

PROPOSED TOWER DEVELOPMENT

42-60 Railway Parade, Burwood

Heritage Assessment & Heritage Impact Statement



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

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Tropman & Tropman Architects

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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 & Heritage Impact Statement</i>	19.08.15	Greg Burgon Architectus
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1519:HAHIS	02	<i>Proposed Tower Development, 42-60 Railway Parade, Burwood Heritage Assessment & Heritage Impact Statement</i>	18.11.16	Anthony Kazacos anthonyk@cityplan.com.au Via email

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1.0 INTRODUCTION

1.1 Brief

This report has been prepared to accompany an urban design report and architectural design to support a planning proposal to rezone the land to allow higher FSR and Building heights by Architectus and Cox for client Holdmark NSW Pty Ltd. The aim of this report is to assess the heritage of the subject site, review the works proposed and to produce a statement of heritage impact relating to heritage issues for the existing buildings, proposed development and the immediate streetscape.

1.2 Study Area

For the purposes of this report the *place*, as defined in the Burra Charter is to be known as the subject site or study area.

The subject building proposed is located at 42-60 Railway Parade, Burwood and the surrounding heritage buildings are identified on the map refer to Figure Nos. 1 & 2a & 2b.

1.3 Methodology

The method follows the New South Wales Department of Planning Heritage Office publication Assessing Heritage Significance July 2001 and revisions.

1.4 Limitations

This report is limited to a Heritage Assessment of the existing property and its relationship to the streetscape and a Heritage Impact Assessment of the design proposal on the streetscape of Railway Parade. An analysis of condition of the fabric of the subject property and the streetscape was limited to visual inspection undertaken by the author during one site visit. No intervention to fabric was undertaken.

1.5 Author Identification

This report has been prepared by:

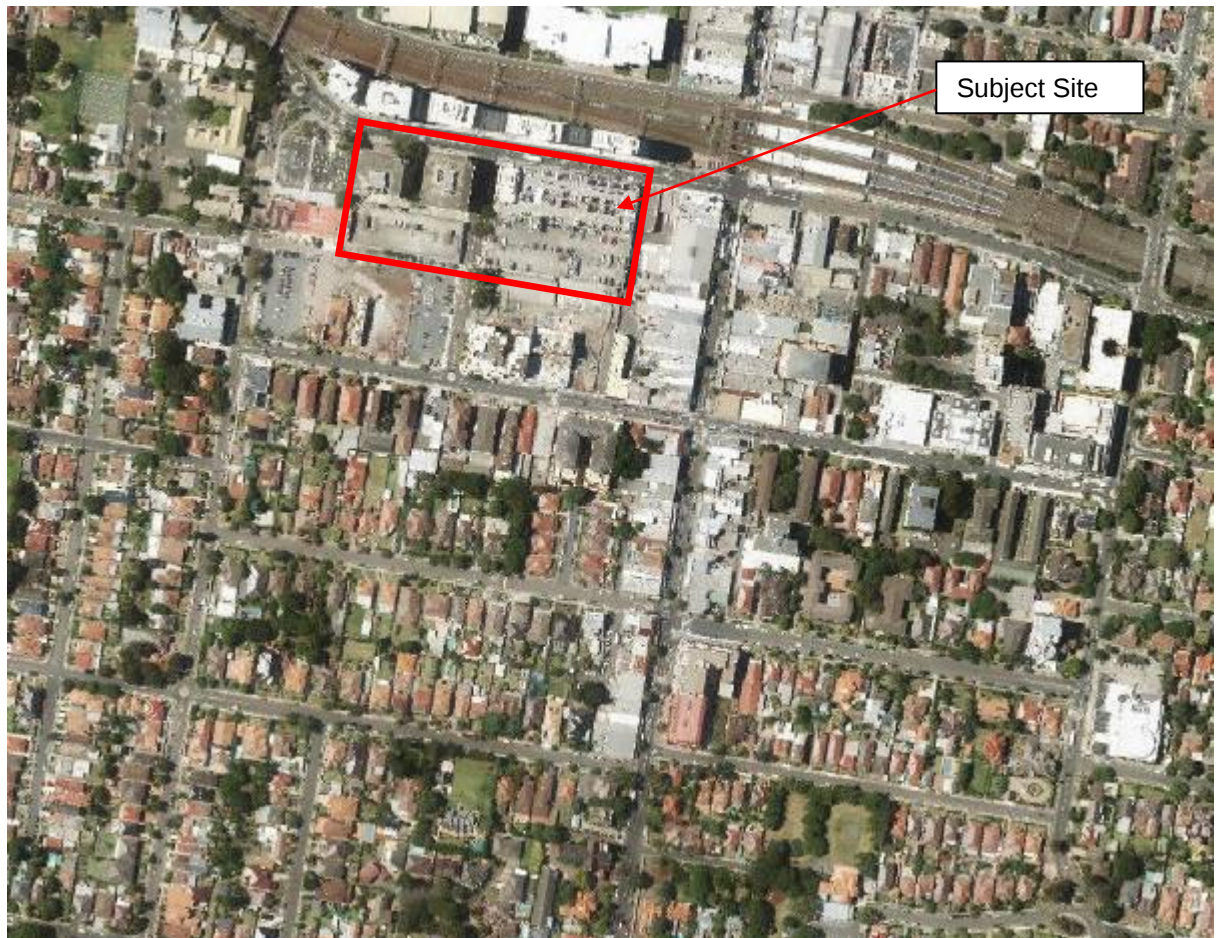
Lester Tropman	Director, Heritage Conservation Architect
Scott Murray	Senior Project Architect, Urban Designer
Nica Javadi	Architectural Assistant/ Project Officer

