of one of six "commons" gazetted in 1804 by Governor King, resumed as Crown Land in 1874. The park was proclaimed for public recreation in 1887 and has been under the trusteeship of Hunters Hill Municipal Council since 1893.

The park has been in continuous use for sporting purposes since the early 1890s. It has been the homeground for Hunters Hill Rugby Union Football Club and Hunters Hill Cricket Club supporting cricket and rugby for more than a century, and has become the focus for sport in the municipality. The pavilion / grandstand has been the premier built sporting facility in Hunters Hill since it was constructed in 1928.

Boronia Park has a rich cultural history that includes Aboriginal and European heritage items. Items of Aboriginal Cultural Heritage include shell middens, rock shelters with art and middens, rock shelters with archaeological deposits, an "open" camp site, and axe grinding grooves.⁸ Items of European cultural and heritage significance include the grandstand, horse trough, hand hewn sandstone in the Brickmakers Creek Wetland and the broad arrow marking for the Field of Mars Common survey. There are also remnants of past infrastructure

⁶ such as the Eastern Yellow Robin and the Eastern Whipbird. 11 mammal species, 73 bird species, 12 reptile species and 2 amphibian species were identified in the 1998/99 fauna survey. This includes species that are endangered or vulnerable such as the Swift Parrot, Eastern Bristlebird, Regent Honeyeater, Crested Shrike-tit, and White-fronted Chat, Cotton Pygmy-goose, Black-necked Stork, Powerful Owl and White-bellied Sea-Eagle. "Boronia Park Area," Hunter's Hill Council, accessed April 23, 2021,

⁷ Hunters Hill Council, *Boronia Park Plan of Management*, 16.

⁸ Hunters Hill Trust, *Heritage of Hunters Hill* (Hunters Hill: Hunters Hill Trust, 1982), <https://greenbook.huntershilltrust.org.au/wp-content/uploads/Introduction-to-Heritage-of-Hunters-Hill.pdf>

onsite, including the site of the former wharf at Princes Street for produce transport, site of the tannery and the remains of a boatman's cottage.⁹

4.4 SOCIAL SIGNIFICANCE

Boronia Park is valued by local residents, communities and sporting clubs. The Park is well used by the Hunters Hill and wider communities for organised sport, independent leisure and recreation activities in both parkland and natural settings, personal fitness, and dog walking. Ovals 1 and 2 are the venue for major community events such as the Moocooboola Festival and annual Carols in the Park.

The park draws community interest in the conservation of natural heritage of the park through the activities of the Landcare group - Friends of Boronia Park and the group Hunters Hill Trust. Community concern and action since the 1950s has seen the protection, conservation and enhancement of the natural heritage of Boronia Park.¹⁰ In particular, the restoration of bushland, installation of wetlands to control weed infestations and pollution down the drainage lines, and regeneration of an area of endangered turpentine species.¹¹

4.5 SCIENTIFIC (TECHNICAL/ RESEARCH) SIGNIFICANCE

Boronia Park contains a number of critically endangered, threatened and vulnerable vegetation communities, and flora and fauna identified under various Commonwealth and State Legislation.

Being one of the nine remnants of urban bushlands that survive in Hunters Hill local government area, the Boronia Park Reserve provides the opportunity for scientific study as well as an understanding of the urban impacts of stormwater runoff, weed infestation, siltation, erosion on the natural ecosystems of the urban bushlands.¹² This site gives volunteers of the Friends of Boronia Park Bushcare group the opportunity to learn a broad variety of weed species and control methods, while learning to restore and regenerate endangered bush species communities.¹³

Boronia Park is rare in the Sydney region as a viable remnant of natural bushland, containing endangered ecological communities and vulnerable flora and fauna species. The Park provides a unique combination of natural bushland and managed parkland setting that supports biodiversity for both flora and fauna in the Hunters Hill Local Government area.

4.6 STATE HERITAGE REGISTER CRITERIA

In order to determine whether the place meets the threshold for listing on the State Heritage Register, the above discussion and values of the place are now tested against the criteria for such listing. The two levels of significance used by the Heritage Council of New South Wales

⁹ Hunters Hill Trust, *Heritage of Hunters Hill*.

