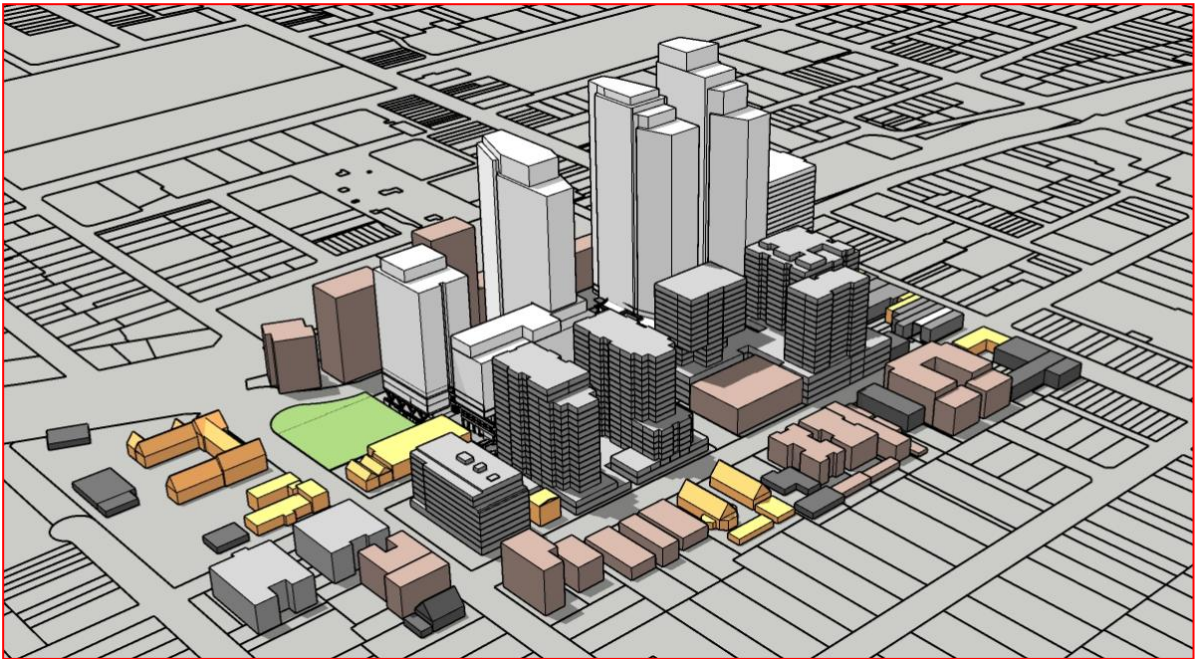


# PROPOSED TOWER DEVELOPMENT

42-60 Railway Parade, Burwood

## Heritage Assessment & Heritage Impact Statement **AMENDED** ADDENDUM



Prepared to accompany an urban design report and architectural design  
by Architectus and Cox for Holdmark NSW Pty Ltd

**June 2018**  
**REF: 1519: HIS**  
**Issue 04**

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## Report Register

The following table is a report register tracking the issues of the *42-60 Railway Parade, Burwood Heritage Assessment & Heritage Impact Statement* prepared by Tropman & Tropman Architects. Tropman & Tropman Architects operate under a quality management system, and this register is in compliance with this system.

Project Ref No.	Issue No.	Description	Issue Date	Issued To
1519:HAHIS	01	<i>Proposed Tower Development, 42-60 Railway Parade, Burwood Heritage Assessment &amp; Heritage Impact Statement</i>	19.08.15	Greg Burgon Architectus
1519:HAHIS	02	<i>Proposed Tower Development, 42-60 Railway Parade, Burwood Heritage Assessment &amp; Heritage Impact Statement</i>	25.09.15	Greg Burgon Architectus Via email
1519:HAHIS	02A	<i>Proposed Tower Development, 42-60 Railway Parade, Burwood Amended Heritage Assessment &amp; Heritage Impact Statement</i>	08.06.18	Samuel Fallon: Architectus Via email
1519:HAHIS	03	<i>Proposed Tower Development, 42-60 Railway Parade, Burwood Heritage Assessment &amp; Heritage Impact Statement ADDENDUM</i>	18.03.16	Greg Burgon Architectus Via email
1519:HAHIS	03	<i>Proposed Tower Development, 42-60 Railway Parade, Burwood Heritage Assessment &amp; Heritage Impact Statement ADDENDUM - Final</i>	01.04.16	Greg Burgon: Architectus Anthony Kazacos: City Plan Via email
1519:HAHIS	03	<i>Proposed Tower Development, 42-60 Railway Parade, Burwood Heritage Assessment &amp; Heritage Impact Statement ADDENDUM - Final - Amended</i>	16.09.16	Greg Burgon: Architectus Anthony Kazacos: City Plan Via email
1519:HAHIS	04	<i>Proposed Tower Development, 42-60 Railway Parade, Burwood Heritage Assessment &amp; Heritage Impact Statement AMENDED ADDENDUM</i>	26.06.18	Samuel Fallon: Architectus Via email

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# ADDENDUM

## 1.0 INTRODUCTION

This **AMENDED** ADDENDUM is additional to the 'Proposed Tower Development 42-60 Railway Parade, Burwood Heritage Assessment & Heritage Impact Statement', dated June 2018, Issue 02A Amended, prepared by Tropman & Tropman Architects. **NOTE: The design scheme has been amended from the original PP (May2017). A summary of the changes are indicated in the above document and any amended images are indicated by a red border.**

The **AMENDED** ADDENDUM includes an assessment of the impact on the use and importance of directly impacted heritage items on and an individual basis. The following elements are analysed: Visual impacts; Impact to skyline; Curtilages; Solar impact and Acceptability of the proposal. The impact of the proposal on the Council's designated Town Centre heritage trail is also assessed.

The ADDENDUM is in response to a FRI letter from Burwood Council, addressed to Mr Gavin Carrier of Holdmark Group, dated 7<sup>th</sup> March 2016 (Trim Ref 16/10970). In particular, a response to **Item 10 Heritage Impacts** in the letter (by Council's independent planning consultant, Cardno (NSW/ACT) Pty Ltd) is included in **Appendix A**.

Reference has been made to the document 'Visual Impact Assessment Burwood Place 42 – 60 Railway Parade, Burwood' (VIA), by Architectus, dated 03.09.15.

**AMENDED ADDENDUM** images for comparison to existing views have been provided by architectus and inserted into '**Schedule 5 Environmental heritage (Clause 5.10) Part 1 Heritage items**' table below.

## 2.0 ASSESSMENT OF INDIVIDUAL HERITAGE ITEMS

### 2.1 Assessment methodology

The following partial extracts from the Architectus report concerning **Viewing Zones** and the **Importance of the public domain view** provide criteria for selection of Heritage items directly impacted by the proposal.

#### **Viewing zones**

A number of viewing zones were nominated to categorise the views by distance from the site.

The viewing zones comprise four components:

- Local area – short range (200m – 400m); and
- Immediate vicinity – very short range (< 200m).

Heritage Items located within the '**Local area**' and the '**Immediate vicinity**' viewing zones were considered appropriate for this assessment – refer to Figure 1.

Heritage Items further than 400m away were not assessed.

Heritage Items to the north of the proposed development were also not assessed as a row of existing tower office buildings provide a significant visual barrier – refer to VIA - viewing locations such as 4, 5, 17, 18, 19 & 20.



<b><i>Importance of the public domain view</i></b>	<b><i>Definition</i></b>
High:	Unobstructed views of highly valuable or iconic elements from highly important locations in the public domain.
Moderate:	Views including elements of moderate importance with little obstruction which are obtained from moderately-well used locations. The view may assist in attracting the public to this location.
Low:	Views from spaces or streets with little pedestrian use or obstructed views or views with few important elements. Obtaining views is not a focus of using the space.

