

CONSERVATION MANAGEMENT PLAN

370 Pennant Hills Road, Pennant Hills

Issue D, July 2022



370 PENNANT HILLS ROAD, PENNANT HILLS

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	Draft for review	8/12/21	DM
B	Revised draft	27/5/22	DM
C	Issued for Submission	2/6/22	DM
D	Revised for Submission	8/7/22	DM

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CONTENTS

1.0	INTRODUCTION	5
1.1	REPORT OVERVIEW	5
1.2	REPORT OBJECTIVES	5
1.3	METHODOLOGY AND STRUCTURE	5
1.4	SITE IDENTIFICATION	6
1.5	ACKNOWLEDGEMENT OF COUNTRY	6
1.6	REPORT LIMITATIONS	6
1.7	AUTHORSHIP	6
1.8	COPYRIGHT	6
2.0	HISTORICAL SUMMARY	7
2.1	BRIEF HISTORY OF THE LOCALITY	7
2.2	EARLY OWNERSHIP OF THE SITE	8
2.3	BANK OF NSW, PENNANT HILLS	9
2.4	SITE DEVELOPMENT	12
3.0	SITE DESCRIPTION	16
3.1	INTRODUCTION	16
3.2	URBAN CONTEXT	16
3.3	THE BUILDING EXTERIOR	17
3.4	THE BUILDING INTERIOR	24
3.5	INTEGRITY	33
3.6	CONDITION	33
4.0	HERITAGE SIGNIFICANCE	34
4.1	INTRODUCTION	34
4.2	ESTABLISHED SIGNIFICANCE	34
4.3	COMPARATIVE ANALYSIS	34
4.4	ANALYSIS OF CULTURAL SIGNIFICANCE	37
4.5	REVISED STATEMENT OF SIGNIFICANCE	38
4.6	GRADING OF SIGNIFICANCE	38
4.7	ARCHAEOLOGICAL POTENTIAL	44
4.8	CURTILAGE ANALYSIS	44
5.0	CONSTRAINTS AND OPPORTUNITIES	46
5.1	INTRODUCTION	46
5.2	ISSUES ARISING FROM THE STATEMENTS OF SIGNIFICANCE	46
5.3	HERITAGE MANAGEMENT FRAMEWORK	46
5.4	OTHER RELEVANT STATUTORY REQUIREMENTS	48
5.5	OTHER RELEVANT GUIDELINES	48
5.6	PHYSICAL CONDITION	49
5.7	OWNER'S REQUIREMENTS	49
5.8	OPPORTUNITIES	49

6.0	CONSERVATION POLICIES	50
6.1	INTRODUCTION	50
6.2	PRINCIPAL CONSERVATION POLICIES	50
6.3	APPLICATION OF THE BURRA CHARTER	51
6.4	PRINCIPLES FOR REUSE	51
6.5	TREATMENT OF BUILDING ELEMENTS	52
6.6	EXTERIOR ELEMENTS	52
6.7	INTERIOR ELEMENTS	53
6.8	PRINCIPLES FOR DESIGN OF NEW ELEMENTS	53
6.9	SERVICES	54
6.10	COLOUR	54
6.11	CODE COMPLIANCE	54
6.12	ACCESS	54
6.13	SIGNAGE	54
6.14	HERITAGE CONSERVATION AND MAINTENANCE	55
6.15	REVIEW OF THE CONSERVATION MANAGEMENT PLAN	55
7.0	IMPLEMENTING THE PLAN	56
7.1	INTRODUCTION	56
7.2	MANAGEMENT PRINCIPLES	56
7.3	OBTAINING DEVELOPMENT CONSENT	56
7.4	CONSERVATION SCHEDULE OF WORKS	56
7.5	HERITAGE MAINTENANCE SCHEDULE	56
8.0	BIBLIOGRAPHY	57
	APPENDIX 1: HERITAGE MAINTENANCE SCHEDULE	58
	APPENDIX 2: 1963 DRAWINGS	60

1.0

INTRODUCTION

1.1 REPORT OVERVIEW

This Conservation Management Plan (CMP) for the property at 370 Pennant Hills Road, Pennant Hills, has been prepared to accompany a development application for the site. The proposal includes conservation works and minor alterations to the heritage listed former bank building and addition of a new residential building at the rear (north-western) part of the site, requiring consent for 'residential' rather than 'shop top' use of that part of the site, based on compliance with Section 5.10(10) of the *Hornsby LEP 2013*.

1.2 REPORT OBJECTIVES

The main objective of this CMP is to develop strategies and guidelines prior to any future upgrading of the existing heritage building and the site for continued use. It establishes the heritage significance of the property, identifies the original features and surviving fabric, and recommends appropriate policies to conserve these in any future plans to upgrade the building.

1.3 METHODOLOGY AND STRUCTURE

This CMP has been prepared in accordance with the guidelines contained in *The Conservation Management Plan*, by James Semple Kerr, and *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*, 2013, also known by its more common title *The Burra Charter*. The *Burra Charter 2013* and *The Australian Natural Heritage Charter 2002* both provide definitions, principles and processes, for the conservation of items of cultural significance.

This CMP also follows guidelines set out in the *NSW Heritage Manual*. The aim of these documents is to assist with the identification of items of heritage significance. This assessment assists in providing guidance on substance, structure and methodology for the writing of effective conservation management plans.

This CMP is divided into sections, dealing with the history of the building and its immediate area, the physical description of the building, the assessment of the building's significance, options for ongoing use of the building including constraints and opportunities, and a heritage maintenance strategy.

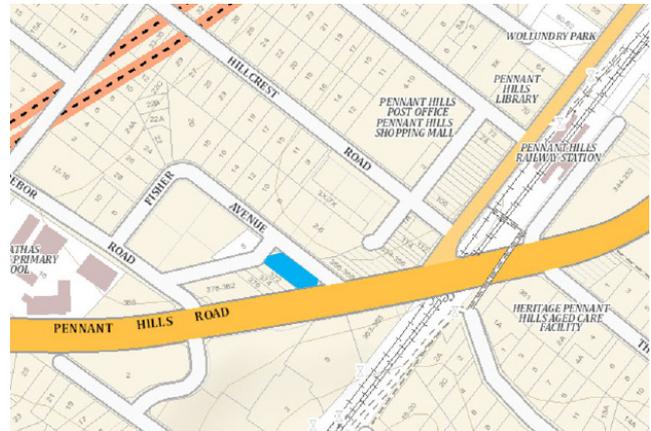


Figure 1.1

Location map with subject site shaded blue. North is to the top.
Source: NSW Spatial Services SIX Maps



Figure 1.2

Aerial view of vicinity, with subject site indicated by arrow. North is to the top.
Source: NSW Spatial Services SIX Maps

1.4 SITE IDENTIFICATION

The subject site is located on the north side of Pennant Hills Road, Pennant Hills, on the western corner with Fisher Avenue. It is described by NSW Land Registry Services (LRS) as Lot 23, DP 11134.

1.5 ACKNOWLEDGEMENT OF COUNTRY

While this report is limited to the analysis of European cultural heritage values, GBA Heritage acknowledges the traditional Darug and GuriNgai custodians of the land including the subject site, and pays its respects to Elders past, present and emerging.

1.6 REPORT LIMITATIONS

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this CMP.

The roof and sub-floor spaces of the subject building were not investigated. Access to the Westpac Archives was limited due to the Covid pandemic.

1.7 AUTHORSHIP

This report has been prepared by Dov Midalia, Associate, and reviewed by Graham Brooks, Director, of GBA Heritage. Unless otherwise noted, all of the photographs in this report are by GBA Heritage.

1.8 COPYRIGHT

Copyright of this report remains with GBA Heritage.

2.0

HISTORICAL SUMMARY

2.1 BRIEF HISTORY OF THE LOCALITY

Archaeological evidence suggests that First Nation people have occupied the Hills region for millennia. The area was a rich hunting and gathering ground for its traditional inhabitants: yams grew along the river banks and possums and gliders were common in the woodlands.

At the time of European settlement the Hornsby plateau formed a lush, heavily wooded highland rich in vegetation, wildlife and fresh water, with creeks flowing down many of the valleys and ravines to Middle Harbour or Lane Cove River. While sustaining a rich indigenous culture, this complex terrain presented a daunting prospect to early explorers and settlers, who turned westwards towards Parramatta instead.¹ In the early 19th Century the area attracted itinerant timber-getters rather than farmers or graziers. Bullock-drawn drays and jinkers (logs mounted on wheels) were a common sight, moving timber to Lane Cove River for transport to Sydney and use as building lumber, fencing, shingles or firewood.² The largely untamed wilderness provided refuge for escaped convicts and illicit activities such as cock fights and prize fights. Stolen booty and illegal liquor stills were cached in its thickets and caves, and bushrangers were still active in the vicinity in the 1820s.

Once the tall timber began to run out, the land, now partly cleared, criss-crossed with (albeit rough) roads and more amenable to settlement, transport and the law, began to be subdivided for sale as farms and orchards,³ taking advantage of the area's rich soil, abundant water and basic transport lines to Sydney. Further clearing took place but sufficient bushland and stands of larger trees remained to continue attracting nature lovers, bushwalkers and artists from the city.⁴

The Hornsby area was known as Jack's Island before officially becoming Hornsby at the turn of the century, possibly due to the popularity of that name among its residents and its being an 'island' of settlement surrounded by bush. In 1838 there were only four

1 Proudfoot (1), p.6

2 Edwards and Rowland

3 Ku-ring-gai Historical Society

4 Proudfoot (1), p.5



Figure 2.1

Blisset's sawmill, corner of Pennant Hills Road and Cardinal Avenue, West Pennant Hills, c.1918

Source: Hornsby Shire Council, item 2780

houses in the parish of South Colah. Land being sold at Pennant Hills in the second half of the 19th Century consisted primarily of small farms, often including orchards, rather than purely residential lots.⁵

Road access remained minimal for many decades; contact with Sydney was almost exclusively by water as the main roads were still in effect bullock tracks. A track cut from Port Jackson along the high ridge towards Hornsby by Lt. Henry Ball in 1789 probably followed an Aboriginal trail.⁶ Initially known as Hunters Hill Road, then Pennant Hills Road, Gordon Road, and Lane Cove Road, in 1931 it became the Pacific Highway. The present Pennant Hills Road was surveyed by government surveyor James Meehan in order to connect Ermington Wharf to a sawmill established by Governor Macquarie at Pennant Hills in 1816.

In 1861 Parliament was finally persuaded to allocate money for road improvement⁷ but while developers agreed to provide free or low-priced land for a North Shore railway line, farmers and orchardists resisted, as they would still have to move their produce to stations along unimproved tracks. Only in 1881 was it decided to build the line. Pennant Hills and Hornsby Stations were opened in 1886-87, the Hornsby to St Leonards line opened in 1891 and the connection to Milson's Point in 1893.

By this time, Sydney was showing the classic symptoms of rapid urbanisation – air pollution, poor sanitation, cramped living conditions – and as the economic depression of the 1890s struck, crime rates rose and health declined, culminating in an outbreak of Plague

5 For example, flyers for '13 Valuable Farms, Pennant Hills', 1850s, National Library of Australia, call no. MAP F 354, and 'Farms near the Public School', 1880, Hornsby Shire Council, item 6087.

6 Witham, p.38

7 Witham, p.38

in 1900. In contrast, the North Shore seemed to offer 'a relatively pristine area, elevated, graced with surviving stands of the old highland forests, clear of air and free from pollution... There were fine bushland views from its elevated ridges, cool breezes in summer,' and good soil where fine, European-style gardens could be established.⁸ In effect the North Shore became what Ebenezer Howard, the great advocate of the Garden Suburb, called a 'country magnet' for better-off urban refugees.

Consequently, land values around Hornsby, once a workers' town of railway employees, shopkeepers and publicans, soared. Advertisements for residential sites emphasised the area's 'most salubrious climate': 'The advantages of this famous District as a Sanatorium are equal to those of the Blue Mountains' while being closer to the city.⁹ By the first decade of the 20th Century the land boom had extended to Pennant Hills.

2.2 EARLY OWNERSHIP OF THE SITE

In 1830, Police Constables John Thorn and Samuel Horne shot the bushranger John McNamara and captured his accomplice near the intersection of Pennant Hills and Windsor Roads, and were rewarded with grants of land.¹⁰ Thorn's grant of 640 acres (portion 27 of the South Colah parish) was only confirmed in 1838, after his death, and the land was re-granted in 1840 to his son, George Henry Thorn, who named the estate Thornleigh. Samuel Horne's land, further to the north-east, eventually became Hornsby.

In 1856 George Thorn subdivided his estate into twenty farms, all of which were purchased by James Zadok Bellamy, a grazier on a 60 acre grant in the South Colah parish.¹¹ Upon his death in 1875 the estate was divided among his five children, with his daughter Martha inheriting the portion including the subject site. In 1888 the land was on sold to William Joyce Hobbs and then to Thomas and Thomasine Fisher, who named their house 'Hillcrest'. In 1890 their son Robert inherited the land, which he used at least in part for orchards. In 1892 much of Bellamy's land, not including 'Mr R Fisher's Orchard & Paddock', was subdivided and sold.

Robert Fisher subdivided and sold part of his portion in 1911. He died in 1919 and in 1921 Ada Fisher, presumed to be his wife or daughter, subdivided the remainder, with the subject site becoming lot 23. The subdivisions were marketed as the Hillcrest Estate

⁸ Proudfoot (2), p.58

⁹ Flyer for Hornsby Junction, National Library of Australia, call no. MAP LFSP 1069, Folder 72

¹⁰ Ollif, p.21

¹¹ 'James Zadok Bellamy', *Australian Royalty*, <https://australianroyalty.net.au/tree/purnellmccord.ged/individual/I44714/James-Zadok-Bellamy>

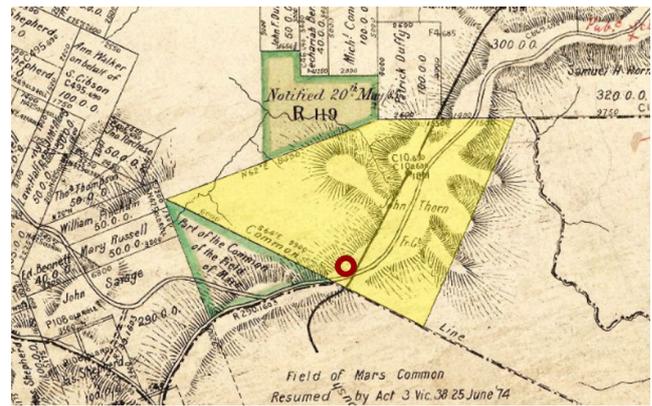


Figure 2.2
Excerpt from South Colah parish map, 1883, with John Thorn's grant shaded in yellow and approximate location of subject site indicated by red circle. Samuel Horne's grant is at top right.
Source: NSW Land Registry Services, file 14034101.jp2



Figure 2.3
Title plan for property transferred to Thomasine Fisher in 1888 and to Robert Fisher in 1890, with approximate location of subject site indicated by the ellipse.
Source: NSW Land Registry Services, Torrens title Vol. 1266, Folio 7

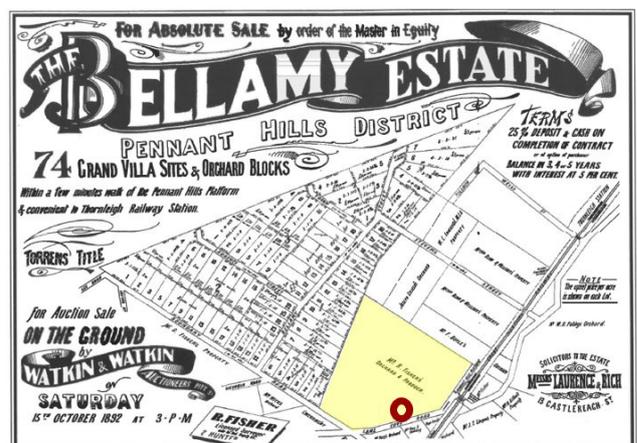


Figure 2.4
Flyer for Bellamy Estate, 1892. Robert Fisher's property, marked 'Mr R Fisher, Orchard & Paddock', is shaded yellow and the approximate location of subject site is indicated by the red circle.
Source: National Library of Australia, call no. MAP LFSP 2082, Folder 131

and in 1926 lot 23 was one of several bought by Arthur James Savage, a butcher. In 1929 the lot was purchased by the Bank of New South Wales.

2.3 BANK OF NSW, PENNANT HILLS

By this time the Bank had been operating an Agency in Pennant Hills for seven years, servicing local farmers and a few businesses. By 1929 demand had expanded, and the Bank found 'the prospects for this District [to be] very encouraging', with the number of poultry farmers increasing, orchardists reporting a positive outlook, demand for farmlets rising and subdivisions being successfully sold. 'Generally', the Bank concluded, 'conditions are bright', and it was decided to convert the Agency to a Branch. The branch - the first bank in Pennant Hills - operated in rented premises until 1938 and remained busy throughout the Depression, but only in 1937 was it decided to construct purpose-built premises.