¹⁰ "Boronia Park Plan of Management," Hunters Hill Trust, accessed April 23, 2021, <https://huntershilltrust.org.au/2020/05/boronia-park-plan-of-management-2/>

¹¹ "Friends of Boronia Park," Friends of Boronia Park, accessed April 23, 2021,

<http://users.tpg.com.au/borclaud/boronia/friends.html>; and Gaunt, "Boronia Park Reflections: A conversation with Arthur Mashford," 7.

¹² National trust of Australia, *Hunters Hill Bushland Survey*, (Hunters Hill: National Trust of Australia, January 1990), 3, 9.

¹³ "Friends of Boronia Park," Hunter's Hill Council, accessed April 21, 2021,

<https://www.huntershill.nsw.gov.au/environment/participate-get-involved/bushcare-volunteers/friends-of-boronia-park/>

are local and State significance. ‘State significance’ means significance to the people of New South Wales, while ‘local significance’ means significance within the local government area (in this case, the City of Sydney).

<i>NSW Heritage Assessment Criteria</i>	<i>Heritage Significance</i>	<i>Levels of Significance</i>
(a) An item important in the course, or pattern, of cultural or natural history	<p>Boronia Park is of historical significance as a remnant of one of six "commons" gazetted in 1804 by Governor King, resumed as Crown Land in 1874. proclaimed for public recreation in 1887, the park has been under the trusteeship of Hunters Hill Municipal Council since 1893.</p> <p>The Boronia Park Oval has been in continuous use for sporting purposes since the early 1890s. It has been the homeground for Hunters Hill Rugby Union Football Club and Hunters Hill Cricket Club supporting cricket and rugby for more than a century, and has become the focus for sport in the municipality. The pavilion / grandstand has been the premier built sporting facility in Hunters Hill since it was constructed in 1928.</p> <p>Boronia Park has a rich cultural history that includes Aboriginal and European heritage items</p>	Local
(b) An item has strong or special association with the life or works of a person, or group of persons, of importance in cultural or natural history	<p>The historic grandstand in the park is dedicated to Charles A. Fairland and is also called the CA Fairland Pavilion in recognition of his lifelong work in the interests of amateur sport in the municipality and his work generally to the youth of the district. Charles was a very significant member of the Hunters Hill Rugby Union Football Club and of the hunters Hill community. In 1936, the Fairland Cup was named in his honour and played for in the NSW Metropolitan Junior Championships.¹⁴</p>	Local
(c) An item is important in demonstrating, aesthetic characteristics and/or a high degree of creative or technical achievement	<p>Boronia Park has aesthetic significance as an important remnant area of urban bushland, and a wildlife refuge, being the largest natural reserve within the Hunters Hill local government area. The Boronia Park Reserve protects three native vegetation communities noted as endangered ecological communities under the <i>Biodiversity Conservation Act 2016</i>.</p> <p>Boronia Park forms part of a regionally significant wildlife corridor linking Sydney Harbour to Lane Cove National Park, and to Newcastle through The Great North Walk that traverses the site from south to north, adjacent to the Lane Cove River.</p>	State
(d) An item has strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	<p>Boronia Park is valued by local residents, community groups and sporting clubs. The Park is well used by the Hunters Hill community and the wider community for organised sport, independent leisure and recreation activities in both parkland and natural settings, personal fitness, and dog walking. Community concern and action since the 1950s has seen the protection, conservation and enhancement of the natural heritage of Boronia Park.</p>	Local

¹⁴ “Life Members,” Hunter’s Hill Rugby Union Football Club, accessed April 23, 2021, <http://www.huntershillrugby.org.au/life-members>