Note: Unless otherwise stated, all images are by the authors and were taken during the course of this study.

1.6 Previous reports, available information and background material

This report has been prepared with the use of the following references:

- "Preliminary Draft Urban Design and Planning Study 42-60 Railway Parade", Burwood by Architectus (dated 12 March 2015)
- "Burwood Place' 42-50 Railway Parade", Burwood by Architectus and Cox (dated 12 March 2015)



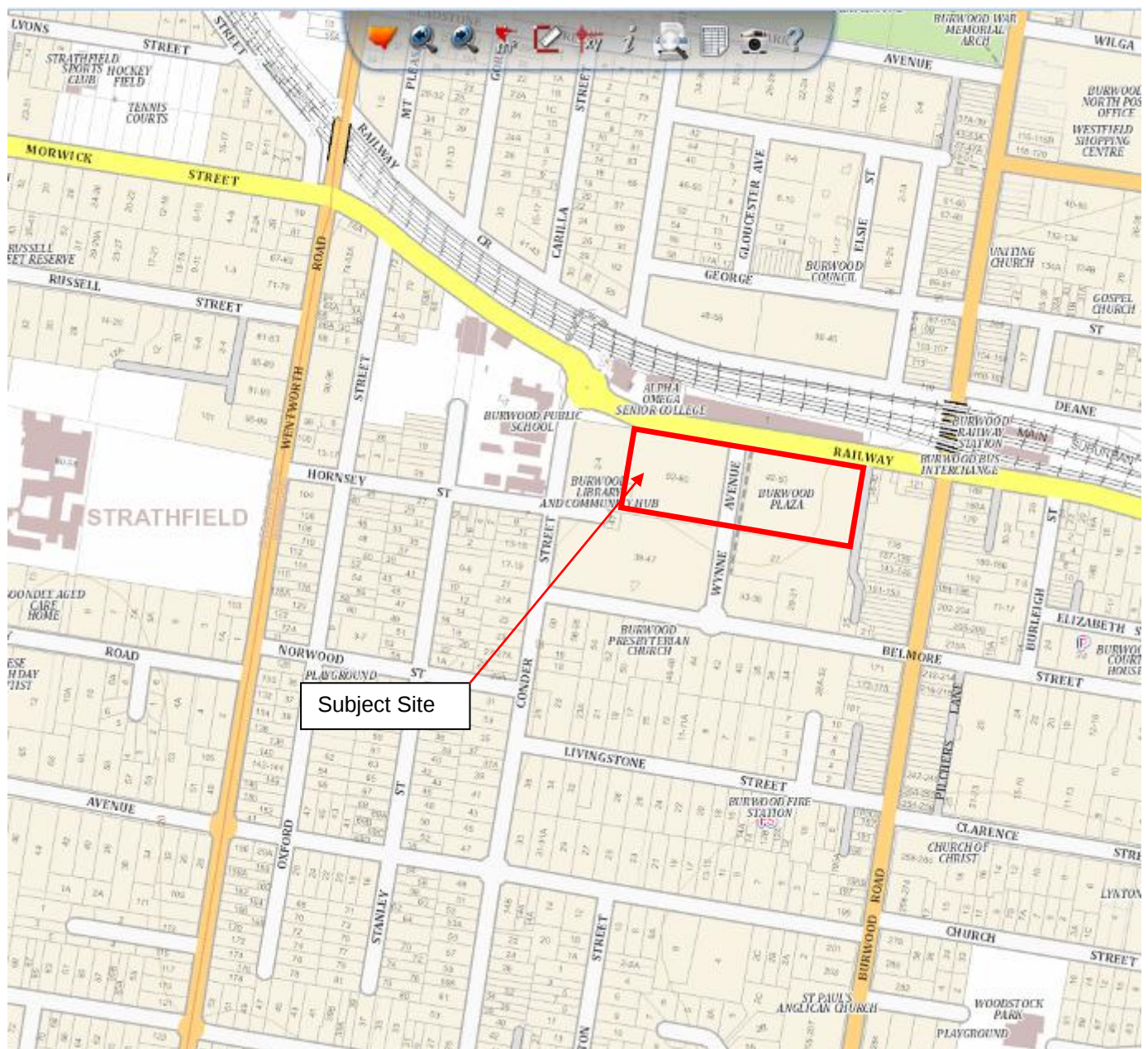
N↑

Figure 1a: Aerial map showing buildings around site – 42-60 Railway Parade, Burwood. *maps.six.nsw.gov.au*



N↑

Figure 1b: Aerial map showing buildings around site – 42-60 Railway Parade, Burwood. *maps.six.nsw.gov.au*



NE

Figure 1c: Aerial map showing buildings around site – 42-60 Railway Parade, Burwood. maps.six.nsw.gov.au