### **Viewpoints**

Compass viewpoints have been selected to identify the direction of visual impacts of each heritage item and these are located within the public space.



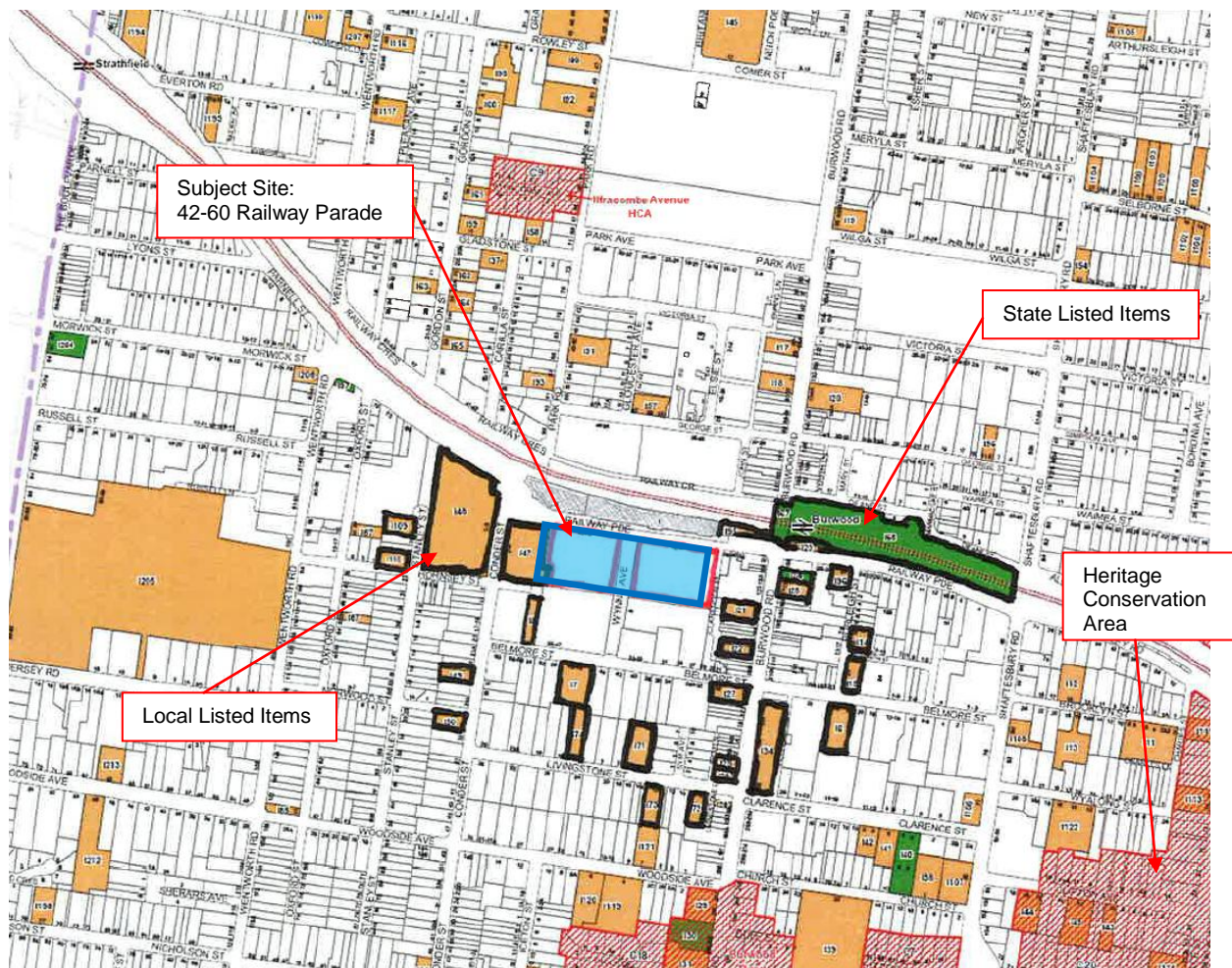


Figure 1: Heritage Map from Burwood Local Environmental Plan 2012.  
Items with bold border are those assessed individually.  
(Current version for 15 July 2015 to date showing location of Heritage Listed Items).

### 3.2 Schedule 5 Environmental heritage (Clause 5.10) Part 1 Heritage items

The following Heritage Items are included in:

#### **Schedule 5 Environmental heritage (Clause 5.10) Part 1 Heritage items**

Source: Burwood Local Environmental Plan 2012 Current version for 15 July 2015 to date (accessed 16 July 2015 at 14:20) Schedule 5

<b>Burwood</b>	<b>“Orontes” and “Monterey”</b>	<b>22 &amp; 24 Belmore St</b>	<b>SP 16522; SP 16521</b>	<b>Local</b>	<b>I6</b>
<b>Visual Impact:</b>	High / None	High when looking to NW quarter. None otherwise.			
<b>Impact to skyline / Streetscape:</b>	High / None	Similar to above.			
<b>Curtilages:</b>	Low	Curtilage is ‘Local’ to subject site.			
<b>Solar Impact:</b>	Low	Variable during winter. Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	<b>Acceptable</b>	The impact to the heritage significance of Item 7 within future LEP Burwood Townscape is acceptable.			
<b>Burwood</b>	<b>St James Church</b>	<b>46–48 Belmore St</b>	<b>Lot 201, DP 1133282</b>	<b>Local</b>	<b>I7</b>
<b>Visual Impact:</b>	High / None	High when looking N. None otherwise.			
<b>Impact to skyline:</b>	High / None	Similar to above.			
<b>Curtilages:</b>	High / None	Curtilage is ‘Immediate’ to subject site. Limited to streetscape looking N. None otherwise.			
<b>Solar Impact:</b>	Low	Variable during winter. Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	<b>Acceptable</b>	The impact to the heritage significance of Item 7 within the future LEP Burwood Townscape is acceptable.			
<b>Burwood</b>	<b>Masonic Temple</b>	<b>47 Belmore Street</b>	<b>Lot 1, DP 309715</b>	<b>Local</b>	<b>I8</b>
<b>Visual Impact:</b>	Low / None	Low when looking to N, as proposal is blocked by proposed adjoining development. None looking S. Refer to Figure 1.			
<b>Impact to skyline / Streetscape:</b>	High / None	Similar to above.			
<b>Curtilages:</b>	High	Curtilage is ‘Immediate’ to subject site.			
<b>Solar Impact:</b>	Medium	Variable during spring. Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	<b>Acceptable</b>	The impact to the heritage significance of Item 8 within future LEP Burwood Townscape is acceptable. Current item has been significantly altered.			



Figure 1: Item 8 Source: Architectus



Figure 2: Item 8

Burwood	Victorian terraces	12–22 Burleigh St	Lots 1–6, DP 202437	Local	I14
Visual Impact:	Medium / None	Medium when looking to NW, as proposal is partially screened by proposed adjoining development. None looking E.			
Impact to skyline / Streetscape:	Medium / None	Similar to above.			
Curtilages:	Medium	Curtilage is ‘Local’ to subject site.			
Solar Impact:	Medium	Variable during winter & spring. Refer to Appendix C below.			
Acceptability of proposal:	Acceptable	The impact to the heritage significance of Item 14 within future LEP Burwood Townscape is acceptable.			
Burwood	Burwood Police Station & Courthouse	24 Burleigh Street	Lot 11, DP 1168986	Local	I15
Visual Impact:	Medium / None	Medium when looking to NW, as proposal is partially screened by proposed adjoining development. None looking E.			
Impact to skyline / Streetscape:	Medium / None	Similar to above.			
Curtilages:	Medium	Curtilage is ‘Local’ to subject site.			
Solar Impact:	Medium	Variable during winter & spring. Refer to Appendix C below.			
Acceptability of proposal:	Acceptable	The impact to the heritage significance of Item 15 within future LEP Burwood Townscape is acceptable.			
Burwood	Federation shops—first floor facades	135 and 137–139 Burwood Road	Lot 1, DP 70711; Lot A, DP 380748	Local	I21
Visual Impact:	Medium / None	Medium when looking to W, as proposal is screened by proposed adjoining development. None looking N, E & S. Refer to Figure 3.			
Impact to skyline / Streetscape:	Medium / None	Similar to above.			
Curtilages:	Medium	Curtilage is ‘Immediate’ to subject site.			
Solar Impact:	Medium	Variable during winter & spring. Refer to Appendix C below.			
Acceptability of proposal:	Acceptable	The impact to the heritage significance of Item 21 within future LEP Burwood Townscape is acceptable.			