The new Pennant Hills Branch building was erected in 1938. The architects or designers have not been identified, but a contemporaneous and almost identical Bank of NSW building in an unidentified location (see Figure 2.6) indicates either a strong corporate design template or an ongoing association between the Bank of NSW and a particular designer or company.¹²

Following the opening of its new premises the Bank reported the construction of many new cottages in the area, high rental demand and an imminent good season for orchardists, market gardeners and poultry farmers. 'Business', it predicted, 'will continue to show steady improvement'.¹³

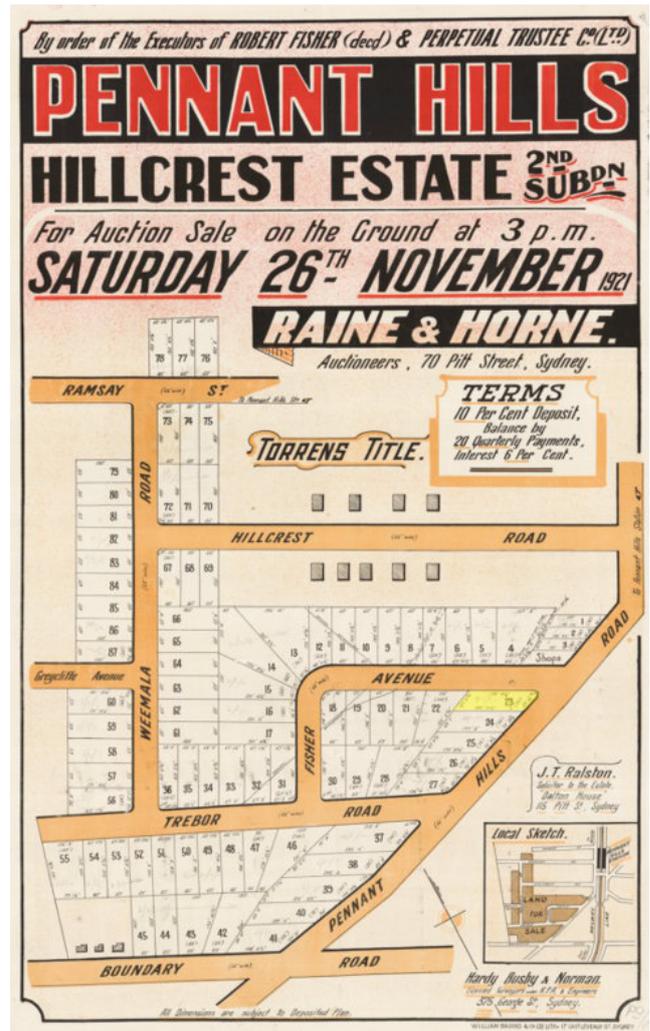


Figure 2.5
Flyer for auction of second subdivision of Hillcrest Estate, 1921, with subject site shaded in yellow.
Source: NSW Land Registry Services, file no. 14040903.jp2



Figure 2.6
Bank of NSW building in unidentified location (photographed for *The Builder*, 1937)
Source: State Library of NSW, call no. Home and Away - 14937



Figure 2.7
Aerial view, 1943, showing subject site. North is to the top.
Source: NSW Spatial Services SIX Maps

¹² It has been suggested that Spencer Hanson & Partners, who designed alterations for the building in 1963, also designed the original building. However, Albert Hanson only graduated in 1938 (*Construction*, 14.9.49, p.3) and did not enter into partnership with Raymond Spencer until 1954 (*SMH*, 18.5.54, p.10).

¹³ Westpac Archives



Figure 2.8
 'Preparing Pennant Hills Road for concreting, 1929. Fisher Ave on right'. View west along Pennant Hills Road with subject site indicated by arrow.
 Source: Hornsby Shire Council, item 2782



Figure 2.9
 View west along Pennant Hills Road, c.1950s, with subject site at centre.
 Source: Westpac Archives



Figure 2.10

The Bank building in 1939, just after completion. The garden and brick fence at far left were replaced by a stairwell addition c.1964, and the trees behind the building were replaced by a carpark in the 1970s.

Source: Westpac Archives



Figure 2.11

View from Fisher Avenue, 1939, showing single storey rear section before demolition of the chimney and external wall c.1964.

Source: Westpac Archives

2.4 SITE DEVELOPMENT

A photograph taken at the time of the site's acquisition by the Bank of NSW in 1929, shows it as apparently untouched bushland.

The new one- and two-storey brick and tile building housed the banking facilities on the ground floor and the bank manager's apartment on the first floor, accessed by an internal stair. Other than minor repairs and maintenance, and minor changes to the ground floor office layout, until 1964 few alterations were made to the original building.¹⁴

The 1963 drawings by the architects Spencer Hanson & Partners (Figures 2.12-2.13 and A2.1-A2.5 in Appendix 2) show significant alterations, as summarised in Table 2.1.

At some time after these alterations, part of the new strongroom roof was enclosed with a brick-walled, flat metal roofed addition enclosing the stairwell leading to the upstairs apartment.

Undated plans in the Westpac Archives suggest that until approximately 1973, the rear half of the site was in effect the manager's back yard, with trees, a clothes hoist and an incinerator, before being converted to the current carpark.

In 1982 the Bank of NSW merged with the Commercial Bank of Australia to form Westpac, which saw new signage and an ATM added to the bank exterior (see Figure 2.14). The latter required modification of the 1964 stairwell's south wall and lower stairs. Counters and partitioning in the banking chamber were also altered.¹⁵ In 1988 Hornsby Shire Council resumed a small area at the northern corner of the site bounding on Fisher Avenue and the northern laneway.

Following various acquisitions and mergers by Westpac in the late 1990s, the bank undertook a reorganization, including the shedding of up to 3,000 jobs.¹⁶ The Pennant Hills branch was closed and the building sold. The current owner acquired the site in 2003, and the Ground Floor was reconfigured and refitted as a kitchen showroom.¹⁷ In 2007 the Ground Floor was divided into two and use of the rear section changed to 'educational' to accommodate the current tenant.¹⁸

In 2013 Hornsby Shire Council approved the construction of a two storey (plus basement) residential building abutting the rear of the former bank building and effectively occupying the rest of the site. The development did not proceed.

TABLE 2.1 : MAIN ALTERATIONS

1964
Exterior
<ul style="list-style-type: none"> • Remove two sets of Ground Floor rear steps • Remove wall and gate at north-east corner • Remove chimney at rear on west side • Remove lean-to roof at south-east corner • Construct new Manager's office at rear on Fisher Ave side • Construct new brick strongroom (current Music Room in rear tenancy) with new external front and rear stairs to strongroom roof and thence to Manager's apartment • Replace eastern window in Manager's apartment with new entrance door
Interior - Ground Floor
<ul style="list-style-type: none"> • Remove various brick office walls and counters • Remove chimney at rear on west side • Remove internal stair to Manager's apartment • Construct new brick strong room on east side • Construct new female toilets and locker room • Construct new partitioning and service counter
Interior - First Floor
<ul style="list-style-type: none"> • Alter floor of, and doors to, enclosed terrace at south-west corner to create dining room • Remove internal stairs, replace with WC • Refit kitchen (since divided to create bathroom)
Undated
<ul style="list-style-type: none"> • Enclosure of part of rear First Floor terrace
1970s
<ul style="list-style-type: none"> • Construction of carpark
1980s
<ul style="list-style-type: none"> • Installation of Westpac external signage and ATM • Replacement of external doorway in south stairwell wall with current inset porch • Modification of counters and partitions in banking chamber
2000s
<ul style="list-style-type: none"> • Reconfiguration of ground floor as showroom • Replacement of ATM with glazed door • Installation of external business identification signage (authorisation refused by Council in 2004) • 2005: tiles to front steps replaced by granite • 2007: Ground Floor tenancy divided into two and use of rear section changed to 'educational'.

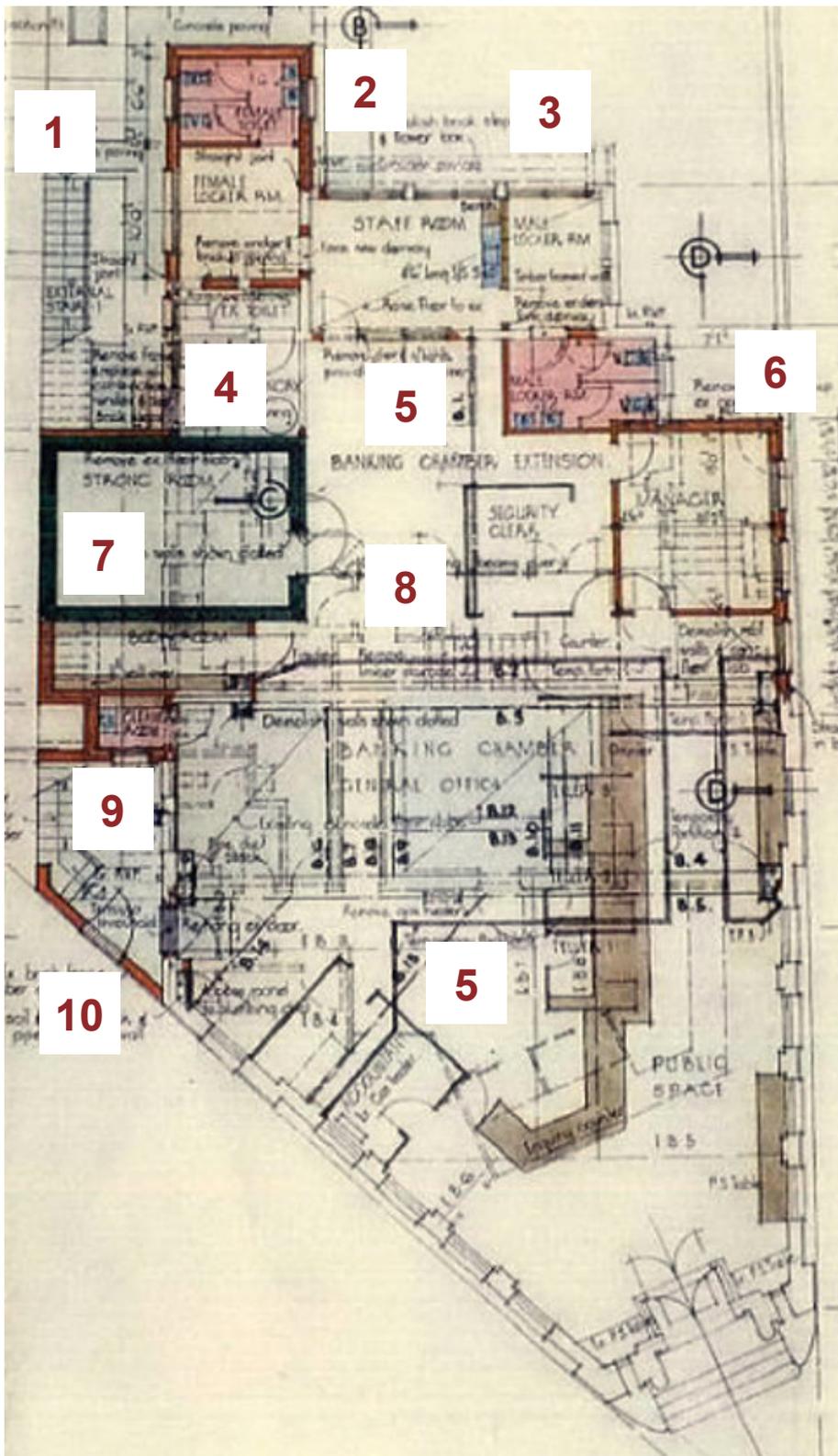
¹⁴ NBRS & Partners

¹⁵ Hornsby Shire Council, DA/194/1984, BA/1397/1985, BA/380/1988

¹⁶ Funding Universe

¹⁷ Hornsby Shire Council, DA/2443/2003, DA/2443/2003/A

¹⁸ Ibid, DA/199/2007



- 1 New external concrete stairs to new strongroom roof
- 2 New female amenities block
- 3 Steps removed, bottom sections of doorways in south wall infilled, windows inserted
- 4 External doorway and window infilled
- 5 Most brick walls demolished, new partitioned layout
- 6 External wall, chimney and steps demolished, new manager's office added
- 7 New strongroom
- 8 Internal stairs to upstairs apartment removed
- 9 New partly enclosed stairs to new strongroom roof with cleaner's store under
- 10 Garden wall and gate demolished, new partly enclosed stairs added

Figure 2.12
 Ground Floor plan showing additions and alterations, 1963, by Spencer Hanson & Partners Architects
 Source: Westpac Archives



Figure 2.14
The Bank c.1990s (top) and detail showing ATM in western stairwell addition.
Source: Westpac Archives

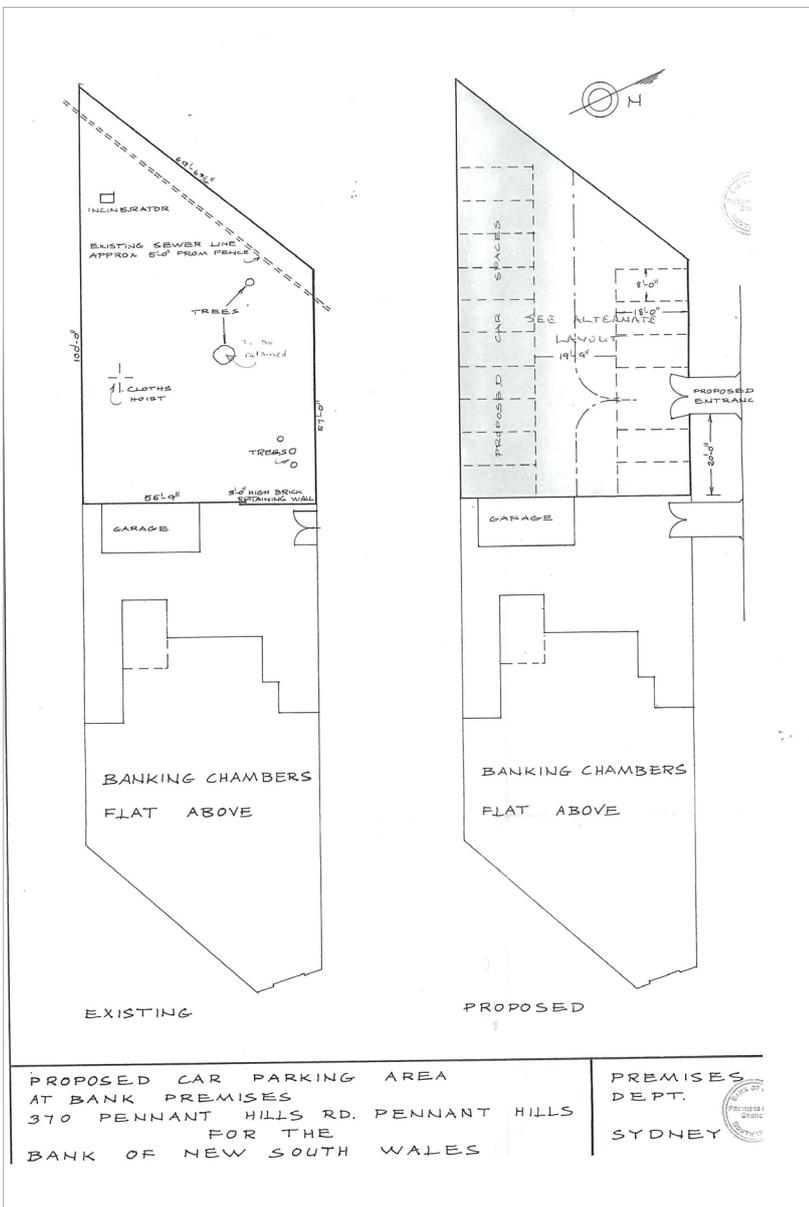


Figure 2.15
Undated plan showing then existing rear yard and proposed carpark. The outline of the Bank building suggests this postdates the c.1964 additions.
Source: Westpac Archives

3.0

SITE DESCRIPTION

3.1 INTRODUCTION

This section describes the building and its context, and makes use of the historical evidence outlined in the previous section to understand the physical changes that have taken place.

For the purposes of this report the building is divided into four zones:

- The 1964 stairwell;
- The main ground floor tenancy at the front, used as a kitchen showroom;
- A rear ground floor tenancy used as a musical therapy studio; and
- An upstairs residential unit with four bedrooms.

3.2 URBAN CONTEXT

The subject site is located in Pennant Hills on the North Shore and sited on the intersection of Pennant Hills Road, a busy six-lane traffic artery, and Fisher Avenue, a relatively quiet suburban street. Pennant Hills road in this vicinity is characterised on the north side by low-scale interwar and postwar commercial development (including the subject building), and on the south side by large high-rise residential and commercial buildings. Fisher Avenue partly bounds onto the Pennant Hills shopping precinct and, further north, features both single storey residences and contemporary multi-storey apartment buildings.



Figure 3.1
View west along Pennant Hills Road, with subject site at right.



Figure 3.2
View north-west along Fisher Avenue, with subject site at left.



Figure 3.3
View west along Pennant Hills Road, with subject site at centre right.
Source: Google Streetview 23.11.21

The subject site is bounded by low-scale shops to the west and, across a laneway to the north, a community centre. Directly across Fisher Avenue are low-scale shops along Pennant Hills Road and, behind them, a large carpark with some trees.

The subject site includes the former Bank building in the south half, a freestanding garage and in the north half a bitumen-paved carpark. The original driveway to the garage and a recent entrance to the carpark both open off Fisher Avenue.

The Bank occupies a prominent corner position as approached from the east, in which direction the main entrance faces, though when approached from the west the Bank's modest south facade blends into the continuous wall of adjacent shops.

3.3 THE BUILDING EXTERIOR

The building is a face brick and Marseilles tile structure with flat metal roofed additions at the rear and west sides. The south half of the building has two storeys and is in a modest Inter-War Georgian Revival style, with regularly spaced timber double hung windows and a generally symmetrical presentation to the south-east, where the splayed corner entrance is located. The corner facade and sections of wall at either end of the street facades rise to form parapets, with the tiled roof falling to external gutters between them.

The splayed entrance facade includes minor Art Deco decorative elements including scalloped or patterned door and window lintels on the entrance facade, ornate grilles in the narrow openings to either side of the entrance and in the transom window, some brickwork at the top of the entrance parapet and decorative concrete elements atop the parapet.

The two storey section of the building has a complex roof plan and structure, with three ridges, three hips and three internal planes falling to a box gutter (see Figure 3.4). The north, rear half of the building is single storey, with more conventional hipped roofs, little decoration and a less formal presentation.

Generally the brick facades are in stretcher bond with soldier courses over windows and at the tops of the two storey walls. The original timber double hung windows appear to have been retained throughout the original building, though glazing varies from clear to reinforced to obscure glass. Ground floor windows have either external or internal security bars, and timber elements within the window reveals on the Pennant Hills Road facade ground level suggest external secondary glazing may have at one time been fitted (there is now internal secondary glazing in such windows).

Unsympathetic illuminated business identification signage has been placed on all street facades, covering the original signage above the entrance.



Figure 3.4
Aerial view of two storey section of the subject building, showing the complex structure. North is to the top.
Source: NSW Spatial Services, SIX Maps

The existing original garage located in the middle of the site behind the main building is a simple rectangular structure of similar design and materiality to the main building, but with no decorative elements. A small raised and paved 'back yard' area is fenced off with a contemporary metal fence, and a timber ramp and concrete steps lead to the rear tenancy entrance.