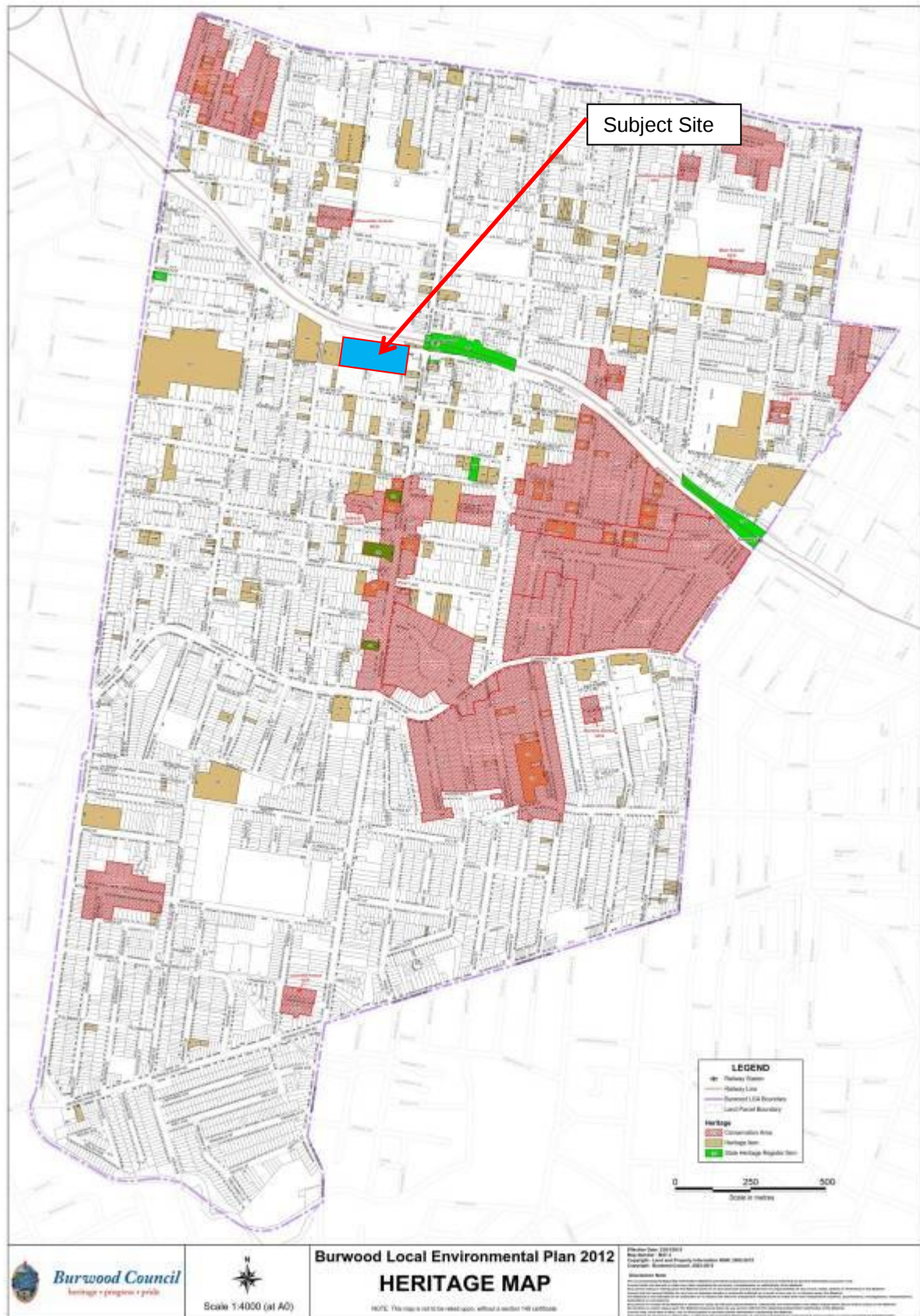


Figure 2: Location Plan – 42-60 Railway Parade, Burwood. www.burwood.nsw.gov.au

PART 1: HERITAGE ASSESSMENT

2.0 DOCUMENTARY EVIDENCE

2.1 Heritage Listings

The existing buildings on the subject site at 42-60 Railway Parade are not heritage listed. The subject site is not located within a Conservation Area. The subject site is located in an area containing numerous heritage listed buildings refer to Figure 3 and Appendix A.