Figure 3: Item 21 Source: Architectus

Burwood	Shops—first floor facades	157–159 Burwood Road	Lot 1, DP 80605; Lot 2, DP 85327	Local	I22
Visual Impact:	Medium / None	Medium when looking to NW, as proposal is screened by proposed adjoining development. None looking N, E & S.			
Impact to skyline / Streetscape:	Medium / None	Similar to above.			
Curtilages:	Medium	Curtilage is ‘Immediate’ to subject site.			
Solar Impact:	Medium	Variable during winter & spring. Refer to Appendix C below.			
Acceptability of proposal:	Acceptable	The impact to the heritage significance of Item 22 within future LEP Burwood Townscape is acceptable.			
Burwood	Federation shop—first floor facade	166 Burwood Road	Lot 3, DP 230938	Local	I23
Visual Impact:	Medium / None	Medium when looking to W, as proposal is screened by proposed adjoining			



		development. None looking N, E & S.			
<b>Impact to skyline / Streetscape:</b>	Medium / None	Similar to above.			
<b>Curtilages:</b>	Medium	Curtilage is 'Immediate' to subject site.			
<b>Solar Impact:</b>	Medium	Variable during winter & spring. Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	Acceptable	The impact to the heritage significance of Item 23 within future LEP Burwood Townscape is acceptable.			
<b>Burwood</b>	<b>Burwood Post Office (former)</b>	<b>168A Burwood Road</b>	<b>Lot 337, DP 752023</b>	<b>STATE</b>	<b>I24</b>
<b>Visual Impact:</b>	Medium / None	Medium when looking to W, as proposal is screened by proposed adjoining development. None looking N, E & S.			
<b>Impact to skyline / Streetscape:</b>	Medium / None	Similar to above.			
<b>Curtilages:</b>	Medium	Curtilage is 'Immediate' to subject site.			
<b>Solar Impact:</b>	Medium	Variable during winter & spring. Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	Acceptable	The impact to the heritage significance of Item 24 within future LEP Burwood Townscape is acceptable.			
<b>Burwood</b>	<b>Shops—first floor facades</b>	<b>170–174 Burwood Road</b>	<b>Lot 1, DP 555344; Lot 6, DP 82027; Lot B, DP 405709</b>	<b>Local</b>	<b>I25</b>
<b>Visual Impact:</b>	Medium / None	Medium when looking to W, as proposal is screened by proposed adjoining development. None looking N, E & S.			
<b>Impact to skyline / Streetscape:</b>	Medium / None	Similar to above.			
<b>Curtilages:</b>	Medium	Curtilage is 'Immediate' to subject site.			
<b>Solar Impact:</b>	Medium	Variable during winter & spring. Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	Acceptable	The impact to the heritage significance of Item 25 within future LEP Burwood Townscape is acceptable.			
<b>Burwood</b>	<b>Shops</b>	<b>171 Burwood Road</b>	<b>Lot 101, DP 136390</b>	<b>Local</b>	<b>I27</b>
<b>Visual Impact:</b>	Medium / None	Medium when looking to NW, as proposal is screened by proposed adjoining development. None looking W, N, E & S.			
<b>Impact to skyline / Streetscape:</b>	Medium / None	Similar to above.			
<b>Curtilages:</b>	Medium	Curtilage is 'Immediate' to subject site.			
<b>Solar Impact:</b>	Medium	Variable during winter & spring. Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	Acceptable	The impact to the heritage significance of Item 27 within future LEP Burwood Townscape is acceptable.			
<b>Burwood</b>	<b>Shop—first floor facades</b>	<b>185–185B Burwood Road</b>	<b>Lots 7–8, DP 16560</b>	<b>Local</b>	<b>I28</b>
<b>Visual Impact:</b>	Medium / None	Medium when looking to NW, as proposal is screened by proposed adjoining development. None looking W, N, E & S.			
<b>Impact to skyline / Streetscape:</b>	Medium / None	Similar to above.			
<b>Curtilages:</b>	Medium	Curtilage is 'Local' to subject site.			
<b>Solar Impact:</b>	Medium	Variable during winter & spring. Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	Acceptable	The impact to the heritage significance of Item 28 within future LEP Burwood Townscape is acceptable.			
<b>Burwood</b>	<b>Shop facades</b>	<b>185D, 185E and 187 Burwood Road</b>	<b>Lots 10–11, DP 16560; Lot 5, DP 13545</b>	<b>Local</b>	<b>I26</b>
<b>Visual Impact:</b>	Medium / None	Medium when looking to NW, as proposal is screened by proposed adjoining development. None looking W, N, E & S.			
<b>Impact to skyline / Streetscape:</b>	Medium / None	Similar to above.			
<b>Curtilages:</b>	Medium	Curtilage is 'Local' to subject site.			
<b>Solar Impact:</b>	Medium	Variable during winter & spring. Refer to Appendix C below.			

<b>Acceptability of proposal:</b>	<b>Acceptable</b>	The impact to the heritage significance of Item 22 within future LEP Burwood Townscape is acceptable.
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<b>Burwood</b>	<b>Victorian villas</b>	<b>201 and 203 Burwood Road</b>	<b>Lots 2-3, DP 336929 Local</b>	<b>I29</b>
<b>Visual Impact:</b>	Low / None	Low when looking to NW, as proposal is screened by proposed adjoining development. None looking W, N, E & S. Refer to Figure 4.		
<b>Impact to skyline / Streetscape:</b>	Low / None	Similar to above.		
<b>Curtilages:</b>	Low	Curtilage is 'Local' to subject site.		
<b>Solar Impact:</b>	Low	Refer to Appendix C below.		
<b>Acceptability of proposal:</b>	<b>Acceptable</b>	The impact to the heritage significance of Item 29 within future LEP Burwood Townscape is acceptable.		





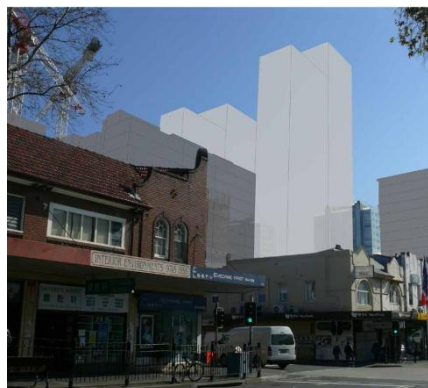
 Proposed development  
 DA approved development



Figure 4: Item 29, Source: Architectus

<b>Burwood</b>	<b>St Paul's Anglican Church and pipe organ</b>	<b>205-207 Burwood Road</b>	<b>Lot 344, DP 581746</b>	<b><u>STATE</u></b>	<b>I30</b>
<b>Visual Impact:</b>	Low / None	Low when looking to NW, as proposal is screened by proposed adjoining development. None looking W, N, E & S. Similar to Figure 4.			
<b>Impact to skyline / Streetscape:</b>	Low / None	Similar to above.			
<b>Curtilages:</b>	Low	Curtilage is 'Local' to subject site.			
<b>Solar Impact:</b>	Low	Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	<b>Acceptable</b>	The impact to the heritage significance of Item 30 within future LEP Burwood Townscape is acceptable.			