The original brick eastern boundary wall extends from the original rear facade to the garage driveway and features a stepped down transition from the two storey building, with a soldier course continuing the ground floor level soldier course in the building's east facade. On the north side of the driveway entrance is a matching brick pier.

Clearly evident later additions include the 1964 rear female facilities block, the manager's office on the east side and the stairwell structure on the west side, all of which have flat metal roofs and are clearly separated from the original building by vertical joint lines in the brickwork. Some care has been taken to match the style of the manager's office to that of the original building, using parapets topped with soldier courses to conceal the metal roof and either reusing or copying original timber double-hung windows. Rear eaves soffits appear to have all been altered to match those installed with the 1964 additions. The rear concrete steps added in 1964 remain intact, as does the mechanical ventilation plant on the roof of the rear addition. In the street entrance porch to the western stairwell, the opening once housing an ATM has been converted to a doorway.

*

The photographs on the following pages indicate the nature of the building's exterior and context.



STREET VIEWS

- 3.5** View south-east along Fisher Avenue with typical local apartment building on right and subject site indicated by arrow
- 3.6** View south-east along Fisher Avenue with subject site at centre left
- 3.7** View south from Fisher Avenue showing subject site and commercial buildings beyond
- 3.8** View south-east from laneway showing rear carpark with subject building beyond
- 3.9** View west from Fisher Avenue showing carpark and buildings beyond
- 3.10** View north-west along Fisher Avenue showing subject site at left



ENTRY FACADE

- 3.11 Splayed east facade showing several original elements; handrails are not original
- 3.12 Front entrance showing original decorative transom grille and lintel; doors and light fitting are not original
- 3.13 Opening adjacent to entrance showing original metal grille
- 3.14 Portico element above entrance, largely covered by contemporary signage
- 3.15 Non-original signage to either side of doors
- 3.16 Decorative lintel and brickwork
- 3.17 Original steps, with chipped non-original granite surface
- 3.18 Non-original flag and mast



SOUTH FACADE

- 3.19 South facade seen from Pennant Hills Road, showing tenant signage; 1964 stairwell structure is left of dashed line
- 3.20 Non-original porch showing original side entry to bank (right) with original terazzo door sill (arrow) and non-original door into stairwell (left: prior location of ATM)
- 3.21 Vertical joint between original building (right) and 1964 stairwell; note different brickwork at ground level
- 3.22 Vertical joint between original building (right) and 1964 stairwell; note change in parapet height
- 3.23 Detail of joint, showing light mortar filler, pulled away due to movement; note angled original bricks on right
- 3.24 Typical ground floor window with internal security bars and timber elements fixed to reveals, possibly for secondary glazing
- 3.25 Damaged sill, typical condition of exterior timberwork
- 3.26 Evidence of Westpac sign fixture (see Figure 2.20)
- 3.27 Old service penetration, ivy



NORTH-EAST FACADE

- 3.28 North-east facade seen from Fisher Avenue with tenant signage; 1964 manager's office is right of the dashed line
- 3.29 View south from Fisher Avenue
- 3.30 Original boundary wall
- 3.31 Original vehicle entrance off Fisher Avenue, with original brick pier and non-original gates.
- 3.32 Detail showing joint between original building (left) and 1964 manager's office
- 3.33 Original decorative parapet capping and non-original rainwater head and downpipe
- 3.34 Cracked and bowed boundary wall



3.35



3.36



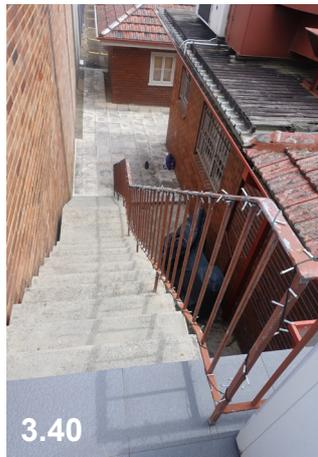
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3.43

NORTH-WEST FACADE

- 3.35 North-west facade seen from rear carpark
- 3.36 Non-original ramp to rear tenancy, non-original windows and infill wall on left and non-original eaves soffits
- 3.37 Female facilities block, 1964; original wall is right of the dashed line
- 3.38 Section of original wall showing infilled doorway and windows, south-west wall of female facilities block
- 3.39 Rear stairs, 1964
- 3.40 View north-west from first floor rear terrace, showing original tiled roof at right
- 3.41 View south-east to 1964 strongroom wall with original concrete ramp, landing and terrazzo door sill (arrow).
- 3.42 Vertical joint between original wall (right) and 1964 female facilities block
- 3.43 Driveway to original garage, with non-original fence and retaining wall



REAR

- 3.44 North-east facade of original garage
- 3.45 North-west facade of original garage
- 3.46 South corner of garage, showing significant cracking
- 3.47 Rear entrance to stairwell off rear terrace
- 3.48 Invasive mechanical ventilation plant and ducts installed 1964
- 3.49 Rear upstairs terrace and air-conditioning unit

3.4 THE BUILDING INTERIOR

3.4.1 Ground Floor

FRONT TENANCY

The front tenancy is entered via the original Bank entrance, takes up most of the ground level and is occupied by a kitchen showroom fitted out in contemporary style. Virtually no evidence of the original layout remains visible, as all original internal walls and original or 1964 partitioning, counters, stairs, etc have been removed. New partitioning and displays cover most of the inside face of the external walls, including some windows; suspended ceilings and new flooring have been installed throughout.

Original timber windows appear to have been retained; internal secondary glazing has been installed on the Pennant Hills Road side.

REAR TENANCY

The rear tenancy is entered off Fisher Avenue via the rear yard, the ‘front room’ being part of the 1964 female facilities addition, reached via concrete steps or a timber access ramp. The part of the building has seen considerable change with the 1964 addition of the new strongroom, parts of whose walls remain, and the female facilities block.

The space comprises two music rooms, two staff rooms (one mainly for storage), an entrance/waiting room and a bathroom. Generally walls are either plastered brick or stud walls, with new plasterboard ceilings and carpeted floors throughout. It is thought that the sole original window is that in the east wall of the north Music Room, all others dating to the 1964 alterations.

Small kitchenettes have been installed in two rooms and a pair of double doors in the south Staff Room wall reflect the onetime connection between the two ground floor tenancies. Ducts for the mechanical ventilation system installed on the roof of the 1964 female facilities block are either exposed or housed in bulkheads.

*

The photographs on this and following pages indicate the nature of the Ground Floor interior.

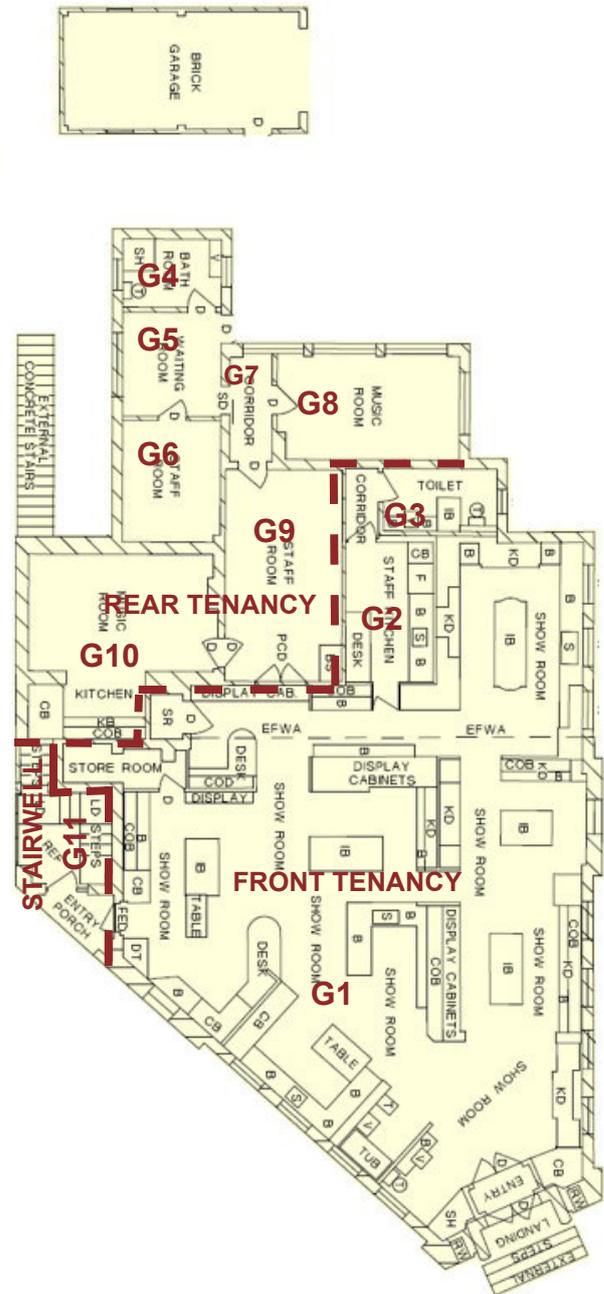


Figure 3.50
Existing ground floor plan, with dashed line indicating divisions between tenancies and stairwell. North is to the top. Rooms are numbered for reference purposes within this report only.
Source: Geometra Consulting



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3.56

GROUND FLOOR : FRONT TENANCY

3.51 Entrance area (G1)

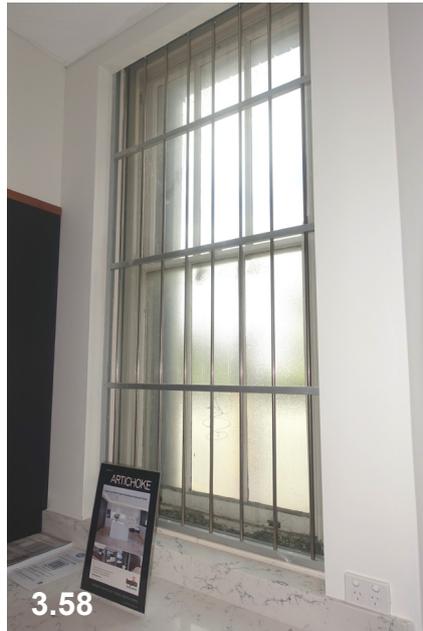
3.52 Looking north-west from entrance (G1)

3.53 Looking south-east towards entrance (G1)

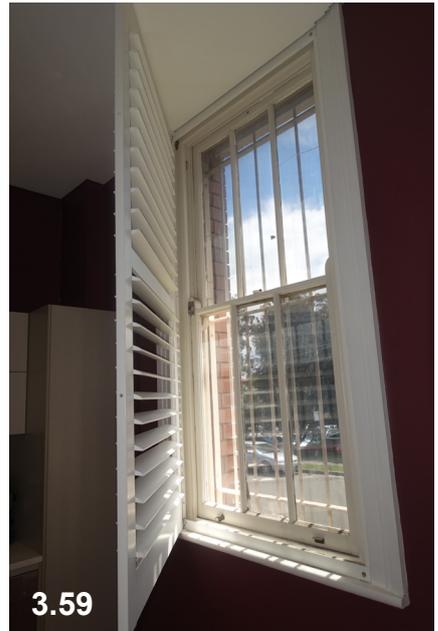
3.54-56 Typical showroom areas (G1)



3.57



3.58



3.59



3.60



3.61



3.62



3.63

GROUND FLOOR : FRONT TENANCY

- 3.57 Bathroom (G2)
- 3.58 Window with obscure glass and internal security bars (G1)
- 3.59 Window with external security bars and internal shutter (G1)

GROUND FLOOR : REAR TENANCY

- 3.60 Entry/waiting room (G5)
- 3.61 Partition between G5 and G6
- 3.62 Music Room, (G8)
- 3.63 Non-original windows in north-west wall of Music Room (G8)



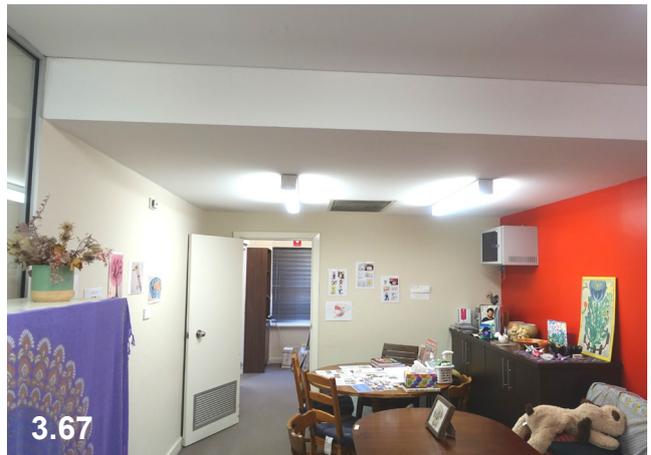
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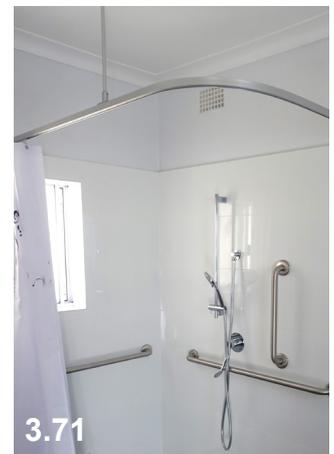
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3.71

GROUND FLOOR : REAR TENANCY

3.64-65 Music Room (G10); erstwhile c.1964 strongroom

3.67-69 Staff room (G6)

3.70 Passage (G7)

3.71 Bathroom (G4)

3.4.2 First Floor

The first floor comprises the original bank manager's apartment, which was modified in 1964 as described in Section 2.4.

The apartment comprises four bedrooms, a living room, kitchen, a small bathroom, a toilet and a combined bathroom/laundry/toilet. Small original cupboards occupy irregular corners created by the angular layout, reflecting the irregular corner site.

Walls are painted plasterboard and the timber floors are generally carpeted. There are new ceilings and cornices throughout but the timber double-hung windows, two- or three-panel doors, door hardware, frames, architraves, picture rails and skirting are generally original, in a simple Inter-War style. Floors are timber with carpet or tile finishes.

Doorways have highlights with the exception of the current toilet (F2), which used to be the internal stairwell, the combined bathroom/laundry/toilet (F7) and the front door. Timber windows facing onto Pennant Hills Road have internal secondary glazing; those opening onto Fisher Avenue do not. Bathroom and kitchen fittings are contemporary. Light fixtures are generally contemporary downlights.

3.4.3 Stairwell

The 1964 stairwell extends from Ground to First floor levels and is accessed from either Pennant Hills Road or the rear of the property.

Front access is into a small lobby and up stairs to a landing on the 1964 strongroom roof, part of which is now the external rear terrace. Rear access also leads to that terrace and into the enclosed stairwell via a contemporary aluminium door and window unit. From this level two short flights of stairs rise to a small landing at the apartment door.

Walls are painted plastered brick and floors are carpeted concrete. A small landing in the Ground Floor lobby features steel pipe handrails and balustrading which is thought to date to alterations 1980s when an ATM was installed.

*

The photographs on the following pages indicate the nature of the building interior. Access to the Garage interior was unavailable.

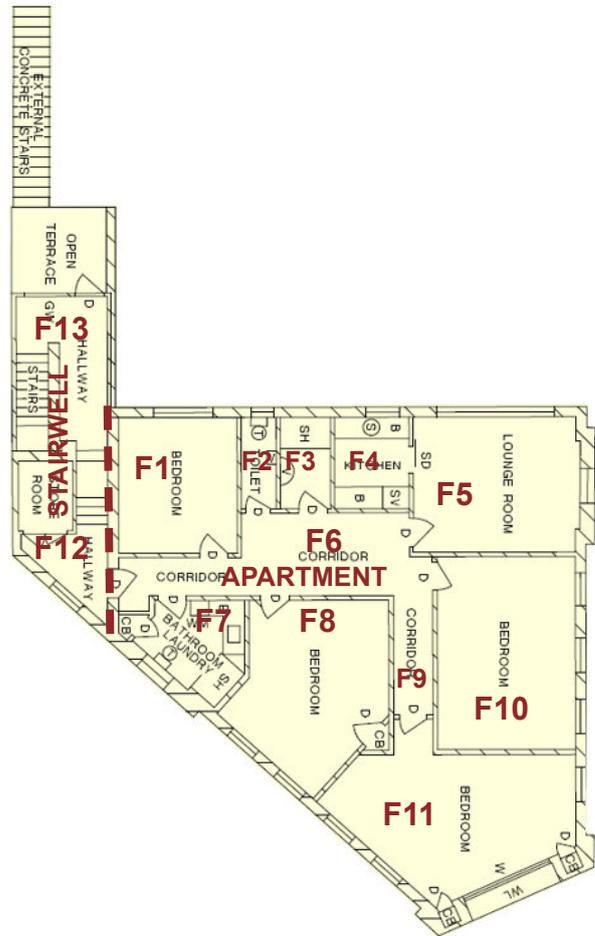


Figure 3.72
Existing first floor plan, with dashed line indicating division between apartment and stairwell. North is to the top. Rooms are numbered for reference purposes within this report only.
Source: Geometra Consulting



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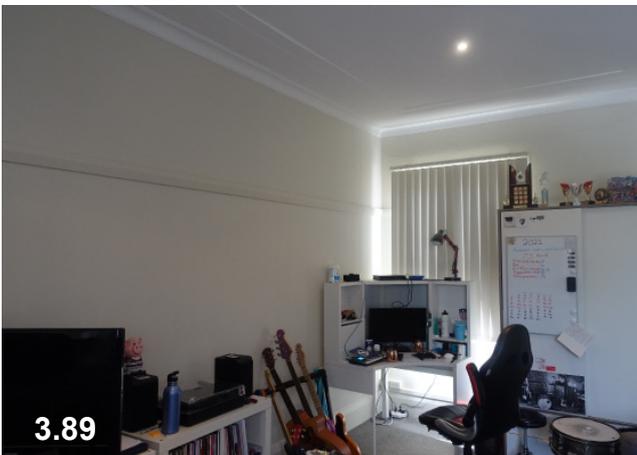
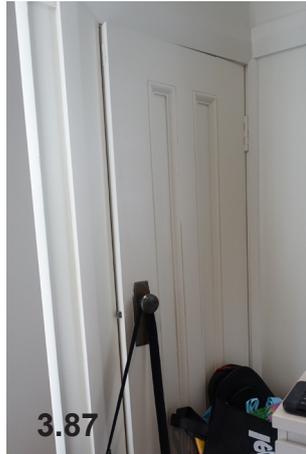
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FIRST FLOOR APARTMENT