(e) An item has potential to yield information that will contribute to an understanding of cultural or natural history	Being one of the nine remnants of urban bushlands that survive in Hunters Hill local government area, the Boronia Park Reserve provides the opportunity for scientific study as well as an understanding of the urban impacts of stormwater runoff, weed infestation, siltation, erosion on the natural ecosystems of the urban bushlands.	Local
(f) An item possesses uncommon, rare or endangered aspects of cultural or natural history	Boronia Park is rare in the Sydney region as a viable remnant of natural bushland, containing endangered ecological communities and vulnerable flora and fauna species. The Park provides a unique combination of natural bushland and managed parkland setting that supports biodiversity for both flora and fauna in the Hunters Hill Local Government area.	Local
(g) An item important in demonstrating the principal characteristics of a class of: <ul style="list-style-type: none"> ▪ Cultural or natural places; or ▪ Cultural or natural environments 	Boronia Park is one of the nine remnants of urban bushlands that survive in Hunters Hill local government area.	Local

4.7 STATEMENT OF SIGNIFICANCE

Boronia Park is of local heritage significance as an outstanding natural and cultural landscape, that demonstrates rich and diverse range of uses spanning pre-European settlement to the present.

Boronia Park is of historical significance as a remnant of one of six "commons" gazetted in 1804 by Governor King, resumed as Crown Land in 1874. The park was proclaimed for public recreation in 1887 and has been under the trusteeship of Hunters Hill Municipal Council since 1893.

Boronia Park has a rich cultural history that includes Aboriginal and European heritage items. The presence of Aboriginal art, shelters and middens in the Boronia Park Reserve demonstrates pre-colonial use of the place by local Aboriginal people, and its continued significance to the Wallumedegal clan of the Eora people.

Boronia Park is valued by local residents, communities and sporting clubs, who are involved in the maintenance and development of the sporting amenities, and cultural and natural heritage of the park. The park has been in continuous use for sporting purposes since the early 1890s. The Oval 1 has been the homeground for Hunters Hill Rugby Union Football Club and Hunters Hill Cricket Club supporting cricket and rugby for more than a century, which have become the focus for sport in the municipality. The historic grandstand has been the premier sporting facility in Hunters Hill since it was built in 1928.

The historic grandstand is dedicated to Charles A. Fairland and is also called the CA Fairland Pavilion in recognition of his lifelong work in the interests of amateur sport in the municipality and his work generally to the youth of the district. In addition, the grandstand

is associated with the works of Messrs. Summerhayes Son and Allsop architects, and has the potential to add to the limited knowledge of their architectural works.

The Park is rare in the Sydney region and is of research significance as a viable remnant of natural bushland, containing endangered ecological communities and vulnerable flora and fauna species identified under various Commonwealth and State Legislation. The Park provides a unique combination of natural bushland and managed parkland setting that supports biodiversity for both flora and fauna in the Hunters Hill Local Government area.

Boronia Park demonstrates multiple layers of aesthetic, historic, scientific, associational and social significance including urban bushland, rich Aboriginal and European cultural heritage sites, a 20th century historic grandstand complimented by three ovals, and wide range of public recreational spaces.

5. BRIEF DESCRIPTION OF PROPOSED WORKS

The proposed Community & Sports Facility is located on the narrow landscaped space between Oval 1 and Oval 2. It is a simple linear rectangular two storeyed form orientated with its long north and south sides addressing each of these ovals.

The Lower Level presents as an articulated relatively solid sandstone clad structure with vertical battened timber doors and screens, set back behind an overhanging upper level verandah. This level houses the change rooms, toilets, sport related facilities, store rooms, a barbecue and a canteen. An open undercroft space adjacent to the canteen, provides sheltered access to the lobby, stair and lift to the upper level, as well as direct visual and functional access through the building.

The Upper Level presents as a light and simple fully glazed community space, looking out to Oval 1 to the south, Oval 2 to the north, and towards Oval 3 and the bush and city beyond to the east. Service areas are at the western end and enclosed in sandstone clad walls. A generous open terrace adds amenity to the east end of the community space, with tiered seating on the southern side overlooking Oval 1, and a narrower terrace providing access around the western end.

The whole structure is protected by a generously proportioned shallow pitched gable roof supported on paired steel columns, extending out to protect the external terraces.

6. DISCUSSION OF IMPACT OF THE PROPOSED WORKS ON THE SIGNIFICANCE OF THE PLACE

6.1 IMPACT GENERALLY

The proposed purpose-built, modern facility is aimed at providing a proper base for community's sporting clubs, in addition to the historic grandstand. The proposed facility will potentially strengthen associations with the varied sporting groups within the park, while supporting the continued use of Boronia Park for sporting needs since 1890s.