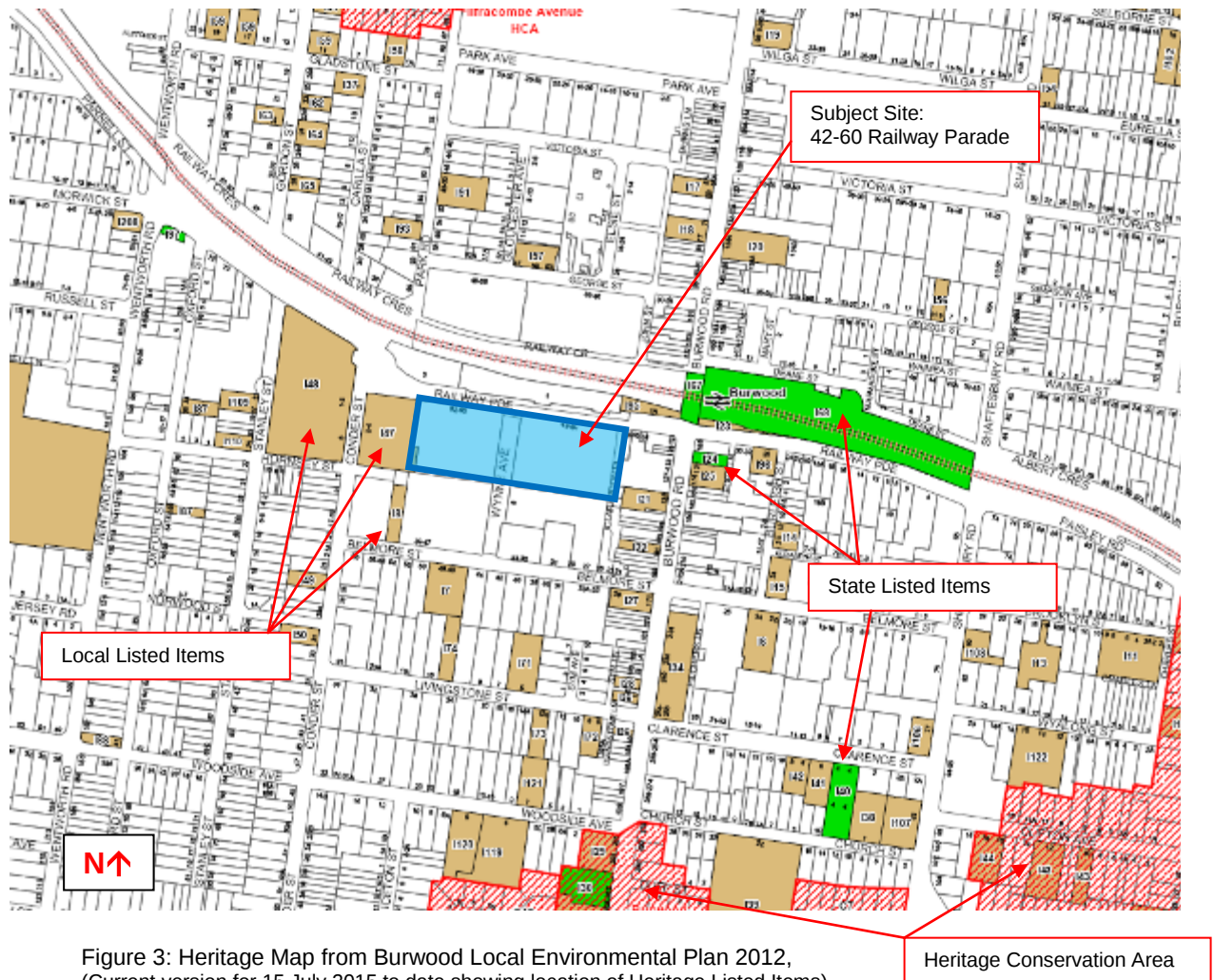


Figure 3: Heritage Map from Burwood Local Environmental Plan 2012,
(Current version for 15 July 2015 to date showing location of Heritage Listed Items).

3.0 PHYSICAL EVIDENCE

The following photographs give a brief inventory of the site and adjacent streetscape physical features. The physical evidence of the subject site was investigated through non-intrusive observation of the fabric.

3.1 Subject Site

42-60 Railway Parade, Burwood is a large rectangular site covering lots 52-60 and 42-50. Bound by Belmore Street to the south, Burwood Road to