- 3.73 Living Room (F5)
- 3.74 North-west window of Living Room (F5)
- 3.75 Typical window (F5) facing Fisher Avenue
- 3.76 Typical 3-panel door (F5)
- 3.77 Typical original door hardware (F5)
- 3.78 Typical ceiling detail (F5)
- 3.79 Hallway (F6) looking towards front door
- 3.80 Kitchen (F4)
- 3.81 Bathroom (F3)
- 3.82 Toilet (F2)
- 3.83 Typical original doorway (F3/F6)



FIRST FLOOR APARTMENT

3.84-85 Bedroom (F10)

3.86 Passage (F9) with bedroom F11 beyond

3.87 Typical 2-panel cupboard door (F11)

3.88-89 Bedroom (F11)

3.90 Crack in north-east external wall (F11)



3.91



3.92

F8



3.93



3.94

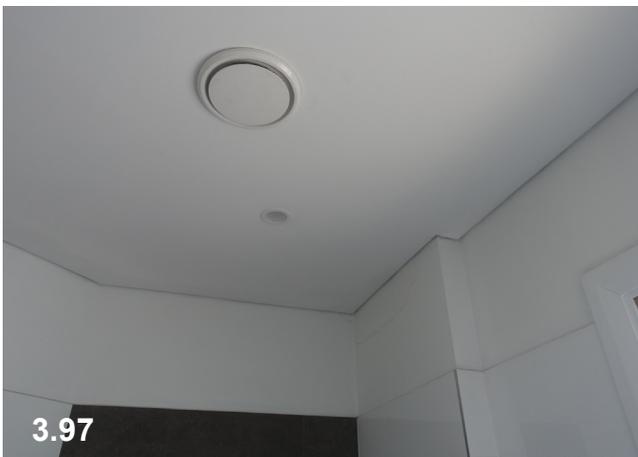


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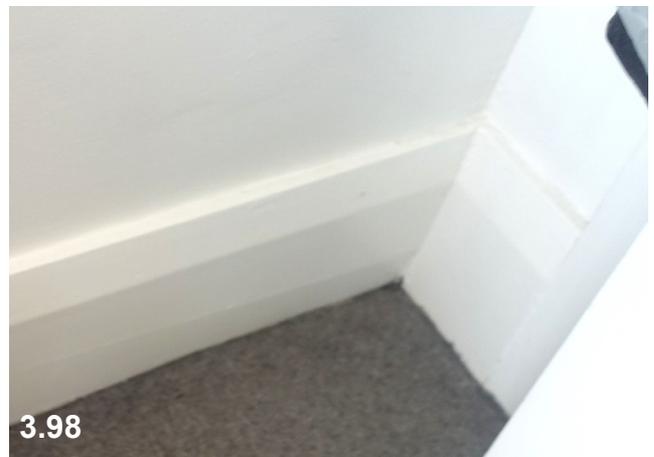


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F5



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3.98

FIRST FLOOR APARTMENT

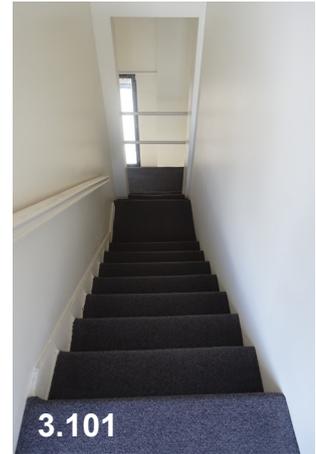
- 3.91 Bedroom (F1)
- 3.92 Bedroom (F5)
- 3.93 Typical original window facing Pennant Hills Road (F8)
- 3.94 Window detail with fixed secondary glazing indicated by arrow (F8)
- 3.95-96 Combined Bathroom/laundry Toilet (F7)
- 3.97 Typical ceiling
- 3.98 Typical skirting



3.99



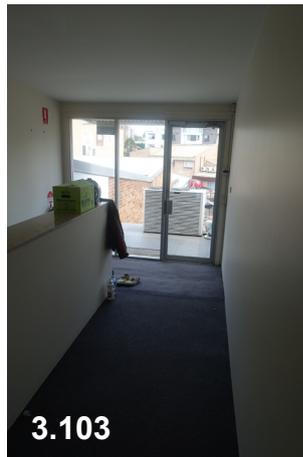
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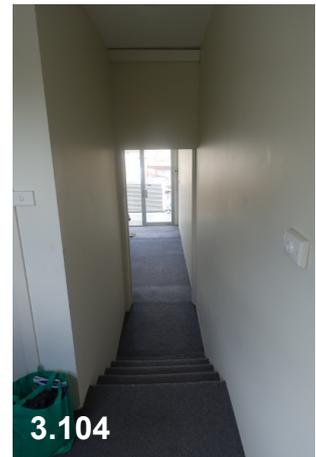
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3.106

STAIRWELL

3.99 View down to door off Pennant Hills Road (G11)

3.100 Ground Floor landing and stairs (G11)

3.101 View down stairs to G11

3.102 View south in first floor corridor (F13) with steps down to G11 to right of low wall and landing to apartment door beyond (F12)

3.103 View north in G13 with rear terrace beyond

3.104 View from G12 to G13

3.105 Window to south facade, on landing (F12)

3.106 Front door to apartment (F12)

3.5 INTEGRITY

The subject building has seen significant additions and alterations, as described in Section 2.3.

Nevertheless, the exterior features of the original building, in particular of the front, two storey section, remain relatively intact, with original brickwork, timber windows and decorative elements still in place and the general character and design of the building still legible. However eaves soffit linings, and rainwater goods including gutters, rainwater goods and downpipes, were likely replaced c.1964. Timber frames have been fixed to the external window reveals in some places, suggesting temporary installation of external secondary glazing.

Signage for the business in the front tenancy covers the original portico element over the front doors, which once bore and may still bear the words 'Pennant Hills Branch'. Metal lettering on the parapet reading 'Bank of New South Wales, Established 1817', has been removed.

Internally there has been a substantial loss of integrity on the ground floor: no evidence of the banking chamber layout or features remains. The layout, fabric and spaces of the first floor interior, however, remain largely intact.

The fabric of the rear carpark and the 'back yard' between the bank and garage, including surfaces, fences, and the c.1970s gates, is recent. No original vegetation has been retained.

3.6 CONDITION

Structurally the building appears sound and what can be seen of the tiled roof from the street appears to be intact. However in some respects the building is observed to be deteriorating. External face brickwork is generally in fair condition, though mortar loss and old penetrations may encourage water, pest or vegetation ingress. On the south facade there are non-original penetrations from later services and signage, some damage to brick window sills and an area of climbing vines, indicating a leak or overflow from the non-original rainwater head directly above.

While original timber double hung windows have been retained, their external surfaces are in poor condition, requiring painting at the least and possibly repair in places.

The brick boundary wall on the north-east side is bowed and cracked, possibly due to tree roots, and is supported by a metal frame on the garden side. The freestanding brick pier marking the driveway entrance is in poor condition. The garage has significant cracking at the south corner, indicating subsidence. The steps to the front entrance are damaged.

Contemporary displays, partitioning, flooring and ceilings in the front tenancy largely conceal the original fabric including some windows. The internal surfaces of visible windows and walls appear to be in good condition. In the rear tenancy, remaining original plastered walls are in good condition. Ceilings, lighting, etc, are contemporary.

Generally the physical condition of the building appears to be fair. Some maintenance and repair is required to prevent further deterioration and loss of fabric and character.

The condition of the rear carpark and the 'back yard' between the bank and garage, including surfaces, fences, and the c.1970s gates, is poor to fair and will continue to deteriorate unless repaired and/or maintained.

4.0

HERITAGE SIGNIFICANCE

4.1 INTRODUCTION

Heritage, or “cultural” value, is a term used to describe an item’s value or importance to our current society and is defined as follows in *The Australia ICOMOS Burra Charter*, 2013, published by Australia ICOMOS (Article 1.0):

Cultural significance means aesthetic, historic, scientific or social or spiritual value for past, present or future generations.¹

This section establishes the criteria which are used to understand significance and identifies the reasons for the cultural value of the site and its components.

Significance may be contained within, and demonstrated by, the fabric of an item; its setting and relationship with other items; historical records that allow us to understand it in terms of its contemporary context, and in the response that the item stimulates in those who value it.² The assessment of significance is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or illustrate aspects that achieve a new recognition of importance.

Determining the cultural value is at the basis of all planning for places of historic value. A clear determination of significance permits informed decisions for future planning that will ensure that the expressions of significance are retained and conserved, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for, and flexibility of, any future development.

A historical analysis and understanding of the physical evidence provides the context for assessing the significance. These are presented in the preceding sections. An assessment of significance is made by applying standard evaluation criteria to the facts of the item’s development and associations.

¹ *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013, p.2

² ie “social”, or community, value

4.2 ESTABLISHED SIGNIFICANCE

The following Statement of Significance for the subject site is sourced from the NSW Heritage Inventory.

Good example of a Post-War period bank building on prominent corner site. Rare example of a commercial building in the area which is virtually unaltered.

Given the brevity of this statement, and its erroneous identification of the building as ‘Post-War’, an independent assessment of significance is undertaken below.

4.3 COMPARATIVE ANALYSIS

4.3.1 Bank architecture

We know what a bank looks like: It’s typically of solid construction with classical architectural features.³

Partly due to technological and financial limitations, and partly reflecting local community expectations, early rural and suburban banks were relatively modest structures not remarkably different from other commercial buildings in their vicinity - or indeed other residences: often the building was less a bank with a bank manager’s residence attached than a substantial bank manager’s home with a small bank shopfront attached. Branch managers, considered pillars of communal life on a par with doctors and teachers, were generally expected to live on or next to the premises.

Only gradually did the bank-as-fortress convention develop, with heavy masonry walls and facades incorporating classical elements such as columns, archways or pediments. Built form was following not function but community expectations - which were, for much of the 19th Century and into the 20th, mainly about maintaining the security of savings. In the cities this evolved into the ‘temple of finance’ model, expressed in massive, ornate buildings projecting wealth, authority and trustworthiness.

³ Faber

The 1930s Depression, when savings were wiped out, mortgages ruthlessly foreclosed and loans denied, undermined that image, and by the close of World War II, community needs and expectations had changed.

In the middle of the twentieth century, banks changed from 'closed' designs signifying wealth, security, and safety to 'open' designs signifying hospitality, honesty, and transparency as the perception of money changed from a passive physical substance to be slowly accumulated to an active notational substance to be kept in motion. If money is saved, customers must trust that the bank is secure and their money will be there when they want it; if money is invested, customers must trust that it is being done openly and honestly and they are being well-advised. Architecture visually communicates that the institution can be trusted in the requisite way.⁴

The hubristic architectural language of temples, too, had been somewhat deflated. As it happened, by the 1930s Modernist architecture had begun to emerge in its Functionalist, Art Deco or other guises, as the banks of the period attest, but the need to signify importance and longevity, as traditionally conveyed by classical elements, remained. Only with the advent of the International Style and new technologies since the 1950s has physical transparency been widely embraced. Since the rise of globalised internet finance, the need to project security and transparency has been joined by the need to demonstrate a cutting-edge, high-tech awareness.

4.3.2 Bank of NSW architecture

One Tuesday in April 1817, Australia's first bank, the Bank of New South Wales, opened in rented rooms in the house of ex-convict Mary Reiby in Macquarie Place. The bank moved to larger premises in George Street in 1822,⁵ which appear to have consisted of a large bank manager's residence with an attached shop.

Bank design varied widely over the years, depending on the location, budget, architect and fashion. Even in small rural or suburban branches, however, the traditional signifiers of strength and security - classical columns, pediments, etc - remained evident until the 1930s. By the end of that decade the residential parts of the buildings began to appear more integrated into the overall design, often as a first floor apartment, and the Classical influence gave way to an Interwar Neo-Georgian style, simple and symmetrical, that was more consistent with emerging Modernist principles, could be readily modified to suit local conditions or preferences, and was easily augmented with minor

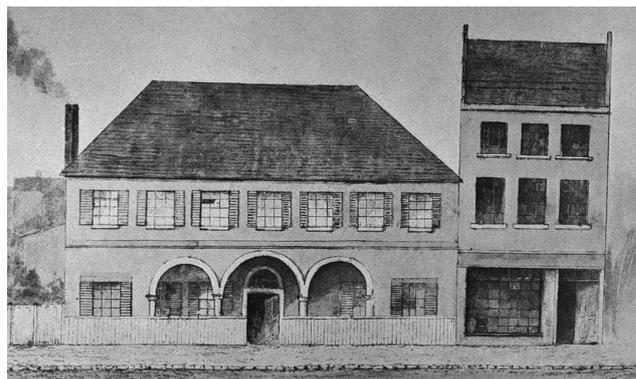


Figure 4.1
The Bank of NSW head office in George Street, 1822-1853.
Source: National Museum of Australia, <https://www.nma.gov.au/defining-moments/resources/first-bank-in-australia>



Figure 4.2
Temples of finance: Bank of NSW, Brisbane, built c.1928-30 (left) and State Savings Bank, Sydney, built c.1925-28.

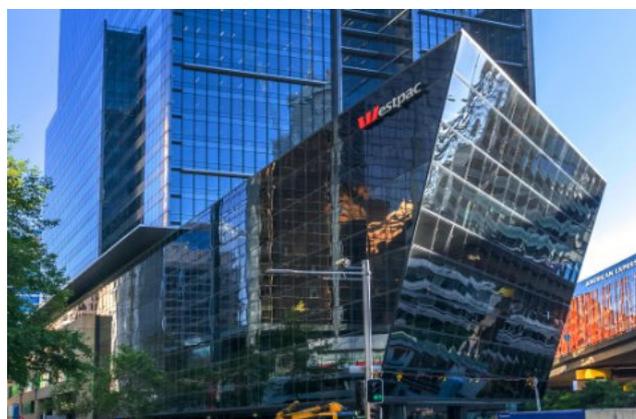
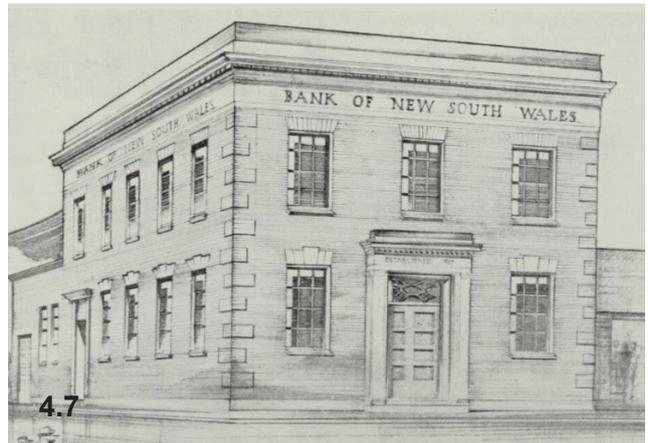
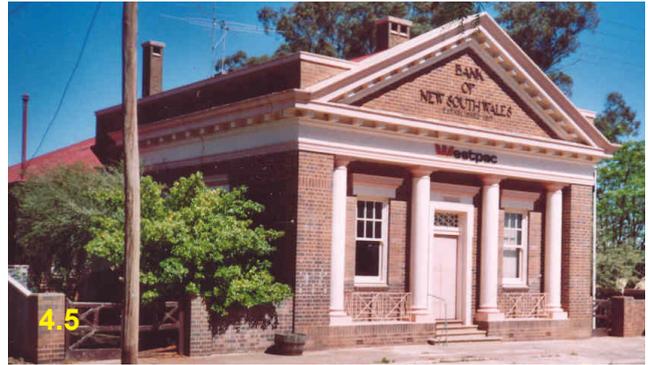


Figure 4.3
Strength, transparency, innovation: ING Group, Amsterdam (top), and Westpac, Sydney

⁴ Frandsen *et al*
⁵ <https://www.nma.gov.au/defining-moments/resources/first-bank-in-australia>



Classical symbolism

- 4.4 Koorawatha, NSW, 1912-17
- 4.5 Ariah Park, NSW, 1915
- 4.6 Ryde NSW, 1935

Neo-Georgian influence

- 4.7 South Yarra VIC, 1938 (*Building Journal*, Oct 1938)
- 4.8 Deniliquin NSW, 1934
- 4.9 Orange NSW, 1930s

Classical references. A 'vocabulary' of elements can be discerned that were presumably judged to deliver the desired post-Depression message of friendly solidity: face brickwork, Georgian symmetry, vertical window proportions, and columns on either side of the entrance rising to a portico element, a vestige of the once-significant moment of entry into the banking 'chamber'.

In this respect an unidentified branch building photographed for the journal *The Builder* in 1937 is of particular interest (see Figure 2.6). Employing an almost identical set of elements on a similar corner site, its resemblance to the subject building is striking, even including the rear single storey section, the rear chimney and the stepped brick boundary wall. The subject building's addition of three parapets, however, indicates a desire to regain some of the surrendered height and visual impact, perhaps in response to its prominent position.

In the postwar period, the influence of the International Style and the fading of old hierarchies saw classical elements erased entirely, to be replaced, by the present day, by what some describe as a Neo-Baroque emphasis on spectacle for some buildings, and a functional minimalism for others.

4.3.3 Conclusion

The subject building reflects the development of bank architecture in New South Wales as it responded to the expectations of customers - whether strength and power, reliability and trust or cutting-edge agility - and to the evolving technology and economy of the times. The late Inter-War, post-Depression period saw bank design move from rather grandiose expression towards a more modest and accessible approach. While not yet ready to eschew their 'strong' masonry fronts, banks reduced their Classical ornamentation and stepped cautiously towards emerging Modernist forms.