The proposed development will have effects on the views to the historic grandstand from Oval 2, but this does not affect the significance of the Grandstand which is embodied in its use as a sports facility since its construction in 1928. In addition, the boundary of Oval 1 will be realigned to provide space for the new site and this does not appear to have any considerable effects on the significance of the Oval as a sporting field in use since early 1890s.

The development will result in the conversion of managed open area and planted woodland along the perimeter of Oval 1 to build form, resulting in removal of three mature trees. The

trees are part of the planted woodland from 1970s and contribute to the natural aesthetic setting around Oval 1 which includes mature trees of native species. The removal of the trees affects the natural character of the park, but will not adversely affect the natural heritage between the two ovals as the trees are not part of the areas of *biodiversity significance* as identified in the Hunters Hill LEP 2012.

6.2 IMPACT WITH REGARD TO THE PLANNING CONTROLS

6.2.1 HUNTERS HILL LEP 2012

The following is an assessment of the proposed works against the relevant provisions of the Hunters Hill Council LEP 2012. For brevity, any non-relevant items in the LEP have been omitted.

<i>LEP controls</i>	<i>Assessment</i>
5.10 Heritage Conservation	
<p>(1) Objectives The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> a) to conserve the environmental heritage of Hunters Hill, b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, c) to conserve archaeological sites, d) to conserve Aboriginal objects and Aboriginal places of heritage significance. 	<p>The proposed works are able to protect the cultural significance of Boronia Park by recognising its social and historic significance of its role for the community, and by supporting the community's sporting needs through a modern sports facility.</p>
<p>(2) Requirement for consent Development consent is required for any of the following:</p> <ul style="list-style-type: none"> a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): <ul style="list-style-type: none"> (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed, d) disturbing or excavating an Aboriginal place of heritage significance, e) erecting a building on land: <ul style="list-style-type: none"> (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance, f) subdividing land: <ul style="list-style-type: none"> (i) on which a heritage item is located or that is within a heritage conservation area, or 	<p>The proposal includes demolition and works to alter a heritage item and hence in clauses (a) and (b) is considered to be work that requires development consent.</p>

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.	
(3) When consent not required	n/a
<p>(4) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	The heritage impacts arising from the proposal are considered in the Summary of Heritage Impacts, prepared by Design 5 – Architects. (see section 6)
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <ul style="list-style-type: none"> a) on land on which a heritage item is located, or b) on land that is within a heritage conservation area, or c) on land that is within the vicinity of land referred to in paragraph (a) or (b), <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	See above
<p>(6) Heritage conservation management plans</p> <p>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>	Being a Crown Land, Boronia Park is managed through the <i>Boronia Park Plan of Management 2020</i> , by Hunters Hill Council. Under the Plan, the council recognises the proposed site as suitable for a new Community & Sports facility. The site is proposed in the plan post consideration of the management actions for natural and cultural heritage of the Park.
<p>(7) Archaeological sites</p> <p>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the <i>Heritage Act</i> applies):</p> <ul style="list-style-type: none"> a) notify the Heritage Council of its intention to grant consent, and b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent. 	<p>The proposed site is on a piece of cleared bushland and might have archaeological potential. However, the proposal does not include any broad scale excavation of the site that would expose such deposits if existing. There are no known buildings</p> <p>at the site prior to the establishment of the planted woodland from the 1970s.</p> <p>This information should provide context to the application of the <i>NSW Heritage Act</i> with respect to the protection of archaeological resources.</p>
<p>(8) Aboriginal places of significance</p> <p>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</p> <ul style="list-style-type: none"> a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and 	Boronia Park Reserve has Aboriginal places of significance for Wallumedegal clan of the Eora people. However, the proposed development is on a piece of cleared bushland adjoining Ovals 1 & 2, and will not impact on the places of Aboriginal significance within the Boronia Park Reserve.