<b>Burwood</b>	<b>Federation shops— first floor facades</b>	<b>216–256 Burwood Road</b>	<b>Lot 3, DP 10833; Lot 5, DP 187888; Lots B–H and J–K, DP 27199; Lots 1–3, DP 748398</b>	<b>Local</b>	<b>I34</b>
<b>Visual Impact:</b>	Medium / None	Medium when looking to NW, as proposal is screened by proposed adjoining development. None looking W, N, E & S. Refer to Figure 5.			
<b>Impact to skyline / Streetscape:</b>	Medium / None	Similar to above.			
<b>Curtilages:</b>	Medium	Curtilage is ‘Local’ to subject site.			
<b>Solar Impact:</b>	Medium	Variable during winter & spring. Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	<b>Acceptable</b>	The impact to the heritage significance of Item 22 within future LEP Burwood Townscape is acceptable.			



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Figure 5: Item 34. Source: Architectus

<b>Burwood</b>	<b>“Lynton”</b>	<b>4 Clarence Street</b>	<b>Lots 7, 8, 21 and 22, Section B, DP 2256; Lots 1–2, DP 134244</b>	<b>STATE</b>	<b>I40</b>
<b>Visual Impact:</b>	Low / None	Low when looking to NW, as proposal is screened by proposed adjoining development. None looking W, N, E & S.			
<b>Impact to skyline / Streetscape:</b>	Low / None	Similar to above.			
<b>Curtilages:</b>	Low	Curtilage is ‘Suburban’ to subject site.			



<b>Solar Impact:</b>	Low	Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	Acceptable	The impact to the heritage significance of Item 40 within future LEP Burwood Townscape is acceptable.			
<b>Burwood</b>	<b>Burwood Council Office (1887 building only)</b>	<b>2-4 Conder Street</b>	<b>Lot 15, DP 832440</b>	<b>Local</b>	<b>I47</b>
<b>Visual Impact:</b>	High / None	High when looking E, similar to existing towers along railway line to N. None looking from site towards NW SW quarter. Refer to Figure 6.			
<b>Impact to skyline / streetscape:</b>	High	Similar to above.			
<b>Curtilages:</b>	High	Curtilage is 'Immediate' to subject site. High impact. Impact to be managed by fenestration design for the subject tower development.			
<b>Solar Impact:</b>	High	During morning for all seasons. Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	Acceptable	The heritage listed site currently includes a ground level carpark and recent building extension along Hornsey Street. The heritage significance of the 1887 portion of Burwood Council Office (with 1935 second storey) is compromised by its isolated context and the proposed adjacent future development along structures in terms of a scale and bulk. Impact to the significance of Local Item 47, within the future LEP Burwood Townscape, is acceptable. Appropriate fenestration for the subject tower development to enhance the heritage item.			

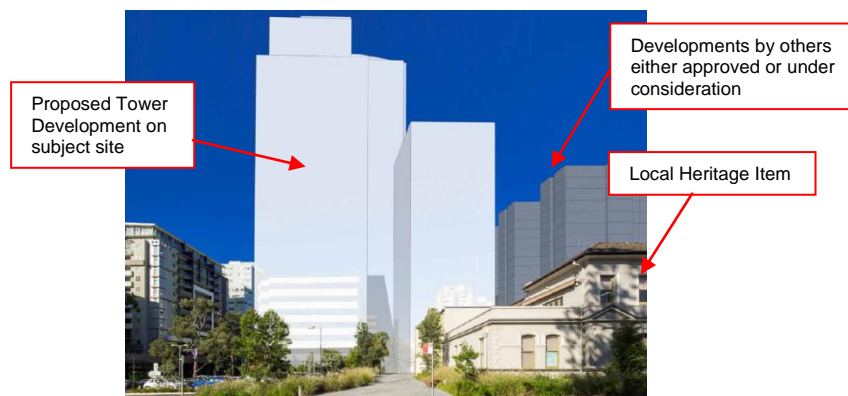


Figure 18: View 1a towards proposed Tower Development.



Burwood Council Office &amp; 1887 building



Burwood Council Office &amp; 1887 building behind

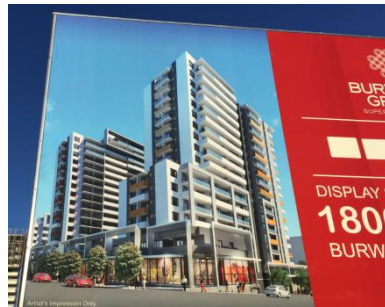
Source: Dual Google Maps





Source: Architectus

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Other adjacent development to Item 34

Figure 6: Item 34.

Burwood	School of Arts (former)	5 Conder Street	Lot 3, DP 814671	Local	I48
<b>Visual Impact:</b>	High / None	High when looking E, similar to existing towers along railway line to N. None looking from site towards NW / SW quarter. Refer to Figure 7.			
<b>Impact to skyline / streetscape:</b>	High	Similar to above.			
<b>Curtilages:</b>	High	Curtilage is 'Immediate' to subject site. High impact. Impact to be managed by fenestration design for the subject tower development.			
<b>Solar Impact:</b>	High	During morning for all seasons. Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	Acceptable	Impact to the significance of Local Item 48, within the future LEP Burwood Townscape, is acceptable. An appropriate fenestration for the subject tower development to enhance the heritage item.			



Figure 7: Item 48. Source: Dual Google Maps

Burwood	Burwood rail underbridge	Great Southern and Western Railway	Lots 1–5, DP 229037	State	I67
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<b>Visual Impact:</b>	High / None	High when looking SW quarter, similar to existing towers along railway line. None otherwise. Refer to Figures A & B.
<b>Impact to skyline / streetscape:</b>	High	Similar to above. Developments by others partially obscure
<b>Curtilages:</b>	Medium	Curtilage is 'Immediate' to subject site. Some impact to SW quarter. None otherwise.
<b>Solar Impact:</b>	Low	Refer to Appendix C below.
<b>Acceptability of proposal:</b>	Acceptable	The Burwood Railway Bridge / Station are large horizontal structures in terms of a scale and bulk. The impact to the heritage significance of Item 67 within the future LEP Burwood Townscape is acceptable.



Figure 8: Item 67. Source: Dual Google Maps

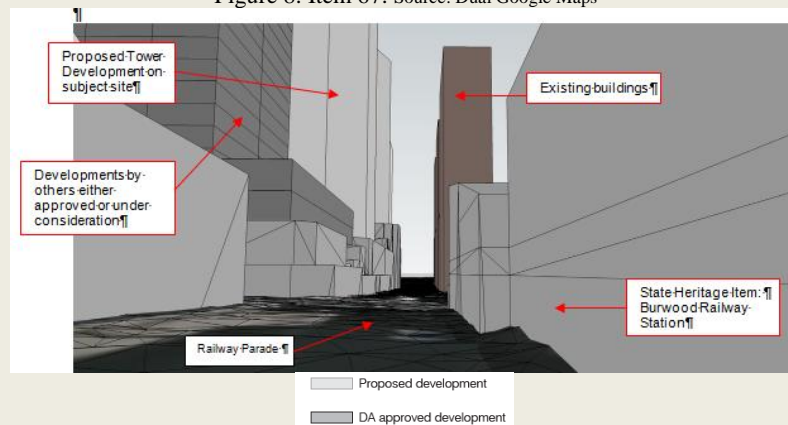
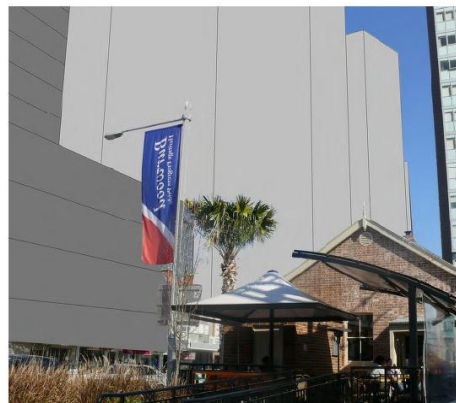