A carefully judged vocabulary of elements designed to convey a message appropriate to the times and customer expectations is evident in the subject building. Thus the architectural design of the former Pennant Hills bank building reflects a particular historical moment, demonstrates careful aesthetic thought and represents a set of bank buildings of its kind.

4.4 ANALYSIS OF CULTURAL SIGNIFICANCE

The following commentary assesses the subject building against the criteria established by the NSW Heritage Office (now Heritage NSW) in the document *Assessing Heritage Significance*.

Criterion (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

The subject building was the first bank in Pennant Hills. It reflects the development of the suburb and of bank architecture in the Inter-War period, and thus has historical significance.

Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)

The building is strongly associated with New South Wales's first bank, the Bank of NSW.

Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

The building's architectural expression utilises a vocabulary of elements carefully designed to respond to customer expectations at a particular moment of history, when banking was in transition after the Great Depression and Modernism was beginning to make its mark, but before the dramatic changes of the Post-War world. The building thus has aesthetic significance.

Criterion (d) - 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

The bank served the local residential, business and farming community throughout the Depression, even before the building's construction, and had a social role in that historical community.

Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

The building's construction is typical of its time and is unlikely to have research or technical potential. It does not meet this criterion.

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

Buildings of this period are rare in Pennant Hills. The building has local significance of this kind.

4.5 REVISED STATEMENT OF SIGNIFICANCE

The following revised Statement of Significance is based on the above assessment.

*

The former Bank of NSW building at Pennant Hills has historical significance as a sign of the growth and success of the area in the late 1930s, and of the Bank of NSW's confidence in that growth. The Bank's role in supporting the community through most of the Depression and beyond, and as creator of the building, gives it associational and social significance. Its largely intact Inter-War Georgian Revival exterior is rare for non-residential buildings, and in particular bank buildings, in this vicinity.

The architectural language of the building reflects changes in bank architecture triggered by the Depression, when the overconfident, Classically based 'temple of finance' approach gave way to a more modest style. The building makes careful use of the more restrained architectural vocabulary, resulting in an aesthetically notable element of the streetscape whose prominent location ensures its contribution to local character. The garage, while apparently built at the same time as the bank, has only a minor role in the bank's history and displays no particular style.

Significant original features that have been retained include face brickwork, timber windows, Art Deco elements on the entrance facade and, on the first floor, much of the original layout and joinery.

4.6 GRADING OF SIGNIFICANCE

The subject site has been carefully assessed to determine a relative grading of significance into five levels. This process examines a number of factors, including:

- Relative age
- Original design quality
- Degree of intactness and general condition
- Extent of subsequent alterations
- Association with important people or events
- Ability to demonstrate a rare quality, craft or construction process

Grading reflects the contribution the element makes to the overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered).

Exceptional significance

Includes rare or outstanding building fabric that displays a high degree of intactness or can be interpreted relatively easily.

High significance

Includes the original extant fabric and spaces of particular historic and aesthetic value. Includes extant fabric from the early phases of construction.

Moderate significance

Includes building fabric and relationships which were originally of higher significance but have been compromised by later, less significant modifications.

Little significance

Includes most of the fabric associated with recent alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the site's significance.

Intrusive

Recent fabric, which adversely affects the significance of the site.

Grading has been established as a valuable tool, to assist in developing appropriate conservation measures for the treatment of the building and its various elements. In general, good conservation practice encourages the focussing on change, or upgrading of, an historical building/site to those areas or components which make a lesser contribution to significance. The areas or components that make a greater or defining contribution to significance should generally be left intact or changed with the greatest care and respect.

The assessed heritage significance of the site's main elements and views are indicated in the tables below.

TABLE 4.1 : GRADING OF SITE ELEMENTS

Grading	Elements
Exceptional	• None
High	<ul style="list-style-type: none"> • Original Bank of NSW building and remnants thereof • Presentation of original building to, and views of it from, Pennant Hills Road and section of Fisher Avenue adjacent to two storey section of subject building
Moderate	<ul style="list-style-type: none"> • Garage • Views to rear of former bank building
Little	• Carpark including paving
Intrusive	• None

TABLE 4.2 : GRADING OF EXTERNAL ELEMENTS*Refer also to Figures 4.10-4.13*

Grading	Elements
Exceptional	<ul style="list-style-type: none"> • None
High	<ul style="list-style-type: none"> • Original brick external walls of bank building • Original timber windows • Original roof form • Original roof tiling and structure • Original brick boundary wall, north-east side • Original brick pier, north-west side of original driveway • Original concrete ramp and landing on south-west side • Original decorative elements on entrance (south-east) facade, including: engaged columns, portico element, decorative lintels and parapet capping, timber transom, metal grilles, brickwork details • Original entrance steps excluding cladding
Moderate	<ul style="list-style-type: none"> • Part of south-west facade including original wall (High significance) and infilled windows (Little significance) • Part of north-west facade including original wall (High significance) and later windows (Little significance)
Little	<ul style="list-style-type: none"> • External walls, roofs and eaves soffits of c.1964 additions including: stairwell, manager's office, strongroom, female facilities block • Eaves soffits generally, altered c.1964 • Rear stairs including metalwork • Existing stormwater hardware • All external doors • Security bars on windows (excluding decorative grilles on entrance facade) • Timber elements fixed to window reveals • Remnants of signage, services, etc • Timber ramp and steps at rear • Cladding of entrance steps • Air conditioning unit on rear terrace • Original driveway • Back yard slab and paving • Fencing other than brick boundary wall on north-east side • Driveway gates • All vegetation
Intrusive	<ul style="list-style-type: none"> • Existing illuminated tenant signage on street facades • Mechanical ventilation equipment on roof • Cabling, conduits, etc on street facades

TABLE 4.3 : GRADING OF INTERNAL ELEMENTS*Refer also to Figures 4.10-4.13*

Grading	Elements
Exceptional	<ul style="list-style-type: none"> • None
High	<ul style="list-style-type: none"> • Original brick walls • First floor: original layout • First floor: original joinery including: 2- and 3-panel timber doors, cupboards, door and window frames, architraves, sills, transoms, skirting, picture rails
Moderate	<ul style="list-style-type: none"> • Front door opening (erstwhile window)
Little	<ul style="list-style-type: none"> • Floors, walls, fittings, etc of stairwell • Ground floor tenancies layout (except original brick walls) • Non-original brick walls • All stud walls • All joinery (except as listed above), displays, furniture, etc • Internal security bars • Secondary glazing • Internal timber shutters • All ceilings and cornices • All floor finishes • All services and related fixtures
Intrusive	<ul style="list-style-type: none"> • None

TABLE 4.4: GRADING OF VIEWS

Grading	Elements
Exceptional	<ul style="list-style-type: none"> • None
High	<ul style="list-style-type: none"> • Views to three street facades of two storey section of former bank building • Views to the original brick boundary wall
Moderate	<ul style="list-style-type: none"> • Views to original rear (north-west) facades
Little	<ul style="list-style-type: none"> • Other views to the former bank building • Views to the garage • Views to the carpark

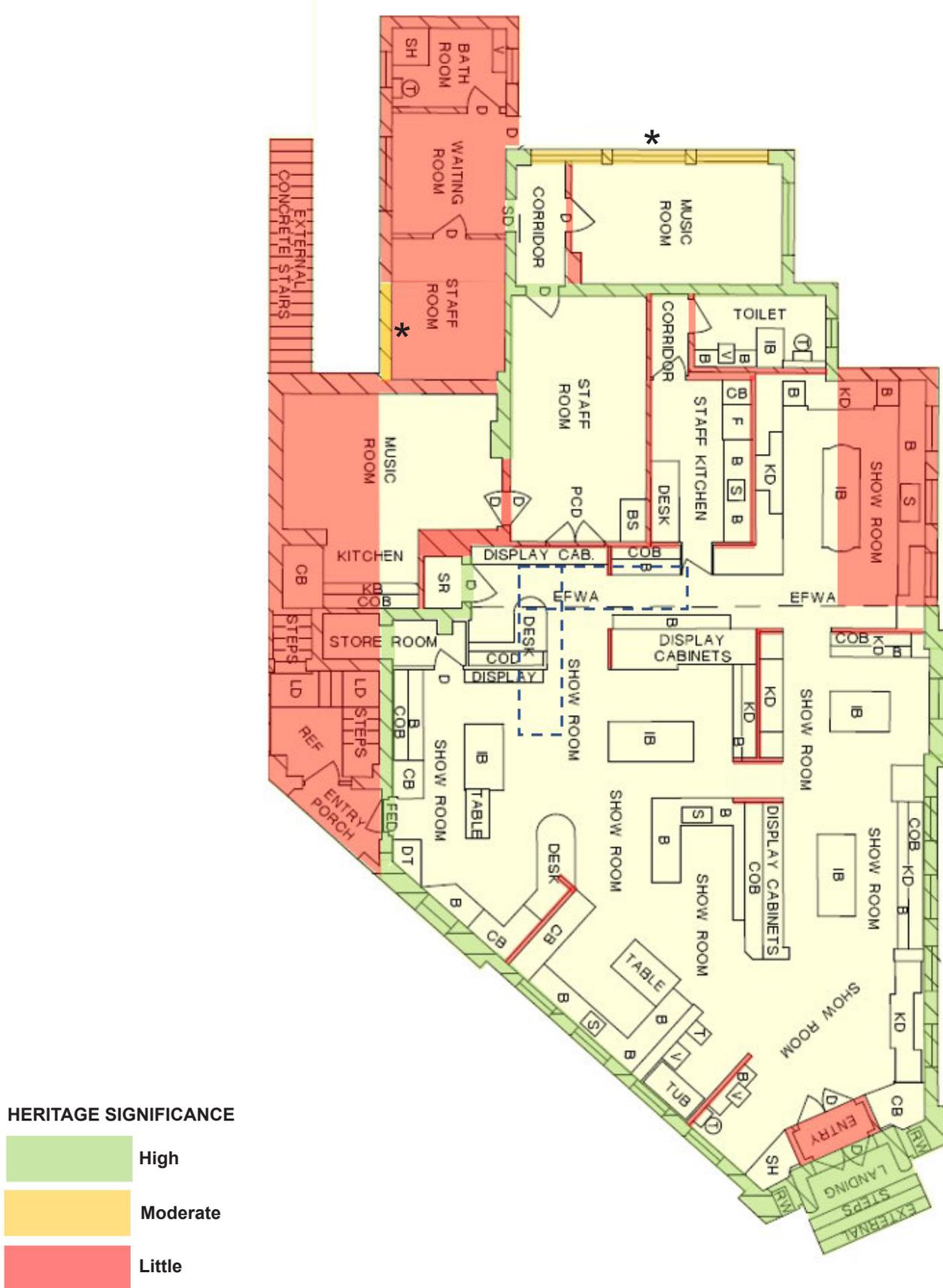


Figure 4.10
 Gradings of heritage significance, Ground Floor.
 Blue dashed lines: erstwhile internal staircase.
 Not shown: Garage, graded as Moderate.
 Base plan: Geometra Consulting

* These sections are graded as having Moderate significance overall, but comprise elements of both High and Little significance: see Figures 2.18-2.19 for detail

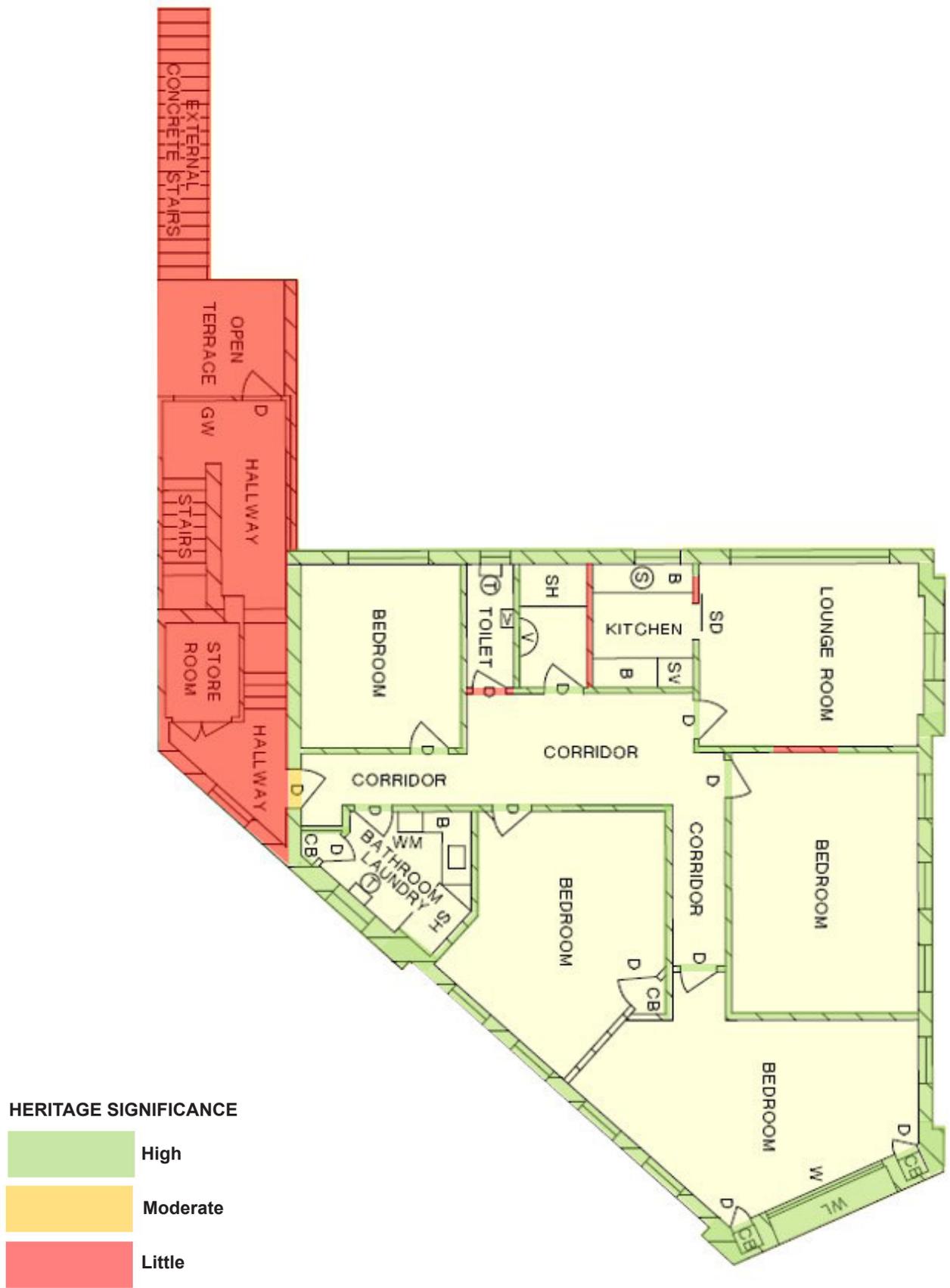
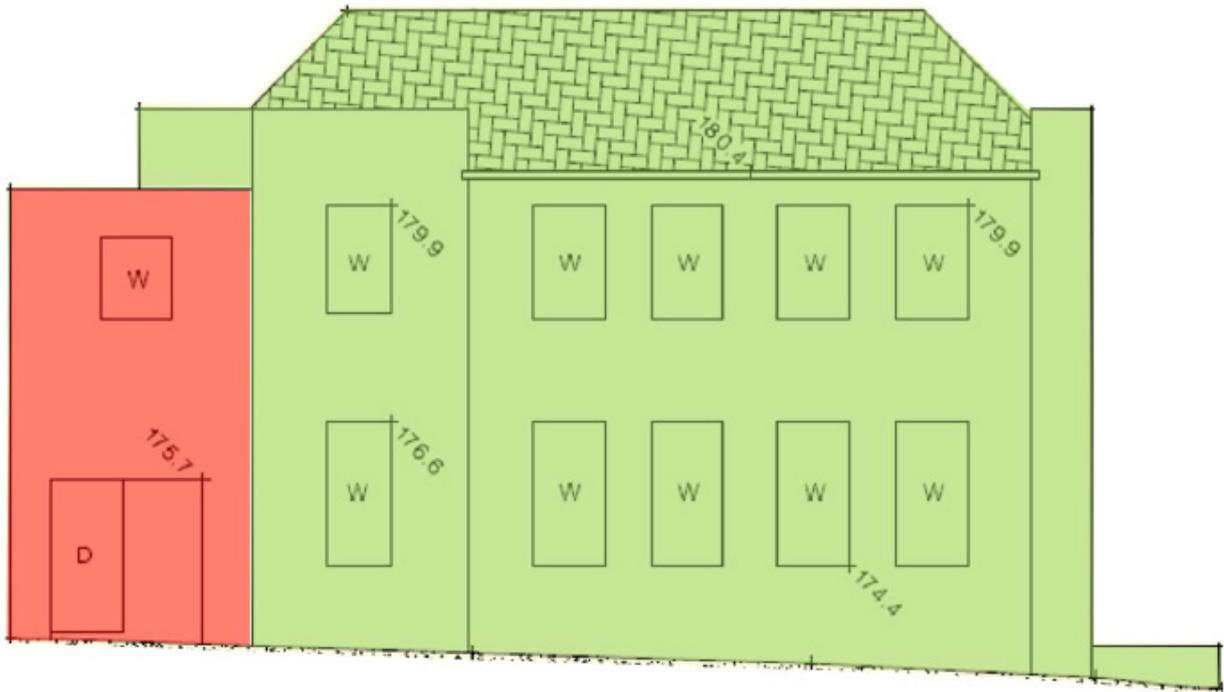


Figure 4.11
 Gradings of heritage significance, First Floor
 Base plan: Geometra Consulting