<p>b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p>	
<p>(9) Demolition of nominated State heritage items The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:</p> <p>a) notify the Heritage Council about the application, and b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	n/a
<p>(10) Conservation incentives</p>	n/a
<p>5.9 Preservation of trees or vegetation</p> <p>(7) A permit under this clause cannot allow any ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree or other vegetation:</p> <p>(a) that is or forms part of a heritage item or that is within a heritage conservation area, or (b) that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance, unless the Council is satisfied that the proposed activity:</p> <p>(c) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and (d) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.</p> <p>Note. As a consequence of this subclause, the activities concerned will require development consent. The heritage provisions of clause 5.10 will be applicable to any such consent.</p>	<p>The removal of three mature trees affects only the natural character of the park, but has very little impact on its natural heritage, as the trees are not part of vegetation on land assessed as having <i>biodiversity significance</i> or <i>high biodiversity significance</i>. New landscaping around the facility will add to the natural aesthetic of its immediate location.</p>
<p>6.7 Development on river front areas</p> <p>(1) The objectives of this clause are as follows:</p> <p>(a) to identify river front areas that have particular scenic value when viewed from waterways and adjacent foreshore areas, (b) to ensure that development in these areas minimises visual impacts by appropriate siting and design of buildings together with the conservation of existing trees, (c) to maintain existing views and vistas towards waterways from public places.</p>	<p>Boronia park is recognised as a river front area in the Hunters Hill LEP 2012. The removal of the three mature trees and the siting of the new facility close to Oval 1 has no impact on the views from the waterways and adjacent foreshore areas.</p>

6.2.2 HUNTERS HILL CONSOLIDATED DCP 2013

The following is an assessment of development against the relevant objectives of the Hunters Hill Consolidated DCP 2013.

2.2.4 Character

Aims & Objectives:

- Conserve and enhance character and environmental identity of the Hunters Hill Municipality by the appropriate use and development of land, existing buildings and structures.
- Maintain and enhance qualities of existing buildings and structures, tree covered streetscapes and scenically prominent landscape settings which are important elements of this Municipality's heritage, scenic quality and environmental identity.
- Complement provisions of the *Hunters Hill LEP 2012* to ensure that future development does not detract from existing character of landscape settings, streetscapes, residential gardens and buildings which contribute to this Municipality's heritage, scenic quality and environmental identity.

The proposed facility is sympathetic to the historic grandstand and its immediate natural setting in its low height, the openness of the design and the light roof form and these design qualities link it to the historic grandstand located nearby and to the natural landscape.

The overall impact of the design of the proposed facility in relation to the achievement of desired character for the Hunters Hill LGA is discussed below.

2.2.4 Desired Character

All development applications must demonstrate satisfactory responses to controls for desired character in this Plan which complement requirements of the *Hunters Hill LEP 2012*:

(d) Desired character of buildings and architecture:

- In general, the form and architectural character of development proposals should be compatible with existing traditional buildings which were constructed in this Municipality between the mid-Nineteenth Century and the early-to-mid Twentieth Century (including residential, commercial and civic buildings).
- Existing character of residential localities should be maintained and enhanced:
 - For proposed facades which would be visible from a waterway or public place: style and level of architectural detail should be consistent or compatible with existing traditional buildings nearby.
 - Proposed facades should not be visually dominated by wide garages or by exposed basements.
- Existing character of commercial centres should be maintained and enhanced:
 - Proposed street facades should incorporate features of traditional main street development which contribute to high levels of business and pedestrian activity such as near continuous shopfronts, street lobbies, awnings and balconies.
 - The width of proposed driveways and location of proposed on-site parking should not interrupt the continuity of shopfronts and street lobbies which maintain high levels of business and pedestrian activity along all street frontages.
- Design of visually prominent exterior walls for both residential and commercial buildings should be compatible with the architectural character of traditional buildings that are located nearby:
 - New walls predominantly should be masonry construction with windows that are set into vertically proportioned openings, and facades that incorporate ribbons of windows or extensive glazed balcony balustrades should not be visually prominent.