Figure 8: Item 67

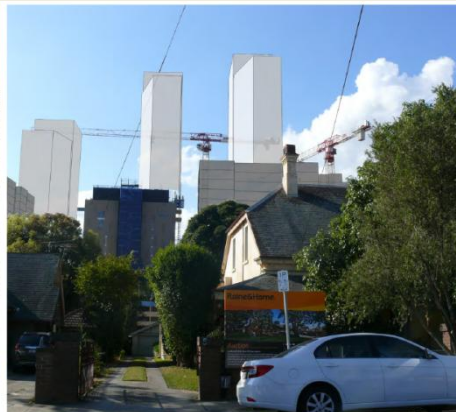
<b>Burwood</b>	<b>Burwood Railway Station group</b>	<b>Great Southern and Western Railway</b>	<b>Lots 1–5, DP 229037; Lots 2–6 DP 230938</b>	<b>State</b>	<b>I68</b>
<b>Visual Impact:</b>	High / None	High when looking SW quarter, similar to existing towers along railway line. None otherwise. Refer to Figure 9.			
<b>Impact to skyline / streetscape:</b>	High	Similar to above. Developments by others partially obscure			
<b>Curtilages:</b>	Medium	Curtilage is 'Immediate' to subject site. Some impact to SW quarter. None otherwise.			
<b>Solar Impact:</b>	Low	Refer to Appendix C below. Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	Acceptable	The Burwood Railway Bridge / Station are large horizontal structures in terms of a scale and bulk. The impact to the heritage significance of Item 68 within the future LEP Burwood Townscape is acceptable.			



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Figure 9: Item 68. Source: Architectus

<b>Burwood</b>	<b>“Orissa”</b>	<b>5 Livingstone Street</b>	<b>Lots 9–11, DP 455662</b>	<b>Local</b>	<b>I71</b>
<b>Visual Impact:</b>	Medium / None	Medium when looking to N, as proposal is screened by proposed adjoining development. None looking W, E & S. Refer to Figure 10.			
<b>Impact to skyline / Streetscape:</b>	Medium / None	Similar to above.			
<b>Curtilages:</b>	Medium	Curtilage is ‘Local’ to subject site.			
<b>Solar Impact:</b>	Medium	Variable during winter & spring. Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	<b>Acceptable</b>	The impact to the heritage significance of Item 71 within future LEP Burwood Townscape is acceptable.			

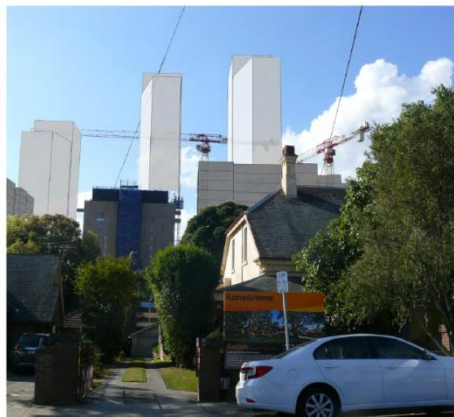


Proposed development  
DA approved development

Figure 10: Item 71. Source: Architectus

<b>Burwood</b>	<b>Victorian semi-detached houses</b>	<b>6 and 8 Livingstone Street</b>	<b>Lots 1–2, DP 208125</b>	<b>Local</b>	<b>I72</b>
<b>Visual Impact:</b>	Low / None	Low when looking to N, as proposal is screened by proposed adjoining development. None looking S (towards item), W & E. Refer to Figure 11.			
<b>Impact to skyline / Streetscape:</b>	Low/ None	Similar to above.			
<b>Curtilages:</b>	Medium	Curtilage is ‘Local’ to subject site.			
<b>Solar Impact:</b>	LOW	Variable during winter. Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	<b>Acceptable</b>	The impact to the heritage significance of Item 72 within future LEP Burwood Townscape is acceptable.			





Proposed development  
DA approved development

Figure 11: Item 72 Source: Architectus

Burwood	Fire station	12B Livingstone Street	Lot 15, DP 12287	Local	I73
<b>Visual Impact:</b>	Low / None	Low when looking to N, as proposal is screened by proposed adjoining development. None looking S (towards item), W & E. Refer to Figure 12.			
<b>Impact to skyline / Streetscape:</b>	Low / None	Similar to above.			
<b>Curtilages:</b>	Low	Curtilage is 'Local' to subject site.			
<b>Solar Impact:</b>	Low	Variable during winter. Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	<b>Acceptable</b>	The impact to the heritage significance of Item 73 within future LEP Burwood Townscape is acceptable.			



Proposed development  
DA approved development



2018 Amended Image

Figure 12: Item 73. Source: Architectus



Burwood	Ocean liner style house	13 Livingstone Street	Lot 8, DP 18191	Local	I74
<b>Visual Impact:</b>	Medium / None	Medium when looking to N, as proposal is screened by proposed adjoining development. None looking W, E & S. Refer to Figure 13.			
<b>Impact to skyline / Streetscape:</b>	Medium / None	Similar to above.			
<b>Curtilages:</b>	Medium	Curtilage is 'Local' to subject site.			
<b>Solar Impact:</b>	Medium	Variable during winter & spring. Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	<b>Acceptable</b>	The impact to the heritage significance of Item 71 within future LEP Burwood Townscape is acceptable.			



Proposed development  
 DA approved development



Figure 13: Item 74. Source: Architectus

Burwood	Parcels office (former)	1A Railway Parade	Lot 2309, DP 1134547	Local	I95
<b>Visual Impact:</b>	High / None	High when looking SW quarter, similar to existing towers along railway line. None otherwise. Refer to Figure 14.			
<b>Impact to skyline / streetscape:</b>	High	Similar to above. Developments by others partially obscure			
<b>Curtilages:</b>	Medium	Curtilage is 'Immediate' to subject site. Some impact to SW quarter. None otherwise.			
<b>Solar Impact:</b>	Low	Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	<b>Acceptable</b>	The Burwood Railway Bridge / Station are large horizontal structures in terms of a scale and bulk. The impact to the heritage significance of Item 95 within the future LEP Burwood Townscape is acceptable.			



Figure 14: Item 95. Source: Architectus

<b>Burwood</b>	<b>St Nectario's Greek Orthodox Church (formerly Methodist)</b>	<b>26 Railway Parade</b>	<b>Lot 1, DP 741809</b>	<b>Local</b>	<b>I96</b>
<b>Visual Impact:</b>	High / None	High when looking W quarter, similar to existing towers along railway line. None otherwise. Refer to Figure 15.			
<b>Impact to skyline / streetscape:</b>	High	Similar to above. Developments by others partially obscure			
<b>Curtilages:</b>	Medium	Curtilage is 'Immediate' to subject site. Some impact to W quarter. None otherwise.			
<b>Solar Impact:</b>	Low	Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	Acceptable	The impact to the heritage significance of Item 96 within future LEP Burwood Townscape is acceptable.			



Figure 15: Item 96. Source: Architectus

<b>Burwood</b>	<b>Attached houses</b>	<b>11–17 Stanley Street</b>	<b>Lots A–D, DP 38275</b>	<b>Local</b>	<b>I109</b>
<b>Visual Impact:</b>	High / None	High when looking E quarter. None otherwise.			
<b>Impact to skyline / streetscape:</b>	High	Similar to above. Future developments by others will partially obscure.			
<b>Curtilages:</b>	Medium	Curtilage is 'Immediate' to subject site. Some impact to E quarter. None otherwise.			
<b>Solar Impact:</b>	Low	Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	<b>Acceptable</b>	The impact to the heritage significance of Item 109 within future LEP Burwood Townscape is acceptable.			
<b>Burwood</b>	<b>Corner shop (former)</b>	<b>25 Stanley Street</b>	<b>Lot 1, DP 73875</b>	<b>Local</b>	<b>I110</b>
<b>Visual Impact:</b>	High / None	High when looking E quarter. None otherwise.			
<b>Impact to skyline / streetscape:</b>	High	Similar to above. Future developments by others will partially obscure.			
<b>Curtilages:</b>	Medium	Curtilage is 'Immediate' to subject site. Some impact to E quarter. None otherwise.			
<b>Solar Impact:</b>	Low	Refer to Appendix C below.			
<b>Acceptability of proposal:</b>	<b>Acceptable</b>	The impact to the heritage significance of Item 110 within future LEP Burwood Townscape is acceptable.			