South-east elevation

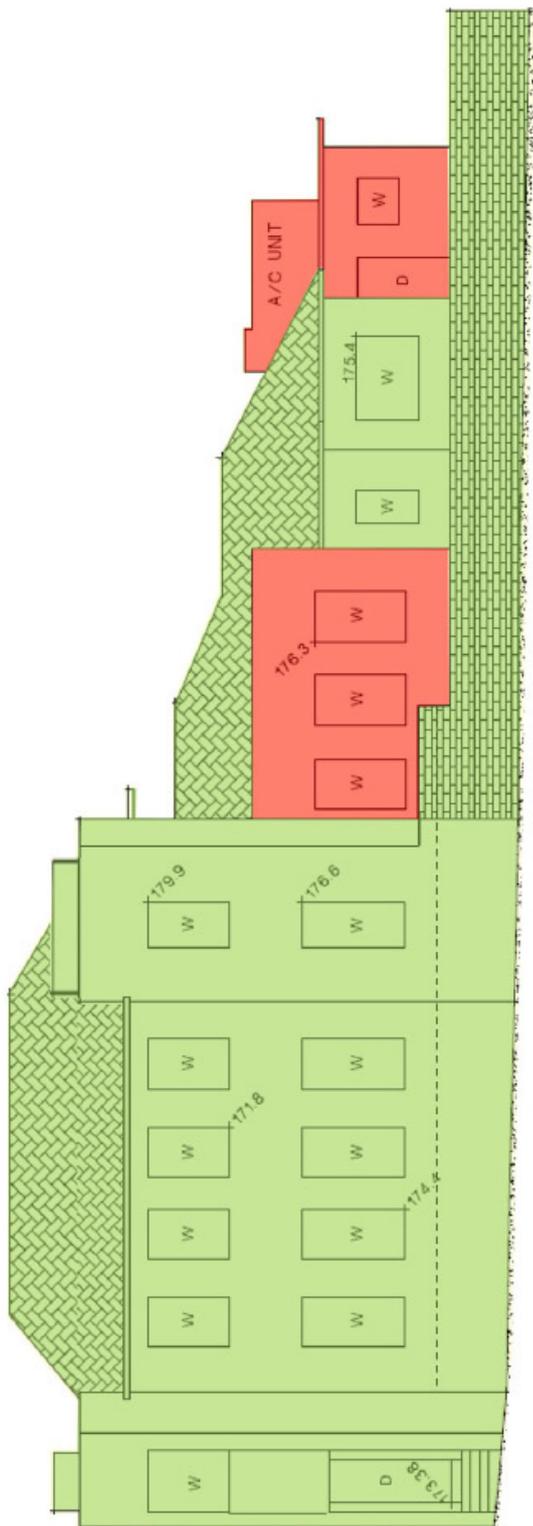


North-west elevation

HERITAGE SIGNIFICANCE



Figure 4.12
 Gradings of heritage significance
 Base plans: Geometra Consulting



North-east elevation



South-west elevation

HERITAGE SIGNIFICANCE

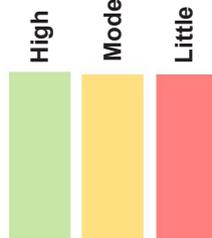


Figure 4.13
 Gradings of heritage significance
 Base plans: Geometra Consulting

4.7 ARCHAEOLOGICAL POTENTIAL

Although archaeological assessment is outside the scope of this report, it is noted that the subject building and garage appear to have been the first and only structures erected on the site, which was previously occupied by undeveloped bushland or possibly, in part, orchards. The probability of discovering relics is therefore considered to be low.

However, the Archaeological Management Provisions of the *NSW Heritage Act* apply to any relics which are located below ground level. If, at any time, unexpected archaeological remains are uncovered or disturbed, work must stop immediately and the NSW Heritage Council must be notified.

4.8 CURTILAGE ANALYSIS

The NSW Heritage Office (now Heritage NSW of the NSW Department of Premier and Cabinet) publication *Heritage Curtilages*⁶ defines “heritage curtilage” as the area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. Heritage curtilage can be classified as one of four types:

- Lot Boundary Heritage Curtilage: for places where the legal boundary of the allotment is defined as the heritage curtilage. The allotment should, in general, contain all significant related features, for example outbuildings and gardens, within its boundaries.
- Reduced Heritage Curtilage: for places where an area less than the total allotment is defined as the heritage curtilage. Applicable where not all parts of a property contain places associated with its significance.
- Expanded Heritage Curtilage: for places where the heritage curtilage is larger than the allotment. Particularly relevant where views to and/or from a place are of significance.
- Composite Heritage Curtilage: for larger areas that include a number of separate related places, such as heritage conservation areas based on a block, precinct or whole village.

The subject site includes a large unoccupied area to the rear (north-west), which could be partly occupied without blocking views to the subject building graded as having High heritage significance. Since the original construction of the subject building and garage, the south-east wall of the latter effectively defined a back yard for the Bank building. The recommended heritage curtilage is therefore a Reduced curtilage with a boundary aligned with the existing garage wall, approximately five metres from the rear wall of the subject building, and including the garage.



Figure 4.14
Recommended heritage curtilage. Property boundary is shown in yellow and recommended curtilage is shaded blue.
Base image: NSW Spatial Services SIX Maps

⁶ Warwick Mayne-Wilson, *Heritage Curtilages*, NSW Heritage Office and the Department of Urban Affairs and Planning, NSW, 1996



Figure 4.15

Recommended visual curtilage. Primary, High significance facades are coloured red (including the low brick boundary wall along Fisher Avenue) and secondary, Moderate significance facades yellow. Views to these from within the zone shaded green should be protected.
Base image: NSW Spatial Services SIX Maps

A visual curtilage is also identified. The three street facades of the two storey section of the building are considered to be the primary, High significance facades, and views to them from the zone indicated in Figure 2.21 are to be retained. Other original rear facades are considered to be secondary facades with Moderate significance; views to them should be retained if possible in the context of adaptive reuse.

5.0

CONSTRAINTS AND OPPORTUNITIES

5.1 INTRODUCTION

This section outlines issues relevant to the preparation of conservation policies for the site. It takes into consideration matters arising from the established and revised Statements of Significance, procedural constraints imposed by cultural conservation methodology such as that of the Australia ICOMOS *Burra Charter* and any statutory and non-statutory listings that apply to the site, and describes both constraints and opportunities arising from these matters.

5.2 ISSUES ARISING FROM THE STATEMENTS OF SIGNIFICANCE

Considering the established and revised Statement of Significance, the following issues need to be addressed in the recommended conservation policies:

- The former Bank of NSW building was the first purpose-built bank in Pennant Hills, and is a rare example of a largely intact non-residential Inter-War building in this vicinity. It is a listed heritage item with historical, aesthetic, social and rarity value and must be retained.
- All original and significant components of the site, as identified in Section 4.6, should be retained and conserved in accordance with the principles of the *Burra Charter* and the conservation policies in Section 6.0 herein.
- Views to the site identified as having High or Moderate significance should generally be retained.
- The bank building has undergone significant additions and alterations, primarily c.1964. The main additions (stairwell, strongroom, manager's office and female facilities block) are readily identifiable and have been graded as having Little heritage significance. Extensive changes were made to the ground floor interior but the first floor interior (formerly the bank manager's apartment) is largely intact. Insofar as possible in the context of adaptation for contemporary use, remaining original layouts, walls and other features should be retained.
- Despite the c.1964 additions and alterations, the exterior of the two storey section of the building remains largely intact, in particular its three street facades. All significant facades and elements

should be retained and where necessary repaired, and enhanced by removal of intrusive elements.

- Given the history and social significance of the building and the considerable changes to the vicinity since its construction, consideration should be given to including heritage interpretation in any future development.
- Some building elements have been graded as being Intrusive: their removal, in time, would have a positive heritage impact. The existing illuminated facade signage, comprising four separate signs with at least one on each street facade, is in this category. Consideration should be given to lower-impact, more sympathetic solutions which could be implemented as the opportunity arises.
- Similarly, one of the two sets of original signage (steel lettering on parapet) has been removed and another set (directly above the entrance) is either obstructed by contemporary signage or may also have been removed. Reinstatement of both, in a manner that avoids misinforming the public as to the building's use, should be considered.
- The established and revised Statements of Significance should be accepted as part of the basis for the future use and management of the site.

5.3 HERITAGE MANAGEMENT FRAMEWORK

5.3.1 Current Heritage Listings

The following statutory lists have been reviewed in relation to the subject site. The implications of these listings, if any, are discussed below.

LIST	INCLUDED
World Heritage List	NO
Commonwealth Heritage List	NO
National Heritage List	NO
NSW State Heritage Register	NO
Hornsby LEP 2013	YES

5.3.2 Heritage Act 1977

While the subject site is not listed on the State Heritage Register under the *Heritage Act 1977*, under the Act the disturbance or excavation of land containing or being likely to contain archaeological relics can only take place when an Excavation Permit has been granted by the Heritage Council. A 'relic' is defined in the *NSW Heritage Amendment Act 2009* as:

Any deposit, artefact, object or material evidence that:

(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) is of State or local heritage significance

All relics are protected under the *Heritage Act*, regardless of whether or not the place is listed as a heritage item on a local, State or national level. For places listed on the State Heritage Register, an Excavation Permit is obtained under Section 60 of the *Heritage Act*. For all other places, the disturbance of relics requires an Excavation Permit under Section 140 of the *Heritage Act*.

Where any excavation is planned, it is advisable to investigate the archaeological potential of the site and apply for any relevant permits well in advance of the commencement of works, as such investigations and applications can take time and their absence can hold up works should relics be discovered.

5.3.3 Hornsby Local Environmental Plan 2013

General heritage objectives

The subject site is listed as an item of local heritage significance (no. 651) in Schedule 5 of the *Hornsby Local Environmental Plan 2013* (the HLEP). The relevant operative statutory regulations of the HLEP are noted in clause 5.10, 'Heritage conservation'.

Approval from Hornsby Council is required for any alterations or additions to the site, which must be assessed under Section 79(c) of the *Environmental Planning and Assessment Act 1979*.

The relevant heritage objectives of the HLEP are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows—

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

Conservation incentives

Section 5.10(10) of the HLEP allows for otherwise non-allowable use of a heritage item if such a change facilitates the item's conservation without adversely affecting the amenity of the area. All five clauses of the provision as shown below must be satisfied.

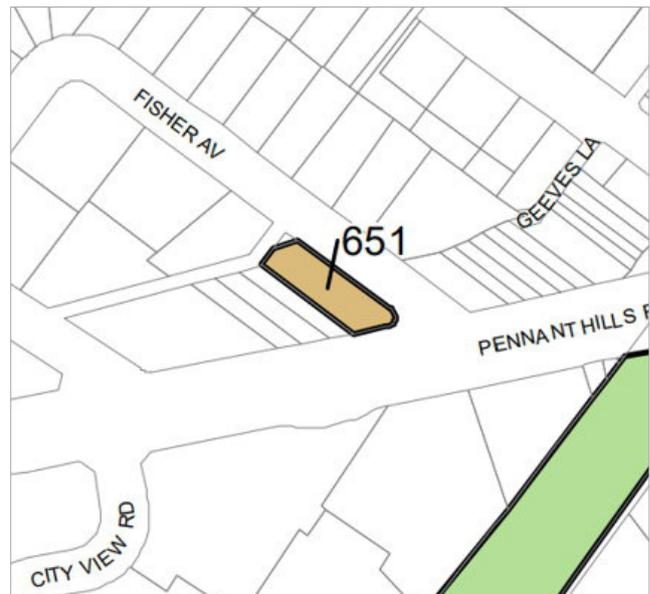


Figure 5.1

Excerpt from Heritage Map showing listed heritage items (subject site) shaded brown. North is to the top

Source: Hornsby LEP 2013 Heritage Map, sheet HER_10B

5.10 Heritage conservation

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

Should change of use on the basis of this provision be desired, the Statement of Heritage Impact accompanying the development application should demonstrate how each clause is met.

5.4 OTHER RELEVANT STATUTORY REQUIREMENTS

5.4.1 Building Code of Australia

Building regulations for New South Wales are specified in the *Building Code of Australia (BCA)* and administered by the Building Codes Board. The *BCA* contains standards relating to fire safety, egress, health and amenity provisions for buildings, and requires that any future uses, alterations or additions to the building must comply with these standards. The application and integration of *BCA* standards into the building or place must, however, be undertaken in a manner that responds to the heritage significance.

Advice on how to best achieve *BCA* compliance for historic buildings can be sought from the Fire, Access and Services Advisory Panel of Heritage NSW of the NSW Department of Premier and Cabinet.

5.4.2 Disability Discrimination Act 1992

The provision of access must be taken into account when considering on-going and future use of the building.

The *Commonwealth Disability Discrimination Act 1992* relates to discrimination on the grounds of disability. Under Section 23 of this *Act* it is unlawful to discriminate by refusing persons with a disability access to any premises or facilities the public is entitled to use.

Amendments to this act that came into force in August 2009 introduced the concept of an explicit duty to make reasonable adjustments. A reasonable adjustment is any adjustment that does not impose an unjustifiable hardship on the person who would have to provide the access.

5.5 OTHER RELEVANT GUIDELINES

5.5.1 Hornsby Development Control Plan 2013

The objectives and controls of the *Hornsby Development Control Plan 2013* (the *HDCP*) are also applicable to any future development of this site. While the *HDCP* is not a statutory instrument, it carries weight as a clear indication of Council expectations. The following excerpts indicate the nature of such expectations in this area:

9.2.1 General Design Requirements

Desired Outcomes

- a. *Development that allows reasonable change to occur to heritage items, particularly to meet contemporary amenity or safety standards without unreasonably impacting heritage significance.*
- b. *Alterations and additions that are sympathetic to significant features, and do not dominate the heritage item in terms of bulk, scale, form, setbacks and materials.*

- c. *Development that encourages new uses that facilitate the ongoing viability of heritage items without adversely affecting heritage significance.*
- d. *New uses that allow for interpretation of the heritage item and do not result in substantial or irreversible changes to significant features.*

9.2.7 Commercial Heritage Items

Desired Outcomes

- a. *Development that retains evidence, including layout, of original shopfronts.*
- b. *Development that reinstates traditional features and results in sympathetic new work.*
- c. *Development that contains minimal signage that complements, rather than dominates, the architectural characteristics of the building.*

9.4.1 Development in the Vicinity of Heritage Items and Heritage Conservation Areas

Desired Outcomes

- a. *New work that is sympathetic to the heritage significance of nearby heritage items, or adjoining heritage conservation area, and their settings.*

5.5.2 The Burra Charter

Australia ICOMOS is a professional body of conservation practitioners, represented by the Australian National Committee of the International Council on Monuments and Sites (ICOMOS).

Australia ICOMOS has developed and published a Charter for the Conservation of Places of Cultural Significance, generally known as *The Burra Charter*. This document establishes principles and methodologies for conservation work in Australia, based primarily on an understanding of the heritage values of a place and then appropriate responses to looking after the place in relation to various management issues and requirements. Its status is advisory, not statutory, but it has become widely recognised as establishing the basic methodology for conservation work in Australia.

The *Burra Charter* can be accessed at:

<https://australia.icomos.org/publications/burra-charter-practice-notes/>

5.5.3 Better Placed: Design Guide for Heritage

The document *Better Placed: Design Guide for Heritage*, published by the Heritage Council of NSW and the NSW Government Architect in 2019, is an accessible guide to design in heritage contexts. It can be accessed at:

<https://www.governmentarchitect.nsw.gov.au/resources/ga/media/files/ga/design-guides/better-placed-design-guide-for-heritage-2019-01-30.pdf>

5.6 PHYSICAL CONDITION

The building generally appears to be in fair but deteriorating condition (see Section 3.6), with some maintenance and repair requirements.

5.7 OWNER'S REQUIREMENTS

The identification of the needs of the owners and occupiers of the building need to be considered when formulating guidelines for the conservation, use and management of the building.

The site is an investment property, with the building currently let to three tenants (two on the ground floor and one on the first floor). This CMP accompanies an application to construct a residential apartment building in the rear (north-western) part of the site and refurbish and upgrade the first floor apartment in the former bank building.

Any future development of the site and building will therefore need to be considered in the context of the contemporary regulatory and market environment and the related expectations for safety, functionality and amenity.

5.8 OPPORTUNITIES

Conservation and restoration opportunities include:

- Repair and maintenance of significant heritage fabric.
- Removal of intrusive items (including rooftop mechanical equipment and illuminated signage).
- Conservation or reconstruction of original signage.

Considering the assessment of significance and both the established and revised Statements of Significance herein, there is also scope for:

- Development of the north-western half of the site, including construction of a sympathetic medium-height building.
- Minor alterations to the former bank building and garage, including some demolition.
- Minor additions to the former bank building.

All such changes are subject to the protection of the heritage significance of the site. The conservation policies in Section 6.0 provide a guide to achieving that objective.

6.0

CONSERVATION POLICIES

6.1 INTRODUCTION

Conservation can be regarded as the management of change. It seeks to safeguard that which is important in the built environment, within a process of change and development. As such, it is one of the functions of this document to establish policies and recommendations for the conservation and ongoing use of the building in a way that protects and enhances its heritage value. In this way, the owners and managers of the building will be able to formulate proposals within a known framework of acceptable directions, and planning authorities will be able to assess those proposals against the criteria.

The conservation policies below provide a framework for management and reuse of the site and are not intended to impose blanket prohibitions or conditions. Circumstances may change in the future, further analysis may reveal additional information and owners' requirements may develop that require a different approach to meeting the objective of protecting and enhancing the place's heritage values.

6.2 PRINCIPAL CONSERVATION POLICIES

Policy 6.2.1 Conservation of the setting

The significant aspects, elements and character of the setting, including significant landscape elements, should be conserved.

Policy 6.2.2 Conservation of cultural landscape

The significant cultural landscape values of the site should be retained and conserved in accordance with Section 4.6.

Guideline

The site's significant cultural landscape values are those representing the stages of its history as identified in Section 2.0.

Policy 6.2.3 Conservation of visual significance

Future changes to fabric, form and associated structural elements should respect the visual significance and architectural integrity of the building, and respond accordingly.

Policy 6.2.4 Conservation of views

Views graded as having High significance should be retained. Views graded as having Moderate significance can be modified in the context of adaptive reuse. Views graded as having Little significance need not be retained.

Policy 6.2.5 Changes of use

Conservation of the site should be in the form of on-going or new compatible uses for the site, which respect the scale, form and internal configuration of the heritage building, with minimal changes to the structure, significant fabric or spaces and the external envelope. The change of use should have no adverse heritage impact on the subject site.

Where a development application seeks approval in part under Section 5.10(10) of the *Hornsby LEP 2013*, the proposal must be shown to be capable of meeting all requirements of that section.