The scale and character of the proposed facility is that of a raised and protected viewing space above a partially enclosed ground floor. The plan provides for external access for circulation under the cantilevered first floor towards Oval 2. The openness of the external access is complimented by the undercroft which can be accessed from the new path along Oval 1. The ground floor houses the services – storage, canteen, WCs and changerooms that can be accessed from north and south. The first floor has a community focus with an enclosed community space overlooking Ovals 1, 2 and 3 with an encircling terrace protected by a cantilevered roof; and tiered seating that overlooks Oval 1.

The community facilities overlook the whole of the landscape, and link the facility to its landscape by providing views to the bushland and Sydney Skyline towards the east, the three Ovals, and the Boronia Park Reserve to the north.

The north and the south façade are the key facades of the building presented to Oval 1 and Oval 2 respectively. The north façade presents an openness through the external access and the community spaces above. The south façade presents a solid ground floor complimented by the openness of the undercroft and the community spaces above. The roof form is expressed in a low pitched roof that slopes towards east and west.

The overall open form and the light pitched roof (supported by a light structure and glazed spaces) links the design to the historic grandstand located nearby.

- Exterior finishes predominantly should incorporate earthy or medium-to-dark tones.

(f) Development on river front areas: clause 6.7.

The following controls for desired character apply to all development proposals:

(a) Desired natural character and scenic quality:

- (i) In general, existing site features which contribute to existing natural character or scenic quality should be conserved and enhanced, and new building forms should not visually dominate *river front areas* or *foreshore* areas which are defined by the *Hunters Hill LEP 2012*.
- (ii) Environmental impacts that would have adverse visual effects in terms of existing natural character or scenic quality should be avoided by all development proposals in *foreshore areas*, *riparian lands*, or *river front areas* that are defined by the *Hunters Hill LEP 2012*.
- (iii) Visual impacts of development proposals in *river front areas* which are defined by the *Hunters Hill LEP 2012* should be minimised by appropriate siting of proposed structures and by low impact construction which would maintain and enhance existing natural features such as natural or near natural topography, bushland or individual trees which are bushland remnants, and rock outcrops or shoreline rock platforms.
- (iv) Existing scenic qualities of *river front areas* and prominent ridges should be maintained and enhanced by development proposals that would conserve existing trees together with visual continuity of the existing 'green canopy' that limits visual impacts of buildings or structures from surrounding vantage points on waterways and residential hillsides.
- (v) Existing trees that are scenically prominent features of *river front areas* and prominent ridges should be conserved by providing *landscaped areas* around every building or paved area, and by maintaining existing topography within those *landscaped areas*, as well as by ensuring that any proposed excavation would be confined predominantly beneath a *building footprint*.
- (vi) In *river front areas* and along prominent ridges, existing views and vistas toward a waterway or shoreline that are available from any public place or residential property should be maintained, or should be 'shared' by appropriate siting and form of proposed buildings (views that should be shared include existing glimpses which are available beneath tree canopies, and above or between existing buildings that are located upon another property).

At present, there is minimal structured seating around Oval 1, largely limited to grandstand. The proposed facility has an elevated seating and viewing terrace on the first floor that can be easily accessed by the external staircase. The proposed facility will therefore not only provide additional seating around Oval 1, but also provide an elevated view to Ovals 2 and 3 through the community space and the covered terrace.

The design of the ground floor provides for unobstructed access between the two ovals and the surroundings through the application of external access along its north facade, the undercroft, and the open stairs to the tiered seating from the east. There is an attempt to visually blend the proposed facility into the landscape through the covered terraces, and the visual transparency of the community space as envisioned in the photomontages which will possibly link the natural landscape on all sides of the facility, and allow for greater visual connection between Oval 1, 2 and 3. However, this transparency might be partially affected by the reflectiveness of the glazing.

The proposed materials palette of earthy, medium to dark tones blends with the existing character of the historic grandstand located nearby.

The proposed facility will result in removal of three mature trees having a minor impact on the natural character of the Park. This is compensated by the proposed trees towards the east and west of the proposed facility.

Although, Boronia Park is listed as *River Front Area* in the *Hunters Hill LEP 2012*, the facility does not affect views to and from waterways or the shoreline and will not be visible from these.