### 3.0 ASSESSMENT OF HISTORICAL WALK OF BURWOOD TOWN CENTRE: PEOPLE & PLACES

#### 3.1 Introduction

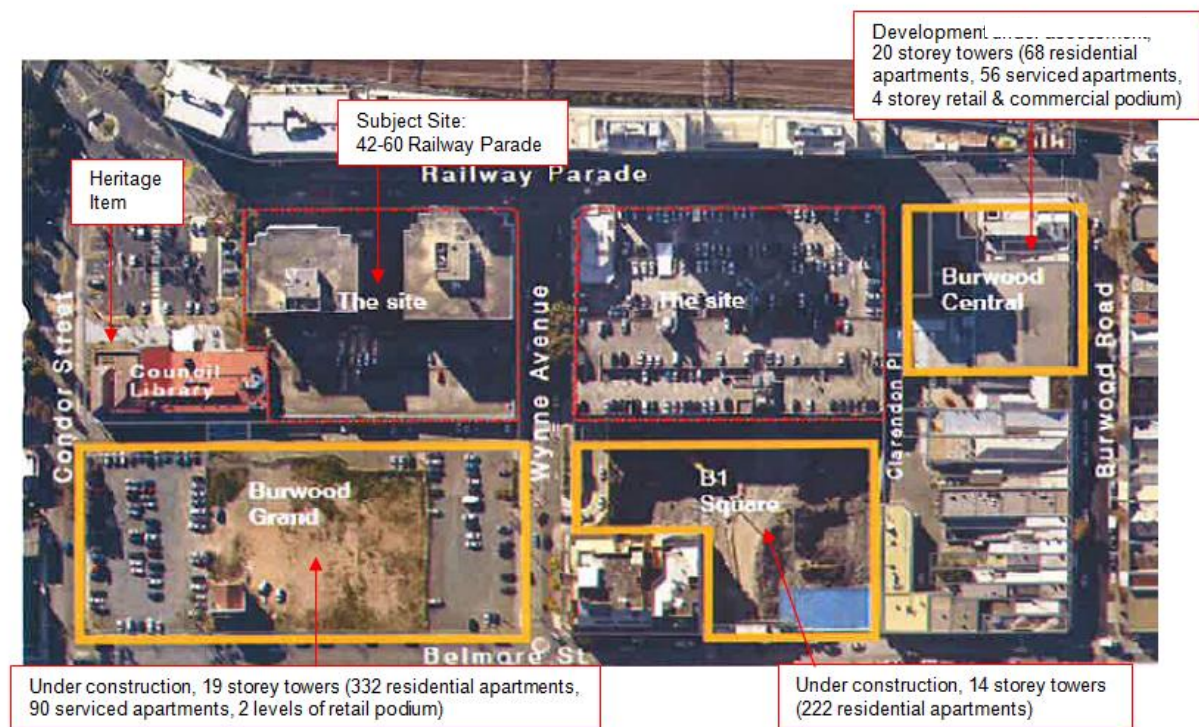
Burwood Council have produced a brochure titled 'Historical Walk of Burwood Town Centre: People & Places' – refer to trail plan Figure 16 and Appendix B. As indicated previously, the proposed development is located within an area of Burwood that is undergoing significant change – refer to Figure 17. As a result there is some impact upon of the Historical items in the brochure, as a result of the visual impacts recognised in the Assessment of Individual Heritage Items above.

To balance the impact, there are now new opportunities to increase the exposure of the current historical trail by the inclusion of appropriate interpretation panels and displays throughout the new development.



Figure 16: Brochure: Historical Walk of Burwood Town Centre: People & Places – Plan





#### **4.0 RECOMMENDATIONS & STRATEGIES**

The proposed development at 42-60 Railway Parade, Burwood is acceptable, provided the design of the Tower Development is carefully considered and appropriately detailed as follows.

- 4.1 Any new building, services, landscaping or activities at the site or in the vicinity of the site should have regard to the existing heritage scale, style and character of the site and streetscape, particularly at the podium levels.
- 4.2 Conserve the original streetscape and activities, wherever possible. In particular re-activate the former shop fronts on Railway Parade to enhance the Burwood town centre streetscape as a whole group, in accordance with ICOMOS Burra Charter.

#### **5.0 CONCLUSION**

The current Burwood LEP allows for a building height of 38 - 40 storeys. The impact of additional storeys on the tower development on the heritage listed items will not detract further from the heritage significance of the listed items.

The proposed development at 42-60 Railway Parade, Burwood is an acceptable development. Although the tower buildings will have a significant visual impact on specific views to and from the identified heritage listed items, this impact is mitigated by the proposed podium levels and those associated with adjacent multi-level developments. The podiums will create a horizontal line that will assist to break the vertical lines and act to reduce the impact of towers to appear as a back drop. The proposed towers would act as land mark buildings in Burwood Town Centre.

**APPENDIX A: TROPMAN & TROPMAN ARCHITECTS COMMENTS OF BURWOOD COUNCIL - CARDNO REVIEW** dated 7<sup>th</sup> March 2016

The following Tropman & Tropman Architects comments are in response to a FRI letter from Burwood Council, addressed to Mr Gavin Carrier of Holdmark Group, dated 7<sup>th</sup> March 2016 (Trim Ref 16/10970).

Burwood Council - Cardno Review dated 7 <sup>th</sup> March 2016	Tropman & Tropman Architects Comments
<p><b>10. Heritage Impacts</b></p> <p>Impacts on heritage items are not sufficiently detailed. The submitted Heritage Impact Assessment (HIA) is limited to an assessment of the site (not heritage listed) and its relationship to the streetscape of Railway Parade, with only limited commentary on other heritage listed items in the Town Centre including those in close proximity.</p>	Noted
<p>On page 27 of the HIA, reference is made to the Heritage Assessment/Impact Statement concluding that, <i>'due to the high amount of development occurring within the Town Centre, any potential shadow impacts resulting from the proposed development is (sic) considered generally acceptable'</i> despite the fact that impacts on specific heritage items are not detailed. However, not only is overshadowing not the primary consideration in terms of heritage conservation, the scale and visual dominance of the proposal relative to other development in the Town Centre means it will dominate the landscape which currently contains a number of heritage listed items. Contextual and visual impacts on nearby individual heritage items are more relevant considerations, yet they are not documented or addressed.</p> <p>The towers are said to be largely screened by the podiums or existing development <i>'when observed from closer view points'</i> (page 24). However, the height of the towers will become more obvious when observed further away, but <i>'the impact of the towers upon heritage listed sites will be reduced by the slender tower forms... appearing as a back drop'</i> (page 22).</p> <p>However, this only says the impacts will be reduced, not that there will not be adverse impacts. Nor is there a comparison of the impacts relative to a 'complying' development. Specifically Cardno notes the following:</p>	Refer to <b>ADDENDUM: Assessment of Individual Heritage Items</b>
<p>a. The HIA concludes that the overshadowing of heritage listed sites is <i>'generally acceptable'</i> although no specific assessment of individual heritage items is provided.</p>	Refer to <b>ADDENDUM: Assessment of Individual Heritage Items</b>
<p>b. No information is provided on each individual heritage item (what they are, why they are significant and what they are used for). There are over 50 heritage items highlighted in the HIA as being in the area. The heritage significance of the area is, therefore, significant and warrants a more detailed analysis than has been provided particularly in terms of the impacts on items in close proximity which would be overshadowed and/or overwhelmed by the scale of the development proposed or whose outlook will be significantly affected by the proposal. For example, when viewed from the heritage listed school (which is used as a community facility), the visual impact and loss of context to the Council Library (heritage item) appears significant (Figure 18).</p>	Refer to <b>ADDENDUM: Assessment of Individual Heritage Items</b>
<p>c. It is difficult to accept that, simply because the development would be in slim towers, it will have a <i>'minimal impact on the skyline when viewed from heritage items'</i> (page 25). It is still a potentially 60+ storey development which is substantially larger than any other existing or approved development in the Town Centre. 'Reducing' the weight of the presence of the development by having the towers (page 26) does not mean the presence is acceptable.</p>	Refer to <b>ADDENDUM: Assessment of Individual Heritage Items</b>
<p>d. The HIA discusses the landmark nature of the development and the potential to activate open space, but this is not the criteria required to assess the impact of the development on the heritage significance of the heritage items or area. Issues of appropriate curtilage to the items are not addressed. It is difficult to see how it can be concluded that the <i>'towers are generally sympathetic to the heritage listed items'</i> and do not detract from them (page 26). The features which substantiate this conclusion are not readily apparent.</p>	Refer to <b>ADDENDUM: Assessment of Individual Heritage Items</b>