Policy 6.2.6 Focus of change

In general, any changes should be focused on site elements which provide a lesser contribution to the site's overall significance and are therefore less sensitive to change.

Policy 6.2.7 New structures

The design and siting of any new structures on the site should respect the visual presence of the building and the character and significance of site features as identified in Section 4.6.

Policy 6.2.8 Changes to former bank building

Any changes to the significant fabric, form and internal spaces of the former bank building should respect its identified significance and, insofar as possible, be reversible.

Guideline

The addition of a new element is fully reversible if, upon its removal, no trace of its presence remains.

Policy 6.2.9 Subdivision

The existing lot can be subdivided provided that the entire retained former bank building and garage remain within one lot.

6.3 APPLICATION OF THE BURRA CHARTER

Background

The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (known as the *Burra Charter*) is widely accepted in Australia as the underlying methodology by which all works to sites/buildings that have been identified as having national, state and regional significance are undertaken.

In order to achieve a consistency in approach and understanding of the meaning of conservation by all those involved, a standardised terminology for conservation processes and related actions should be adopted. The terminology in the *Burra Charter* is a suitable basis for this.

Policy 6.3.1 Conservation methodology

Because the subject site is of demonstrated cultural significance, procedures for managing changes and activities for the site should be in accordance with the recognised conservation methodology of the *Burra Charter*.

Policy 6.3.2 Consistent terminology

The following terms apply to the historic fabric of the site and are included here to assist in understanding the intent of the conservation requirements in this section.

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. 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.

Fabric means all the physical material of the *place* including elements, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of a *place*, and its *setting*. Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing use or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place.

Related object means an object that contributes to the *cultural significance* of a *place* but is not at the place.

Associations means the connections that exist between people and a *place*.

Meanings denote what a *place* signifies, indicates, evokes or expresses to people.

Interpretation means all the ways of presenting the *cultural significance* of a *place*.

6.4 PRINCIPLES FOR REUSE

Policy 6.4.1 Respect

During preparation of schemes for future uses for the building, care should be taken to respect the scale and character of the former bank building.

Policy 6.4.2 Loose fit

New uses for internal spaces should adopt the principle of 'loose fit': the functional and spatial requirements of each use should be tailored to suit the available space, rather than the building being altered to suit the new use.

Policy 6.4.3 New divisions

Internal divisions are permissible, provided that they are reversible and do not read on the external facades or obscure any significant elements such as windows openings, or views from those windows.

Policy 6.4.4 New services

Location and visual presentation of new services within the building should generally remain subservient and respectful to the scale, dignity and presentation of the existing building.

6.5 TREATMENT OF BUILDING ELEMENTS

Policy 6.5.1 Focusing of change

In general, future changes should be focused on areas or components which provide a lesser contribution to the overall significance and are, therefore, less sensitive to change.

Policy 6.5.2 Elements of High significance

Any work which affects fabric, spaces or relationships with a High assessed heritage value should be confined to preservation, restoration, reconstruction and adaptation as defined in *The Burra Charter* and should be carefully maintained.

Guideline

It is recognised that in a context of adaptive reuse, this principle will need to be balanced with contemporary expectations regarding functionality and amenity. The loss of small amounts of High-significance fabric may be acceptable depending on its location, visibility, rarity, etc.

Policy 6.5.3 Elements of Moderate significance

In relation to elements of Moderate significance the principles of *The Burra Charter* should be followed as above; work involving the reduction (or even the removal) of a particular element may be an acceptable option where it is necessary for the proper function of the place and is beneficial to, or does not reduce, the overall significance of the place.

Policy 6.5.4 Elements of Little significance

Elements of Little assessed heritage value do not intrude on the place in a way that reduces significance. Both retention and removal are acceptable options.

Policy 6.5.5 Intrusive elements

Intrusive elements reduce the overall significance of the place, despite their role as illustrations of continuing use. The preferred long-term option is for their removal and conversion to a compatible form of replacement in a way which helps retain the significance of the overall item.

Policy 6.5.6 Repair of damage

Where possible, damage or scarring caused by earlier fit-outs or service installations should be repaired to match the original and original fabric reinstated.

Policy 6.5.7 Removal of elements

Where elements graded as Intrusive or as having Little significance are removed, care must be taken to ensure that there is no adverse impact on any elements or fabric of Moderate or High significance.

Policy 6.5.8 Reconstruction

In order to reinstate or reconstruct parts of the building, sufficient information must be available to guide the design and documentation of the work. Such information includes documentary evidence, archaeological material and evidence held within the fabric of adjacent components. Reinstatement of missing fabric, or detailing known to be consistent with such traditional beginnings, or reconstruction should only take place within the context of retention of cultural significance of a particular element and of the building.

Reinstated or reconstructed fabric should be 'date stamped' in discreet ways, to indicate that the work is of this nature.

Policy 6.5.9 Defective practices

While reconstruction or reinstatement should return an element to a known earlier state, building practices or construction details which are known to be defective should not be adopted.

6.6 EXTERIOR ELEMENTS

Policy 6.6.1 Roof structure

Where repairs to the building are required, the roof framing should be retained where possible.

Policy 6.6.2 Roofing material

The Marseilles roof tiles should be retained. Where replacement is required this should be on a like-for-like basis.

Policy 6.6.3 Walls

The existing face brickwork on original external facades of the building should be retained and repaired where necessary.

Original face brickwork must not be painted, rendered or coated. Walls should be kept free of potentially invasive vegetation.

Policy 6.6.4 Openings

All existing original doorways and window openings should be retained and neither enlarged, reduced or infilled.

The original front doorway in the south-east facade should remain as an active entrance.

Policy 6.6.5 Fenestration

The existing original fenestration, including original timber windows, frames, etc, should be retained and repaired where required.

Policy 6.6.6 Unsympathetic elements

Unsympathetic elements should, as opportunities arise, be removed or, if necessary, replaced with carefully placed sympathetic elements.

Guideline

This includes the existing tenancy signage, which is graded as Intrusive. Alternative forms and locations of signage should be considered.

6.7 INTERIOR ELEMENTS

Policy 6.7.1 Internal walls

Original internal walls should be retained insofar as possible in the context of adaptive reuse.

Guideline

It is recognised that in a context of adaptive reuse of a commercial property, this principle will need to be balanced with contemporary expectations regarding functionality and amenity. The loss of small amounts of High-significance fabric may be acceptable depending on its location, visibility, rarity, etc.

Policy 6.7.2 Flooring

Non-original floor finishes in the building can be replaced by more sympathetic finishes if the opportunity arises. Any extant timber floorboards should be retained and conserved.

Policy 6.7.3 Timber joinery

Significant timber joinery, including first floor doors, transom sashes, door and window frames, architraves, skirting, picture rails and cupboards, should be retained.

6.8 PRINCIPLES FOR DESIGN OF NEW ELEMENTS

Policy 6.8.1 Avoidance of mimicry

New elements should not attempt to replicate or mimic original features. They should be of a contemporary design and character but remain respectful of the character of the old, in accordance with Article 22.2 of *The Burra Charter*.

Guideline

It is recognised that within the first floor apartment, if adapted and refurbished, this principle will need to be balanced with market expectations regarding amenity and attractiveness, and that it may be preferable to maintain the significant character throughout.

Policy 6.8.2 New structural elements

Any required new structural members should be introduced so that they are visually unobtrusive and that the intervention into significant fabric is minimised.

Policy 6.8.3 New buildings

New buildings should be located at the rear of the site, visually separated from the former bank building, and sympathetic to and respectful of it in terms of scale, height, form and materiality.

Policy 6.8.4 Vertical additions

No vertical additions should be made.

Policy 6.8.5 Connections to the building

Where new structures are required to be physically connected with the subject building, adaptation should occur in modified areas of the building.

Links between old and new structures should be low level and of light construction.

6.9 SERVICES

Policy 6.9.1 Removal of services

Redundant services should be removed carefully to avoid damaging original fabric.

Policy 6.9.2 New services

The location and visual presentation of new services within the building should generally remain subservient and sympathetic to the original design intent, scale, dignity and presentation of the existing buildings.

Policy 6.9.3 Physical and visual impact

Where new services or upgrading of existing services are required (ventilation, fire, electrical, data and plumbing), these should be introduced discreetly in areas of lesser significance to avoid damage to significant fabric and avoid visual impact on significant spaces.

Policy 6.9.4 Air conditioning

New mechanical ventilation or air conditioning units should be situated so as to minimise impact on views to the building. Intrusion into significant fabric should be minimised in the installation of any new air conditioning services.

6.10 COLOUR

Policy 6.10.1 Exterior colours

Original face brickwork must not be painted or rendered. Future colour schemes for other fabric should be based on schemes shown in historical evidence or commonly used on buildings of this period. Exact period colours need not be used; rather, hierarchies and tonalities should refer to those of the period.

Guideline

A typical colour hierarchy might be: light colour for walls, medium colour for decorative features, dark colours for doors, windows and other 'trim'.

Policy 6.10.2 Internal colours

In residential or commercial buildings, internal colour schemes need not conform to period schemes.

Policy 6.10.3 Approval of colour schemes

Proposed exterior colour schemes should be approved by a suitably experienced Heritage Consultant and the consent authority before implementation.

6.11 CODE COMPLIANCE

Policy 6.11.1 Necessary impacts

If original or early architectural elements have to be removed or concealed in order to achieve code compliance, then the appropriate approach should be one of 'reversibility'.

Guideline

For example, if original or early elements must be removed in order to comply with fire regulations, the original elements should be stored and protected for possible future reinstatement. Where such elements must be concealed, for example by fire-rated ceilings or boxing in, the concealment should be reversible.

6.12 ACCESS

An objective of the *Disability (Access to Premises - Buildings) Standard 2010*, made under the *Commonwealth Disability Discrimination Act 1992 (DDA)* is 'to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within the building, is provided for people with a disability'. However, if strict adherence to the provisions of the *DDA* is likely to have an adverse heritage impact on significant fabric, this may be considered unjustifiable hardship under the terms of the Act. In such cases expert consultancy advice should be sought to investigate alternative compliance provisions.

Policy 6.12.1 Compliance with CMP

Any changes to the site required to improve public access should also be made in accordance with the other policies in this CMP.

Policy 6.12.2 Adverse heritage impacts

Where compliance with the *DDA* is likely to have an adverse heritage impact on significant fabric, formal advice on alternative means of compliance should be sought from expert access consultants.

6.13 SIGNAGE

Two types of signage can be distinguished: building identification signage and business identification signage.

Policy 6.13.1 Reinstatement of original signage

Any original signage which may remain should be exposed. Original (c.1938) building identification signage of whose location and character there is evidence should be uncovered, reinstated or reconstructed as the opportunity arises.

Guideline

In this instance this consists of signage referring to the Bank of NSW and/or the Pennant Hills Branch (see Figure 2.9). Such signage may be painted so as to be visually recessive and avoid the impression from Pennant Hills Road that the building still has its original use.

Policy 6.13.2 Visibility and legibility

New business identification signage should not obstruct the visibility or legibility, or be unsympathetic to the form, character or materiality, of the original building and its significant features, including original signage.

There should be no more signs than necessary, and no signs larger than necessary, to readily identify the location of the business.

Policy 6.13.3 Protection of fabric

Care should be taken to ensure that any new signage is designed and installed in such a way as to avoid damage to significant fabric.

New signage should be designed to be as reversible as possible.

Guideline

The addition of a new element is fully reversible if, upon its removal, no trace of its presence remains.

6.14 INTERPRETATION

Policy 6.14.1 Interpretation

An interpretation plan should be created and implemented which conveys understanding of the history and significance of the site to residents and users of, and visitors to, the site.

6.15 HERITAGE CONSERVATION AND MAINTENANCE

Policy 6.15.1 Schedule of Conservation Works

Development applications involving significant works should be accompanied by a Schedule of Conservation Works prepared by a suitably qualified heritage consultant. The Schedule should provide detailed guidance on addressing:

- Identified existing or potential maintenance and repair issues relating to significant fabric or spaces;
- Potential heritage enhancements; and
- Implementation of proposed changes and works generally, including methodologies for treating different fabric types.

Guideline

Given the small scale of the building a staged Schedule of Conservation Works would only be required for large scale alterations and additions to the former bank building.

Policy 6.15.2 Appropriate skills and experience

The approach to the conservation of the historic building fabric should be based on a respect for the existing significant fabric. Competent direction and supervision should be maintained at all stages.

Any maintenance or conservation work should be implemented by professionals and/or tradespeople with appropriate conservation experience and knowledge of traditional building skills.

Where any significant fabric or spaces are to be disturbed, the advice of a Heritage Consultant is to be sought and implemented.

Policy 6.15.3 Heritage maintenance schedule

To ensure the on-going conservation of significant building fabric, a regular maintenance schedule should be implemented. Regular inspections should be carried out and remedial action taken to minimise deterioration of building fabric due to the effects of weathering and use.

In addition to regular maintenance activities, prompt preventative action and repair should be taken as necessary.

The Heritage Maintenance Schedule should be reviewed and updated every five years to coincide with a review of the Conservation Plan, or prior to major programs of upgrading or reuse.

No maintenance or repair work should negatively impact on the significance of the fabric.

Guideline

A recommended Heritage Maintenance Schedule is included as an Appendix to this CMP.

6.16 REVIEW OF THE CONSERVATION MANAGEMENT PLAN

This CMP proposes a framework for the ongoing use and maintenance of the building. However, circumstances will change over the years as various recommendations are implemented and new user requirements emerge. Conservation Policies need to progressively respond to changing situations if they are to remain relevant.

Policy 6.16.1 Review of conservation policies

Conservation Policies should be reviewed every ten years or whenever a major upgrade of the building is considered.

Guidelines

Reviews of the Conservation Policies should be based on *The Burra Charter* and other guidelines provided by Heritage NSW.

Reviews should also take into account any other relevant legislation, planning framework, appropriate literature and widely recognised conservation practices and procedures. They should be undertaken by experienced conservation practitioners, in conjunction with relevant ownership and management representatives.

7.0

IMPLEMENTING THE PLAN

7.1 INTRODUCTION

This *Conservation Management Plan* has been prepared to provide guidelines for the on-going use and conservation of the former Bank of New South Wales site at 370 Pennant Hills Road, Pennant Hills, and to ensure that the heritage value of the place is maintained and enhanced.

This section sets out implementation guidelines for the policies.

7.2 MANAGEMENT PRINCIPLES

The current owners are to:

- Review and adopt this Conservation Management Plan (CMP).
- Ensure funding for recurrent long-term maintenance.

7.3 OBTAINING DEVELOPMENT CONSENT

Any development proposals for this site must be referred to Hornsby Shire Council for approval. No works may commence unless either:

- consent is granted following submission of a development application (DA); or
- an exemption from consent is obtained under Section 5.10 (3) of the HLEP.

7.4 HERITAGE MAINTENANCE SCHEDULE

The Heritage Maintenance Schedule, included as an appendix to this report, refers to cyclical maintenance works to fabric that should be implemented by the owner as part of the process of on-going management of the site.

A record of when this work is performed, and any faults discovered or repairs made, should be recorded and kept separately alongside a copy of the maintenance schedule. Such documentation will prove useful for any Heritage Consultant involved in future works to the site.

8.0

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APPENDIX 1: HERITAGE MAINTENANCE SCHEDULE

Note: This Schedule refers only to fabric graded in the CMP as having High or Moderate heritage significance.

Building Element	Yearly	Every 5 Years	Every 10 Years
OVERALL BUILDING	Monitor condition General Cleaning Pest Inspection	Check security and general safety	Undertake structural inspection
EXTERIOR			
FACADE Brickwork Concrete lintels and decorative parapet elements Mortar	Remove vegetation Check for and remove insect or vermin nests etc Repair or replace broken elements on like for like basis	Clean and inspect Audit water-tightness and undertake repairs as necessary	
ROOFING Clay tiles Ridge caps Flashing	Inspect Repair as required		Replace as necessary with materials to match existing/original
STORMWATER SYSTEM Down pipes Gutters Valleys Rainwater heads	Monitor, clean and repair as required		Replace as necessary
TIMBER ELEMENTS Eaves linings	Inspect Repair as required	Repaint	Repair/replace as necessary with materials to match existing
WINDOWS Wooden joinery, metal hardware and glazing	Inspect Repair as required by preserving and reconstructing with materials to match the existing profiles	Undertake repairs and paint as necessary	Repair as necessary with materials to match original/existing

Building Element	Yearly	Every 5 Years	Every 10 Years
INTERIOR			
FIRST FLOOR JOINERY	Inspect	Repaint	Undertake structural inspection
2 and 3 panel timber doors			
Transom sashes	Repair as required		
Architraves, window sills, skirting, picture rails	by preserving and reconstructing with timber materials to match the existing profiles		Revise and implement Schedule of Conservation Works to preserve integrity
GROUND FLOOR JOINERY			
3 panels timber doors			
Architraves and sill to north-east window in room G8			
INTERNAL WALLS	Monitor wear	Repaint as required	
Plaster	Repair as required by patching/ replace in the traditional manner to match the original		

APPENDIX 2: 1963 DRAWINGS

These low-resolution images are sourced from the 2013 Heritage Impact Statement by NBRSP+Partners. The original images or drawings by Spencer Hanson & Partners, dated 1963, are held by the Westpac Archives but could not be accessed by their archivist due to the Covid pandemic.

