



# HERITAGE IMPACT STATEMENT

Renew Existing Garage

*2A Marcia Street, Hurlstone Park,*

*Lot 24A, DP332056*

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## Table of Contents

1. INTRODUCTION.....	1
1.1 Report Overview .....	1
1.2 Report Objectives.....	1
1.3 Methodology and Structure .....	1
1.4 Heritage Management Framework .....	2
1.5 Report Limitations .....	2
2. THE SITE AND SURROUNDING ENVIRONMENT.....	2
3. HERITAGE SIGNIFICANCE ASSESSMENT .....	4
3.1 Statement of Significance.....	4
3.2 Development Description.....	5
4. HERITAGE IMPACT ASSESSMENT .....	5
4.1 Consideration of the Guidelines of the NSW Heritage Division .....	5
4.2 Matters for Consideration .....	5
5 CONCLUSION.....	8

# 1. INTRODUCTION

## 1.1 Report Overview

This Heritage Impact Statement is prepared on behalf of Danny Tomic to accompany a Development Application to Canterbury Bankstown City Council which seeks development consent for the renewal of an existing garage at 2A Marcia Street, Hurlstone Park and described as Lot 24A, DP332056.

The site is located within the suburb of Hurlstone Park and part of a subdivision. The property has frontage to Marcia Street.

The proposed development seeks to renew the deteriorated fibro garage, with new cladding and a pitched roof to match the existing dwelling.

The existing garage has seen many internal and external alterations over its number of years history that has eroded its original building fabric. The proposed works whilst not intending to reinstate the original fabric attempts to improve its street appeal by upgrading the façade and also improving the internal function of the structure.

The report concludes that the proposal will have an acceptable heritage impact.

## 1.2 Report Objectives

The main objective of this Heritage Impact Statement is to determine the suitability of the proposed works and the heritage impact of the proposal in relation to the provisions established by the NSW Heritage Council guidelines.

## 1.3 Methodology and Structure

This Heritage Impact Statement has been prepared in accordance with guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Significance, known as The Burra Charter, and the NSW Heritage Council publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words place, cultural significance, fabric, and conservation, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes standardisation of heritage investigation, assessment and management practices in NSW.

## 1.4 Heritage Management Framework

The property is situated within the Duntroon Street Heritage Conservation Area and therefore Clause 5.10 Heritage Conservation provisions under Canterbury-Bankstown LEP 2023 apply in the assessment of the development proposal.

## 1.5 Report Limitations

Archaeological assessment of the subject site is outside the scope of this report. This report only addresses the relevant heritage planning provisions and assessments relating to the alterations proposed to the existing building under the Development Application. All other planning related matters for the proposed development are contained in the Statement of Environment Effects prepared for the Development Application.

# 2. THE SITE AND SURROUNDING ENVIRONMENT

The site is legally described as Lot 24A DP332056 and having the street address of 2A Marcia Street, Hurlstone Park.

The subject site has a consistent slope from Marcia Street towards the western end of the site. The site is largely rectangular in shape with a frontage of 18.29 metres to Marcia Street with a total area of 278m<sup>2</sup>.

The site is zoned R2 Low Density Residential under Canterbury-Bankstown LEP 2023.

The site is occupied by a single storey brick dwelling with a freestanding fibro garage. The building is currently used as residential.

Adjoining lots are low density residential properties occupied in the main by single storey dwellings of varying size. The dwellings mostly date from the Federation period. Several low rise residential flat buildings dating from the 1960s are also located in the surrounding area.

The site is identified in the *Figures 1 and 2* below:

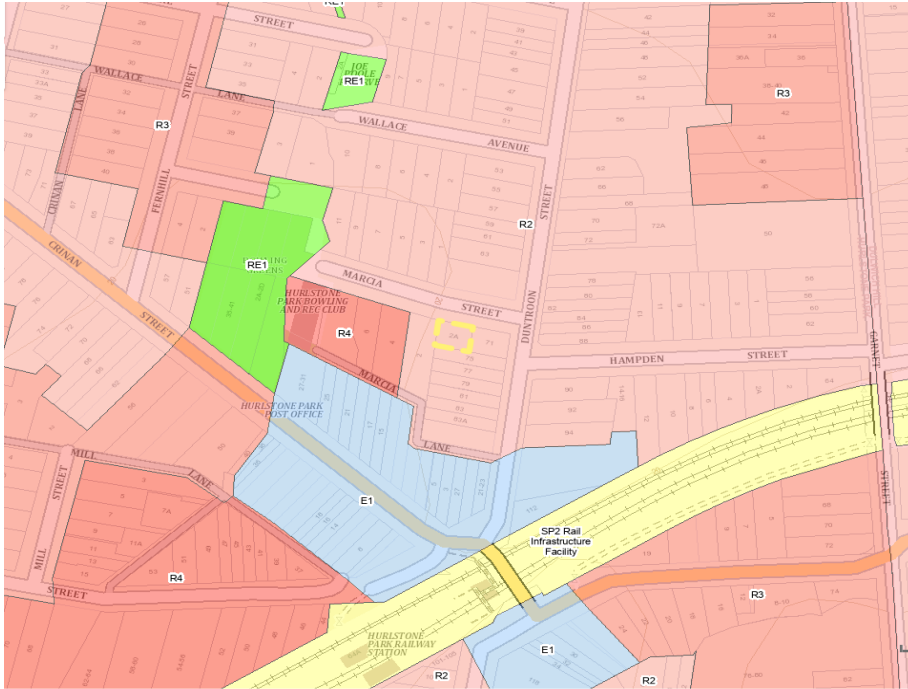


Figure 1: Locality Plan (Source: NSW Planning Portal Spatial Viewer)

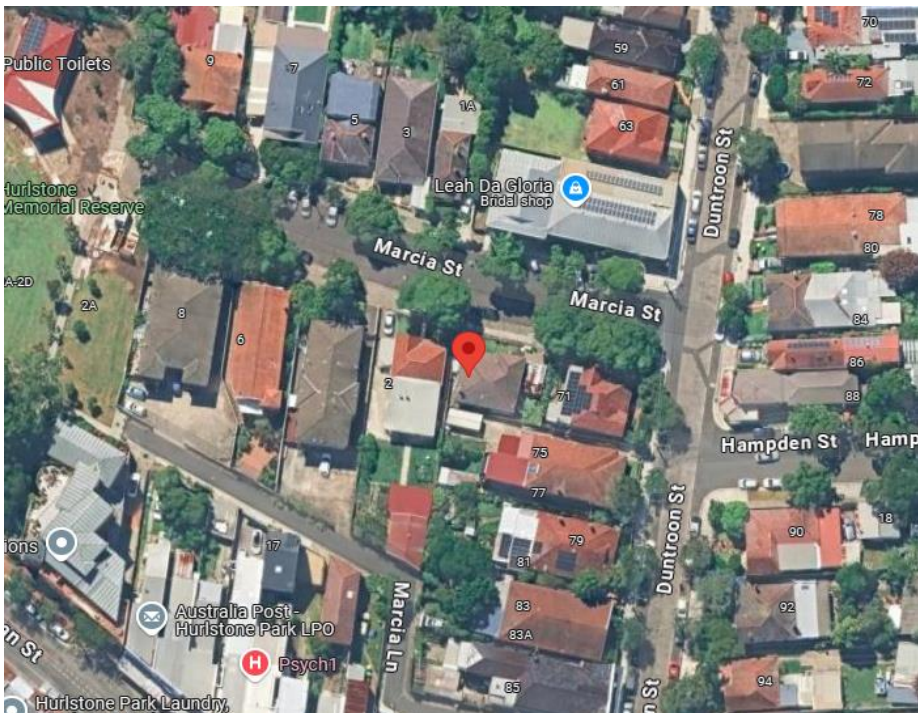


Figure 2: Aerial Site Plan



### 3. HERITAGE SIGNIFICANCE ASSESSMENT

#### 3.1 Statement of Significance

The property is situated within the Duntroon Street Heritage Conservation Area and therefore Clause 5.10 Heritage Conservation requires consideration.

The property itself is not listed as an individual heritage item within Schedule 5. The property is in close proximity of heritage listed properties under Schedule 5 as shown in *Figure 3* below.