2.3 Trees & Vegetation

2.3.3 Vegetation which is prescribed by this plan

Vegetation which is *prescribed* by this Plan requires a development consent or a permit from Hunter's Hill Council before pruning or lopping, cutting down or removal, ringbarking, destruction or injury, according to clause 5.9 of the *Hunters Hill LEP 2012*.

The following vegetation is *prescribed* by this Plan:

- a) Any vegetation which has a height of 4 metres or more.
- b) Any vegetation which has a stem diameter of 200mm or more, measured 1.4 metres above *ground level (existing)*.
- c) *Bushland* or individual plants which are bushland remnants:

The three mature trees to be removed are a component of the heritage listed Boronia Park. The mature trees are not remnants of bushland and first appear in aerial images from the 1970s, as part of the planted woodland. In addition, the trees are not part of vegetation on lands having *biodiversity* or *high biodiversity significance* (which lie to the south east of Boronia Park and in the Boronia

<ul style="list-style-type: none"> (i) On properties which adjoin Buffalo Creek Reserve or Boronia Park Reserve. (ii) Including species that are listed as rare, vulnerable or threatened according to the Commonwealth <i>Environmental Protection and Biodiversity Conservation Act</i>, or the NSW <i>Threatened Species Conservation Act</i>. d) Vegetation on lands which are defined by the <i>Hunters Hill LEP 2012</i> as having <i>biodiversity</i> or <i>high biodiversity significance</i>. e) Trees which are listed as a <i>heritage item</i> by the <i>Hunters Hill LEP 2012</i>. f) Trees which are listed by the <i>Hunters Hill Significant Tree Register</i>. 	<p>Park Reserve),¹⁵ and neither appear on the <i>Hunters Hill Significant Tree Register</i>.</p>
<h2>2.4 Heritage Conservation</h2>	
<h3>2.4.3 General requirements in relation to heritage</h3> <p>Applications for the redevelopment of a heritage item, or a property within a heritage conservation area, or a property that has no heritage status but that is located near a heritage item or a heritage conservation area, should address the following requirements:</p> <ul style="list-style-type: none"> a) Development proposals must evaluate likely effects in relation to identified values or significance of a heritage item and its setting, or the identified values and significance of a heritage conservation area: <ul style="list-style-type: none"> (i) Evaluation of likely effects upon heritage significance should address principles of the ICOMOS (Australia) Burra Charter which have been adopted by this Plan. (ii) In relation to proposed redevelopment of a heritage item, the Burra Charter requires proper research of the heritage item in terms of its form, components, growth and history, together with an assessment of significance in relation to heritage of the Hunters Hill Municipality. (iii) In relation to a heritage conservation area, any proposed change to a building or its surroundings demands proper research of the heritage conservation area in terms of identity, history, character, topography and amenity. b) Documents should demonstrate that the proposed development would neither destroy nor detract from qualities which make the heritage item and its setting significant, or detract from qualities which make the heritage conservation area significant. 	<p>Research of Boronia Park in terms of its form, components, growth and history, has been undertaken as prescribed by the Burra Charter, together with an assessment of significance in relation to heritage of the Hunters Hill Municipality.</p> <p>In addition, the <i>Boronia Park Plan of Management 2020</i>, recognises the proposed site as suitable for a new Community & Sports facility to cater to the needs of the community.</p> <p>The overall form of the proposed facility is sympathetic to the natural character and scenic qualities of the park, and the proposed works would not adversely affect the predominant heritage qualities of the Park which are embodied in its historic, aesthetic, scientific, research potential, rarity, associational and social significance. In addition, the proposed facility will benefit the use of its immediate location by providing amenity for community and sporting uses on the adjacent ovals.</p>
<h3>2.4.4 Detailed requirements for heritage items</h3> <p>Proposals for redevelopment of a heritage item also should address the following requirements:</p> <ul style="list-style-type: none"> a) Primary aims are to maintain and enhance qualities that have been documented by a heritage conservation management plan. b) Any proposed changes to the existing building should respect the form, scale and materials of the original building, or should be of a very minor extent. c) Proposals which involve substantial extensions are more likely to be acceptable if they would not compromise the integrity or character of the original building: 	<p>The proposed facility will potentially strengthen associations with the varied sporting groups within the park, while supporting the continued use of Boronia Park for sporting needs since 1890s.</p>

¹⁵ NSW Government, *Hunters Hill Local Environmental Plan 2012*, <https://www.legislation.nsw.gov.au/view/pdf/asmade/epi-2013-34>.