<p>e. The solar impact diagrams in Appendix B show overshadowing of a number of properties associated with the proposed development particularly in winter. However, there is no reference in the HIA of which, if any, heritage items are overshadowed and if they are why is this acceptable. Cardno believes this should be provided.</p>	<p>Refer to <b>ADDENDUM: Assessment of Individual Heritage Items</b></p>
<p>f. The HIA concludes that the development is generally acceptable <i>'provided they (sic) are carefully considered and appropriately detailed'</i>. In this regard, the development <i>'should have regard to the existing heritage scale, style and character of the site and streetscape'</i> (page 27). Cardno suggests that the HIA should have regard to this in the first place in assessing the proposal and coming to a conclusion of acceptability.</p>	<p>Refer to <b>ADDENDUM: Assessment of Individual Heritage Items</b></p> <p>As noted in <b>TABLE 1</b>, heritage items located within the 'Immediate' curtilage of the proposed tower development will have a 'High' impacted upon when viewed to / from variable directions depending on streetscape orientation. The impact upon the remaining heritage items is reduced to items located further away from the development.</p> <p>TTA concluded that all heritage Items would benefit from new building, services, landscaping or activities at the site or in the vicinity of the site should have regard to the existing heritage scale, style and character of the site and streetscape – particularly at podium level.</p> <p>TTA were particularly concerned about the existing original streetscapes which provide an appropriate context for the heritage listed items. The recent tower development along Railway Parade provide no context, with inappropriate scale, detailing and limit pedestrian activity – refer to Figure 17.</p> <p>TTA believe the shop fronts to Railway Parade should be re-activate to enhance the Burwood town centre streetscape.</p>
<p>Refer to the below images from the submitted PP Visual Impact Assessment which clearly demonstrate significant visual impacts on surrounding heritage items. As mentioned above, the DCP Building Height Plane B currently protects some of the listed heritage items to the south of the site and its proposed deletion or amendment will potentially further impact on the items and public spaces in and around the historic civic precinct.</p> <p>Accordingly, further justification for the request to delete the Building Height Plane B control is required, including resultant impact on heritage items and conservation areas to the south of the subject site.</p>	<p>Noted.</p> <p>The impact of additional storeys on the tower development on the heritage listed items will not detract further from the heritage significance of the listed items. The impact is greater on particular views of the heritage item, but is often none when viewed from another direction.</p> <p>Many of the heritage items have been significantly compromised by the removal or addition of</p>



	<p>building fabric, as in the case of 18 &amp; 147.</p> <p>Other than the groups of buildings along Burwood Road, many of the heritage items are isolated from their original context and have become less significant. Thus the Building Height Plane B is no longer relevant, particularly in regard to the current allowable LEP building heights in this area of the Burwood Town Centre. There are numerous instances in the City of Sydney where the Building Height plane has become redundant, such as the areas around Sydney Town Hall and St Andrews Cathedral.</p>
<p><b><u>Request for further information from Proponent:</u></b></p> <ul style="list-style-type: none"> <li>▪ Respond to issues raised above</li> <li>▪ Analyse the likely impact on the use and importance of directly impacted heritage items on an individual item basis not a generic basis. Impacts include on context, solar access, views and outlook</li> <li>▪ Document the impact on the Council's designated Town Centre heritage trail</li> </ul>	<p>Refer to <b>ADDENDUM: Assessment of Individual Heritage Items</b> above</p>



Figure 17. The recent tower development along Railway Parade provide limited context, with inappropriate scale, detailing and limited opportunities for pedestrian activity.


## APPENDIX B: BURWOOD COUNCIL BROCHURE - HISTORICAL WALK OF BURWOOD TOWN CENTRE: PEOPLE & PLACES

### SIDING

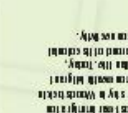
Early 20th century views of the town centre from the railway station. The image shows the town centre from the railway station, with the town centre visible in the background.



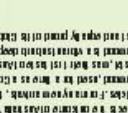
William F. Shaw, a local historian, wrote in 1911 that the town centre was 'a very attractive place, with a good many fine buildings, and a very pleasant atmosphere'.



The town centre was a very attractive place, with a good many fine buildings, and a very pleasant atmosphere.



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### WILLIAM FRASER

The Fraser family owned a number of small businesses in the town, including a grocery store and a hardware store. William Fraser was a prominent figure in the town, and his family played a significant role in the town's development.



William Fraser was a prominent figure in the town, and his family played a significant role in the town's development.



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### THINGS AND PLACES

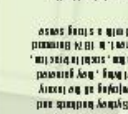
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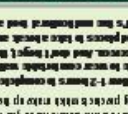
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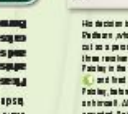
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### BURWOOD COUNCIL

Heritage progress & pride

If you would like to know more about Burwood, please visit:

Harvest for the Years: The Story of Burwood  
by Erik Teitland, 1974

Or contact:


Burwood Council  
0911 50111  
council@burwood.nsw.gov.au  
www.burwood.nsw.gov.au

Burwood Library  
0911 50111  
library@burwood.nsw.gov.au

If you have enjoyed this walking tour, you may like to follow the Burwood Trail, which is a self-guided tour of the town's heritage. The trail is available at the Burwood Library.

### PEOPLE & PLACES

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### Historical Walk of Burwood Town Centre


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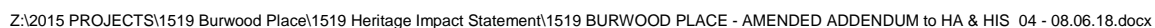


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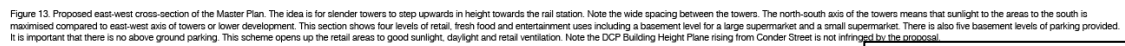