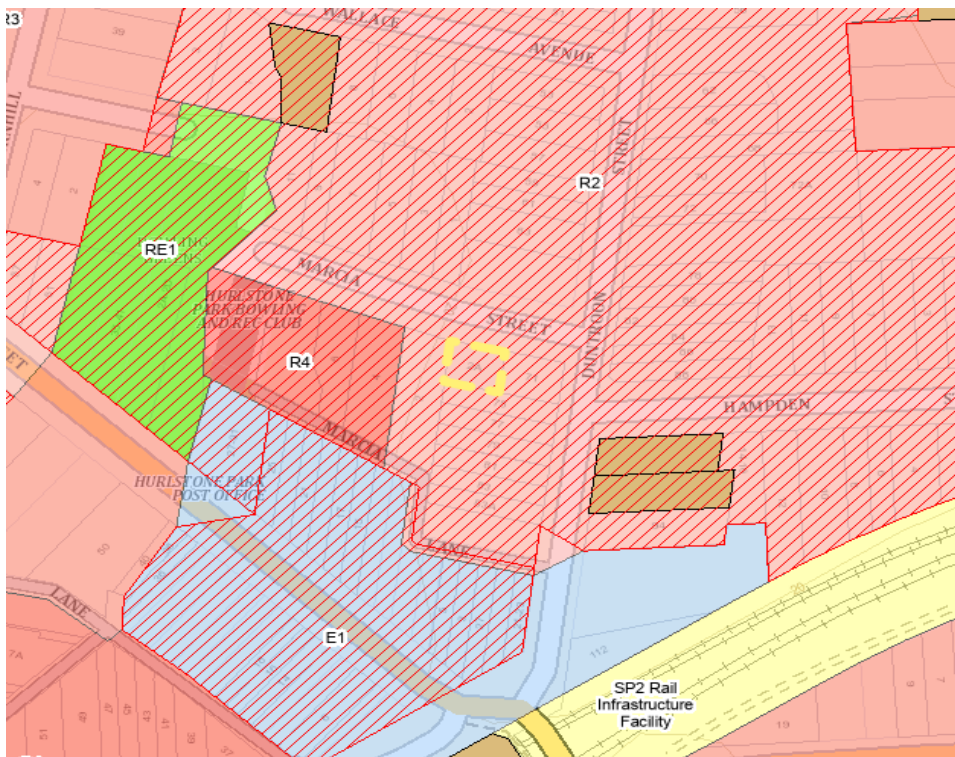


Figure 3: Heritage Mapping (Source: NSW Planning Portal Spatial Viewer)

### 3.2 Development Description

This proposal seeks to renew the unsympathetic front freestanding fibro garage by installing new cladding and a pitched roof to match the existing dwelling. The existing dwelling will remain.

## 4. HERITAGE IMPACT ASSESSMENT

### 4.1 Consideration of the Guidelines of the NSW Heritage Division

The NSW Heritage Council has published a series of criteria for the assessment of heritage impact. The relevant categories and 'questions to be answered' in the NSW Heritage Manual 'Statements of Heritage Impact' provided below, have been considered in the preparation of this assessment:

### 4.2 Matters for Consideration

#### Fabric and spatial arrangements

The proposed alterations involve renewing the existing garage which carries no heritage value.

Given the location and alterations that have been undertaken in the vicinity, it is assessed that the proposed works are not considered detrimental to the building.

#### Setting, views and vistas

The proposed building alterations will not create any impacts on views and vistas within the conservation area or from adjoining heritage listed properties.

#### Landscape

The existing site has minimal landscape features, nevertheless what exists is not impacted by the proposed works. The existing trees along Marcia Street will also be unaffected by the proposed building alterations along the façade.

#### Use

The proposed development does not apply to this specific heritage value.

#### Demolition

Demolition of the existing garage is proposed.

#### Curtilage

The proposed development does not apply to this specific heritage value.

#### Moveable heritage

The proposed development does not apply to this specific heritage value.

#### Aboriginal cultural heritage

The proposed development does not apply to this specific heritage value.

#### Historical archaeology

The proposed development does not apply to this specific heritage value.

#### Natural heritage

The proposed development does not apply to this specific heritage value.

#### Conservation areas

The property is part of a listed Conservation Area. The existing garage has had much of its original heritage value eroded due to past unsympathetic alterations that have created a building that is a detraction from the conservation area.

Overall, it is determined that the proposed works to renew the unsympathetic fibro garage will vastly improve the presentation of the building within the streetscape.

#### Cumulative impacts

The proposed development does not apply to this specific heritage value.

#### The conservation management plan

The proposed development does not apply to this specific heritage value.

#### Other heritage items in the vicinity

The proposed new development will have no direct impacts on the surrounding heritage items located within the Heritage Conservation Area

#### Commonwealth/National heritage significance

The proposed development does not apply to this specific heritage value.

#### World Heritage significance

The proposed development does not apply to this specific heritage value.



Question Category	Question	Heritage Impact Statement Response
Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)	Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?	No. The proposed building alterations do not alter the scale of the building and will not impact the significance of surrounding heritage items.
	Will the proposed works affect views to, and from, the Interpretation heritage item? If yes, how will the impact be mitigated?	No
	Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?	Yes. Positive impact. The proposed works particularly on the Marcia Street façade will result in a vastly improved streetscape appearance of the building to what is seen today..

#### Predicted Impact

This proposal has low heritage impact for the following reasons:

- Respects the character of the Conservation Area.
- Improves the streetscape presentation and enhances the character of the Conservation Area through removal of the unsympathetic existing fibro garage.

## 5 CONCLUSION

The existing garage no longer has any outstanding architectural features that make it a significant building. The garage has had numerous internal and external alterations over the past century.

The proposed garage alterations have regard to its surrounding heritage values. It is considered that all reasonable measures to minimise any adverse heritage impacts have been taken into consideration in relation to the proposal particularly in regard to the visual removal of the poor garage façade treatment to Marcia Street.

The proposed development does not generate any significant adverse heritage impact to the Conservation Area and in particular the streetscape or surrounding heritage items.

The proposed development is consistent with the heritage requirements and guidelines of Canterbury-Bankstown Local Environmental Plan 2023 and the NSW Heritage Council guidelines.

Accordingly, it is sought that Council approve the application.