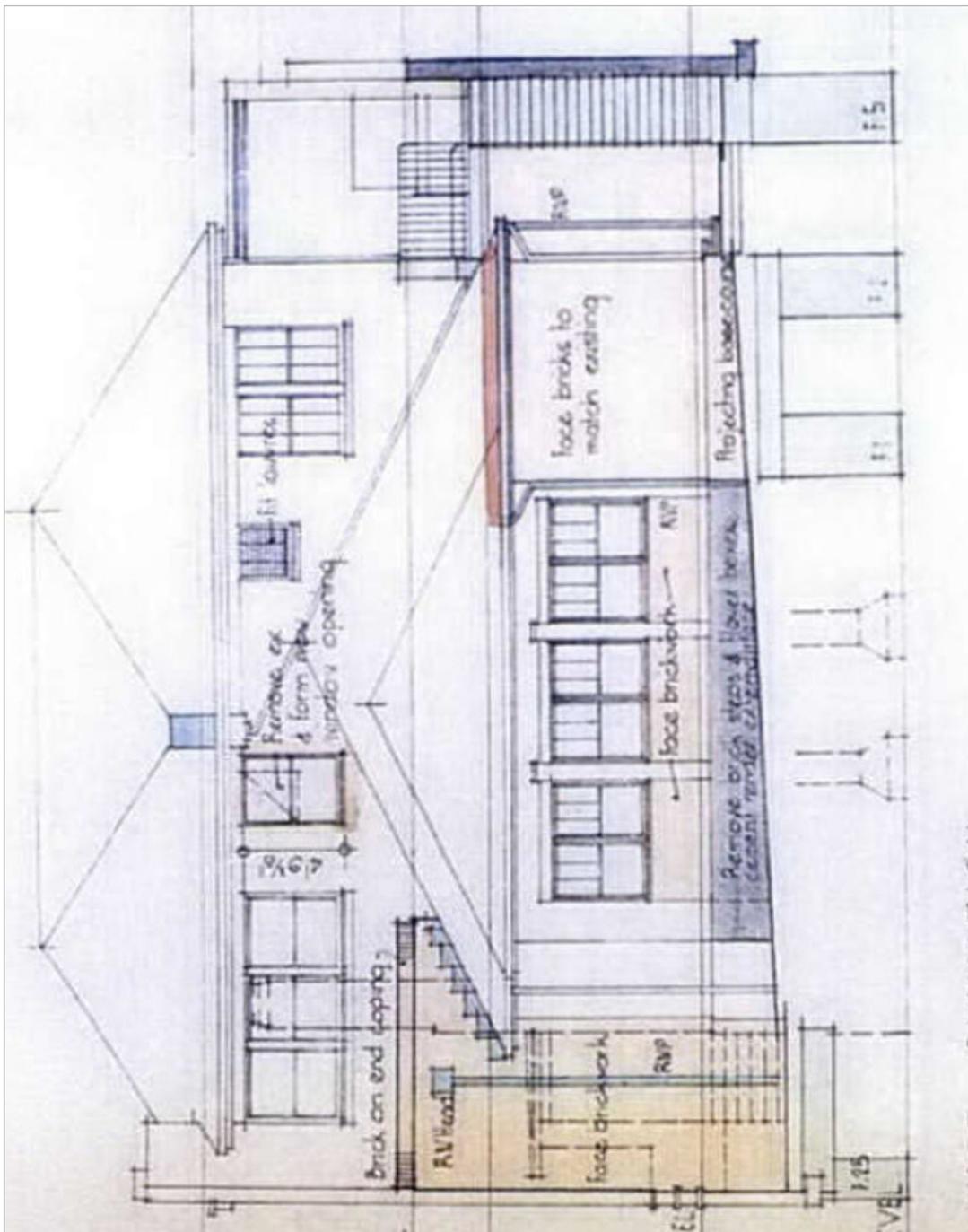


Figure A2.1
North-west elevation showing alterations and additions

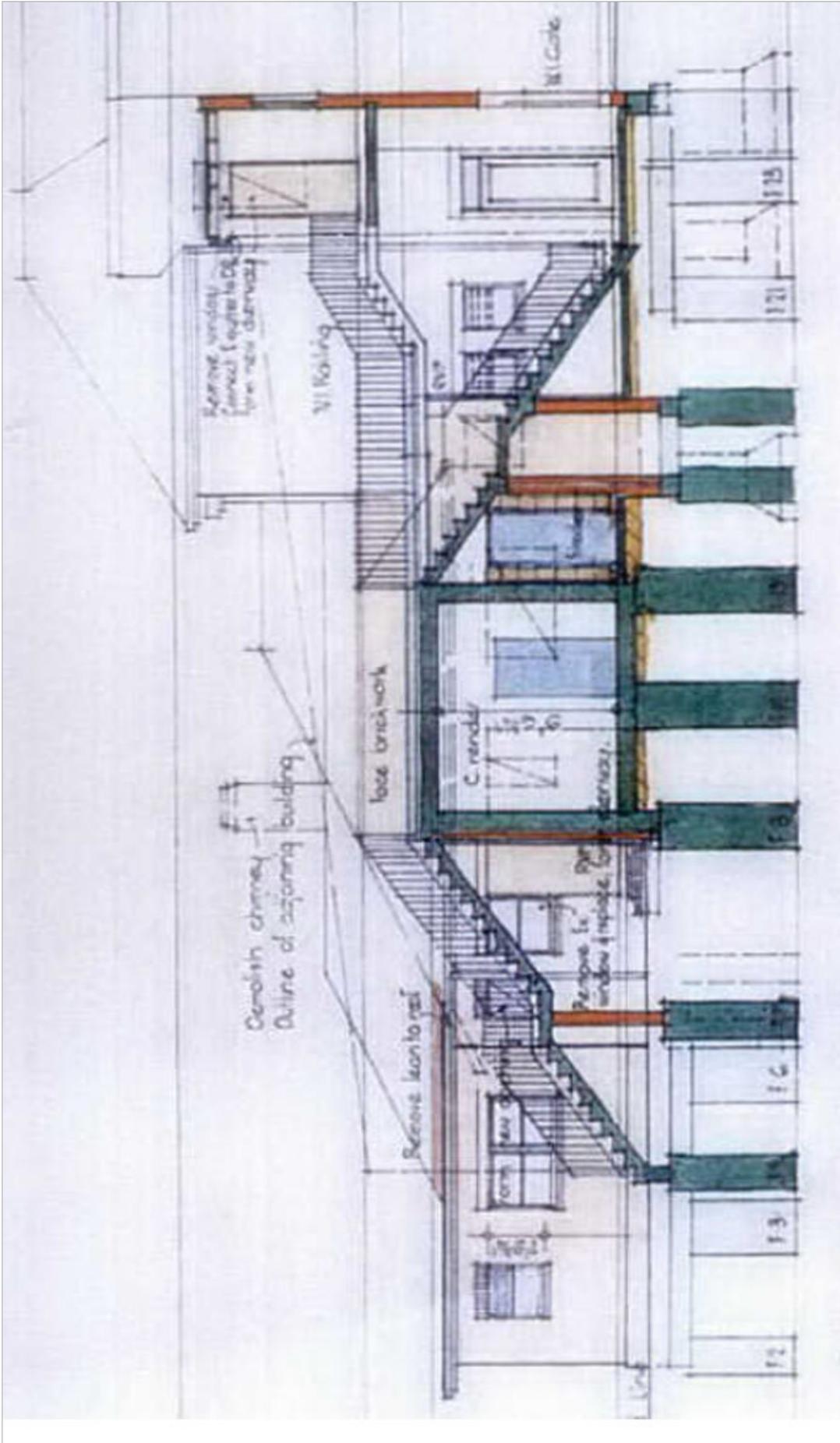


Figure A2.2 South-west elevation showing addition of strongroom, two staircases and stairwell wall

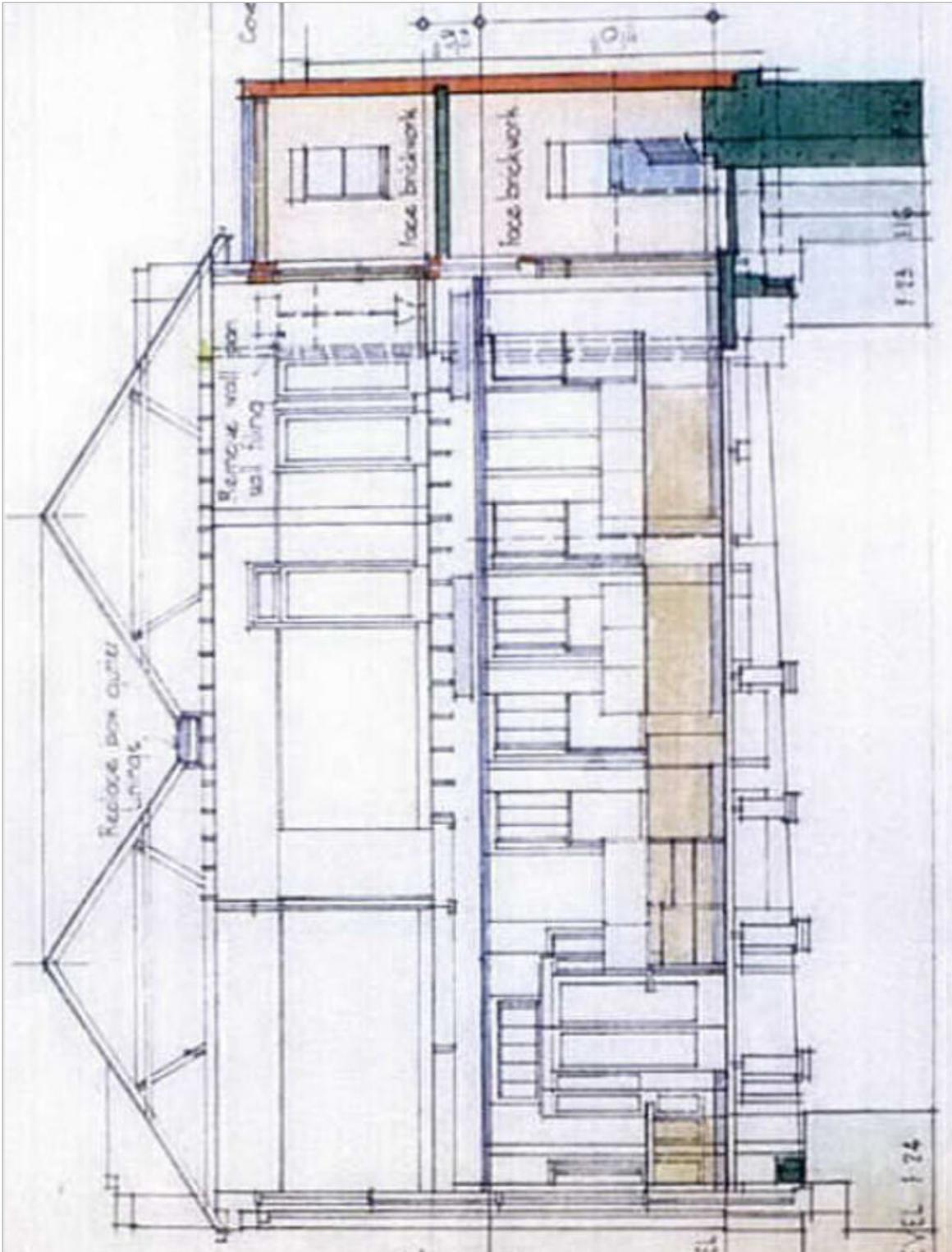


Figure A2..3
Section parallel to north-west elevation, showing steel and timber first floor structure

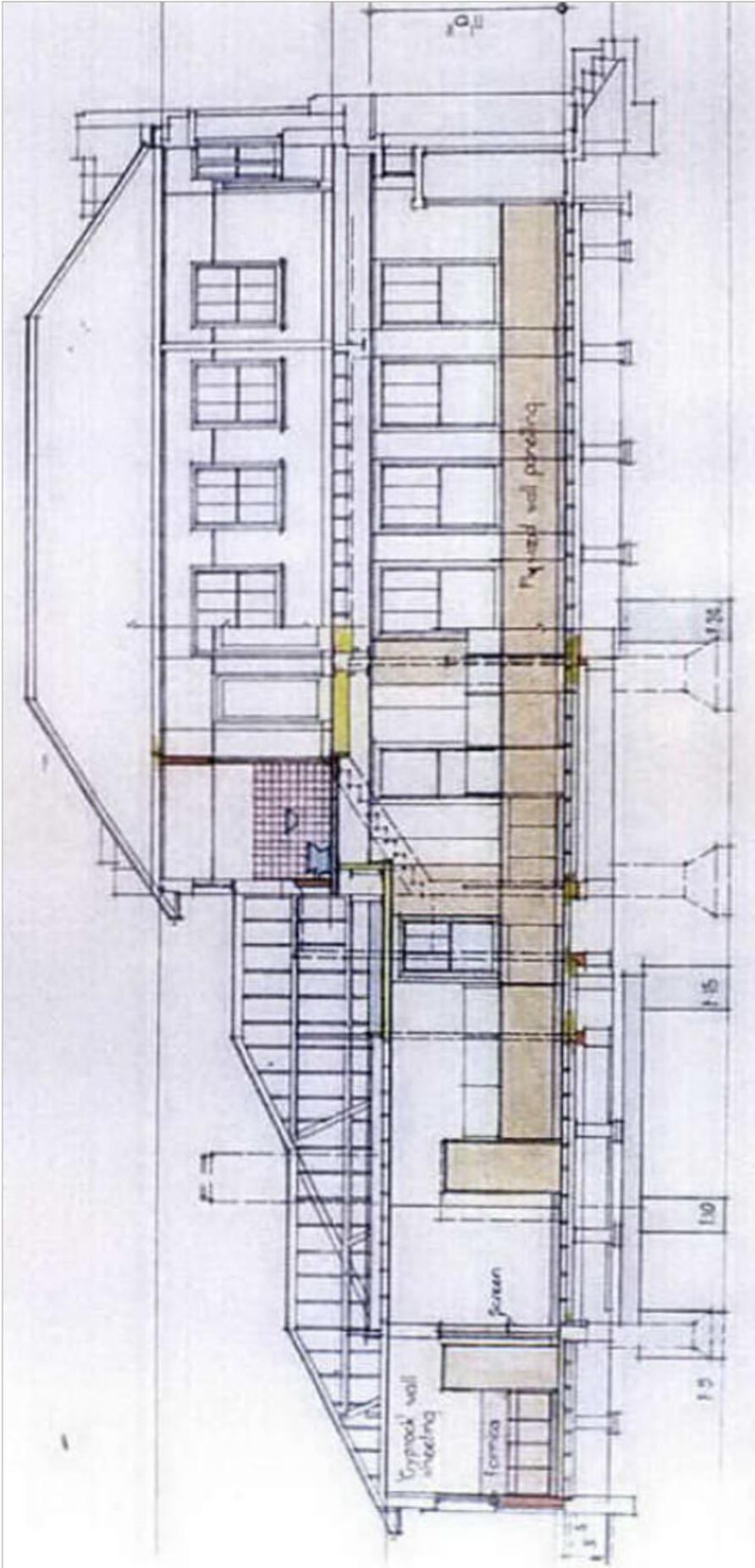


Figure A2.4
Section parallel to north-east elevation

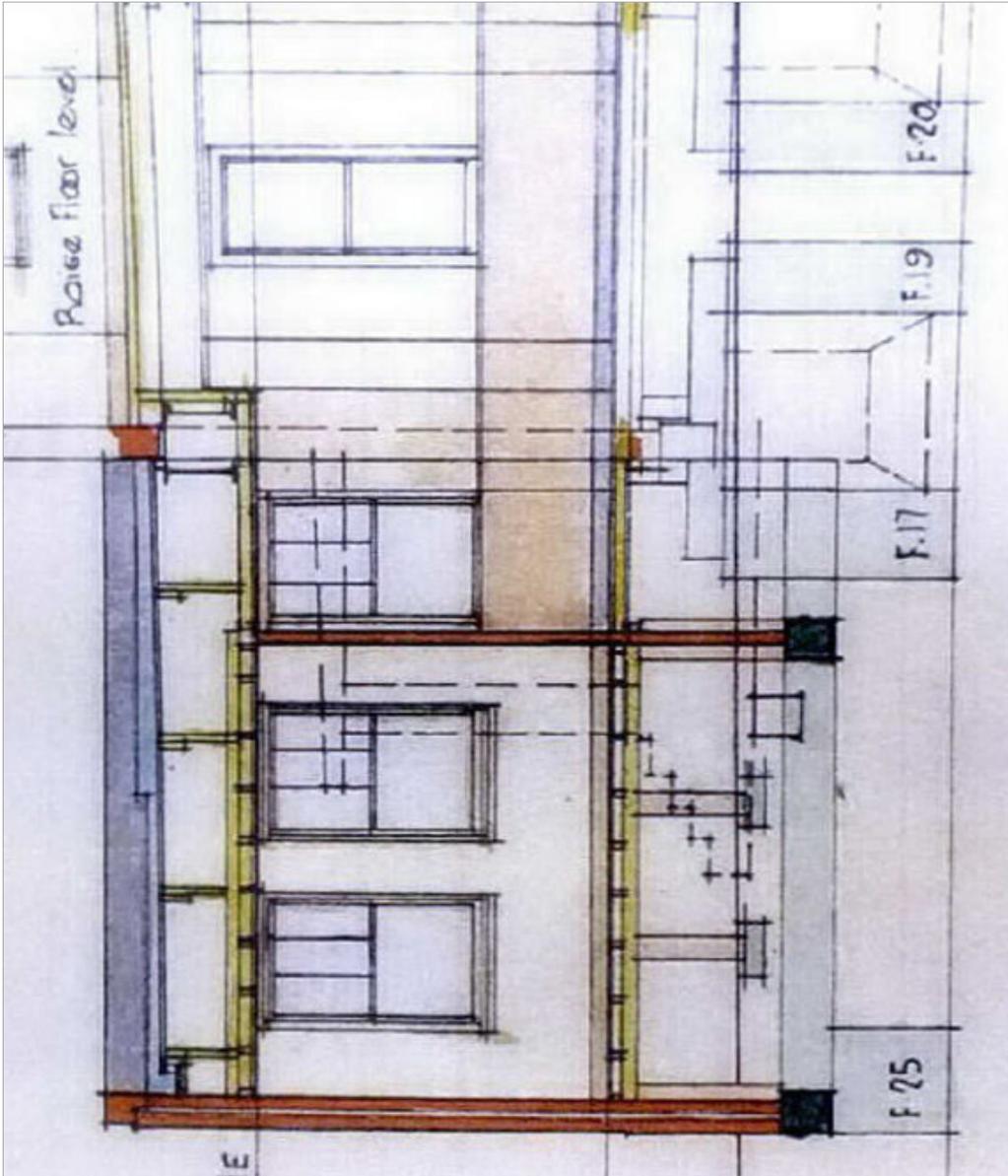


Figure A2.5
Section through new manager's office