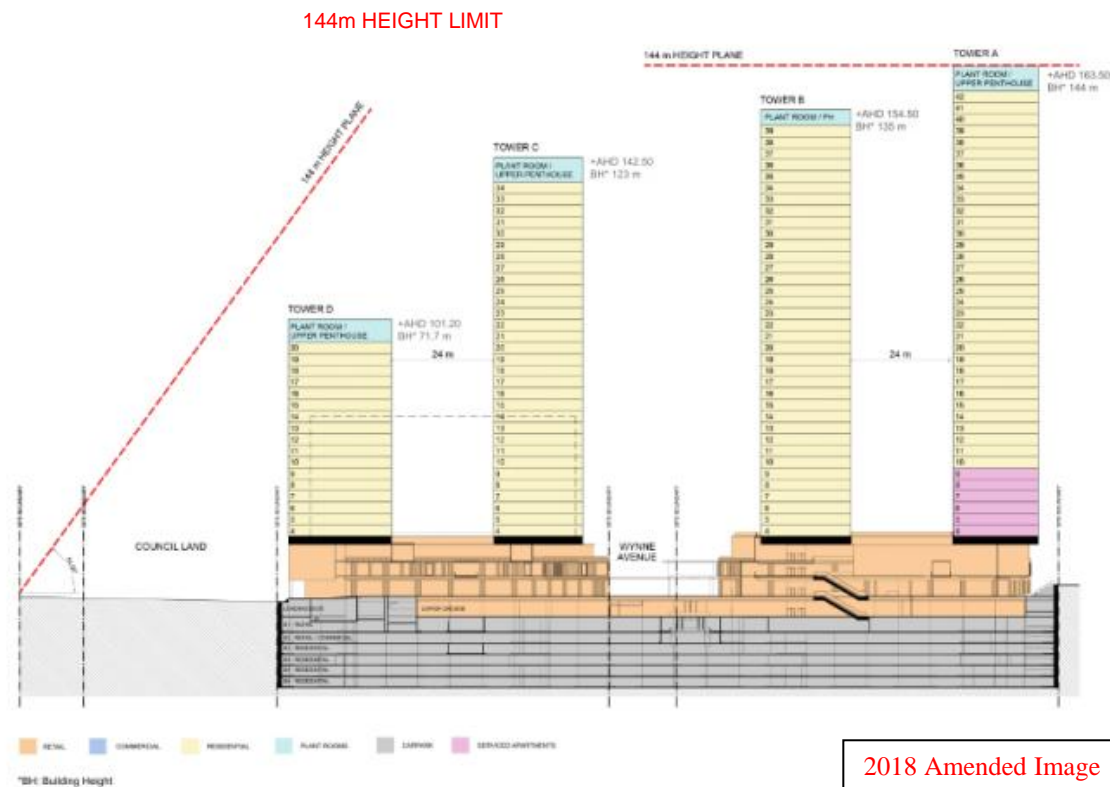
## architectus™ COX

**Interesting skyline.** The design concept is for slender towers to step upwards in height towards the rail station. Note the wide spacing between the towers. The north-south axis of the towers means that sunlight to the areas to the south is maximised compared to east-west axis of towers or lower development.



42-60 Railway Parade, Burwood | Report prepared for Holdmark information purposes only

Former Image



2018 Amended Image

architectus COX

## Height Plane Section

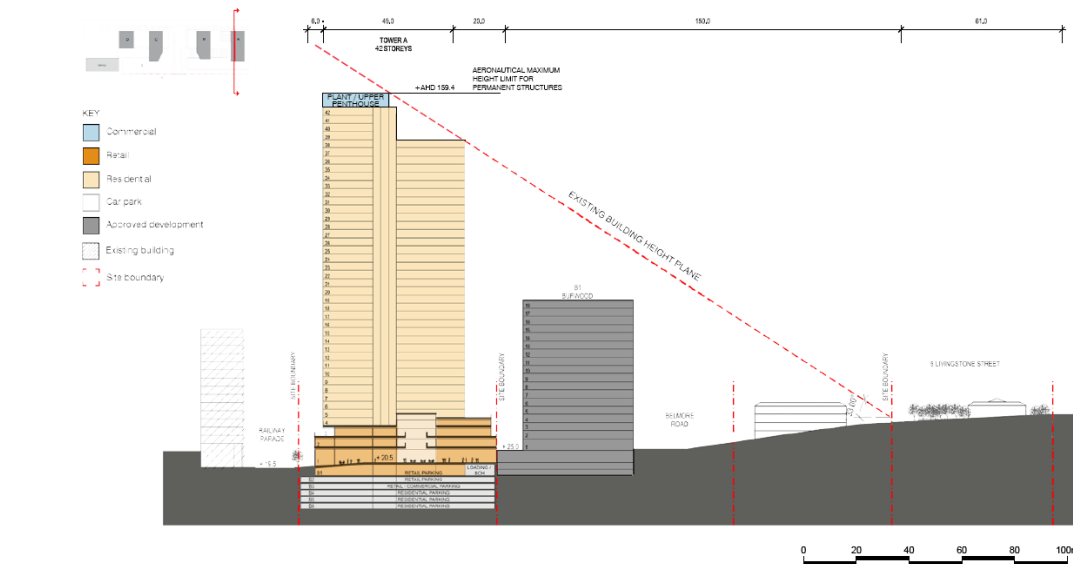
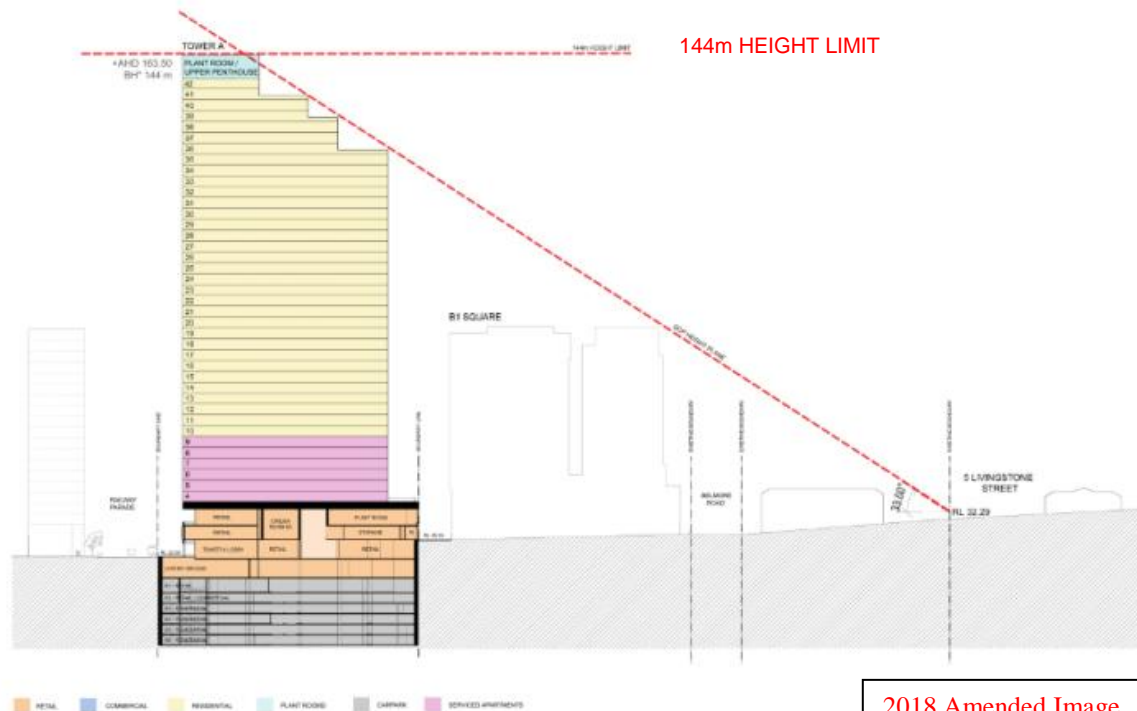


Figure 12. Proposed north-south section. This diagram shows the aerological height limit of 182.6 RL which is the maximum height limit for permanent structures governed by the aviation authorities. The is an existing angled building height plane from Council's DCP (which springs from the site boundary of the rear yards of properties fronting Livingstone Street). There is a proposal before Council to move the springing point of the plane to the front boundary of the properties fronting Livingstone Street. It can be seen that the higher heights proposed by the Master Plan is well within the projection of the alternative height plane. Note that the current height limit is 20 storeys on the site. The Master Plan seeks higher heights consistent with the underlying principle of the angled height plane.

42-60 Railway Parade, Burwood | Report prepared for Holdmark information purposes only

Former Image



2018 Amended Image