<ul style="list-style-type: none"> (i) Desirably, extensions should be separated from the original building. (ii) In general, alterations or additions should respect the original building in terms of form and shape, scale, architectural details, materials and finishes. (iii) New works should incorporate an architectural style and details that would complement the original building, and should neither imitate nor visually compete with architectural character of the original building. (iv) Design of alterations or additions should incorporate a simple and unobtrusive architectural style which would neither detract from nor visually dominate the character of the original building. 	
<p>2.4.6 Assessment procedures for heritage conservation</p> <p>Before lodging an application for development which would be likely to affect the value of a <i>heritage item</i> or a <i>heritage conservation area</i> that are listed by the <i>Hunters Hill LEP 2012</i>, applicants are encouraged to consult Council’s Planning Officers:</p> <ul style="list-style-type: none"> a) As the basis for effective discussion with the Council’s heritage adviser or the CAP, preliminary sketches should be guided by a <i>heritage conservation management plan</i> or a <i>heritage impact statement</i>, and should incorporate sufficient detail to address heritage values that have been identified. b) Preliminary sketch plans should not provide final details and, at the very least, should include a locality plan which describes adjoining properties and buildings (in particular, any <i>heritage items</i>) together with a site plan, plus elevations and sections which describe the intent of proposed building works. 	<p>This Heritage Impact Statement addresses the heritage values of Boronia Park and the effects of the proposed development on the park.</p>

7. SUMMARY CONCLUSION OF THE IMPACT OF THE PROPOSAL

As part of the Boronia Park Sports Precinct Upgrade Project, the proposed purpose-built Community & Sports Facility will potentially improve the functioning of the sporting clubs and the use of the park by the wider community by consolidating and improving the sporting amenities of the Park. The facility provides amenity which is not provided by the existing grandstand. In addition, the facility is strategically located close to the existing car park, and the three ovals, which provides good access for the community who use these facilities.

The low height of the proposed facility is sympathetic to the surrounding context and the historic grandstand. The design of the facility blends with the scenic qualities of the immediate context by linking the three ovals visually, by facilitating access to the three ovals, and by providing panoramic views from community facilities on the first floor that overlook the extent of the park. This links the facility to its landscape. The simple roof form floats over the community facilities, and facilitates and unifies a variety of spaces.

The development will result in the conversion of managed open area and planted woodland along the perimeter of Oval 1 to built form, resulting in removal of three mature trees. This is compensated by new plantings nearby to maintain and enhance the natural aesthetic of the Park. The site is not in or close to the areas of *biodiversity significance* or *high biodiversity significance*, and therefore the facility does not affect the key natural heritage of the park.

The current proposal is considered acceptable in heritage terms, based upon the following recommendations:

1. The heritage significance of the three ovals is embodied in their use by the community for sporting purposes, and this significant use and association should to be retained.

2. To ensure that the above recommendation is addressed, it is strongly recommended that the proposed facility should be used primarily as a sporting facility, and should be open to use by the community and all the local sporting clubs who use these ovals.
3. The proposed site is on a piece of cleared bushland and might have archaeological potential. Any possibility to explore this potential should be undertaken.
4. The proposed site is situated above the Northern Suburbs Ocean Outfall Sewer (NSOOS), listed as a heritage item by state government agency - Sydney Water. The proposed facility should not affect the heritage curtilage of the outfall sewer as defined by Sydney Water. The design development and engineering solutions need to make sure that there are no impacts on the sewer.

In summary, the proposed development supports the objectives of the Planning Controls of Hunters Hill, and the Hunters Hill Council's *Boronia Park Plan of Management 2020*, by delivering positive outcomes for the community. We support these proposed works and recommend their approval.



Alan Croker
Design 5 – Architects

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