the west and Conder Street to the east. The subject site is part of a large street block, currently lot 42-50 is occupied by 'Burwood Plaza' shopping centre and lot 52-60 is the Telstra and Bankwest offices.

The other development sites under consideration or under construction adjacent to the tower proposal include B1 Square, Burwood Grand and Burwood Central. These lots are currently being used for car parking. Refer to Figures 4 & 5.



Figure 4: Site, showing the two sites on Wynne Ave (Source: Architectus) **N↑**

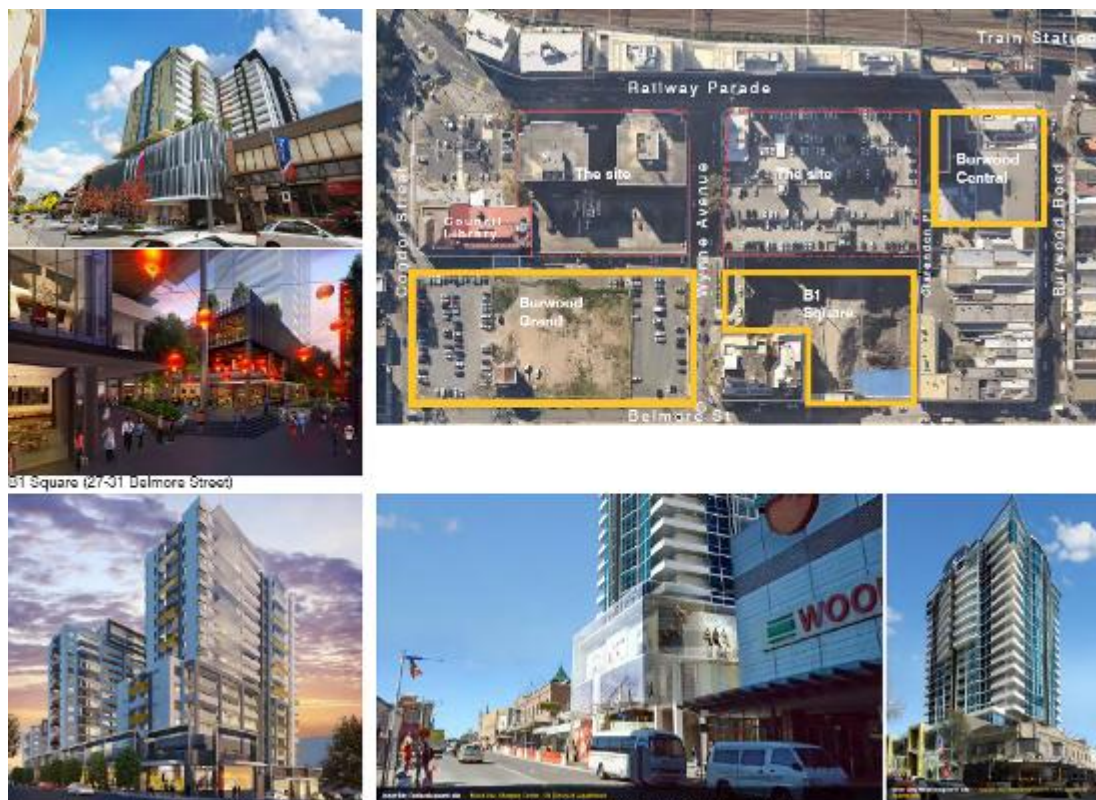


Figure 5: The Site and adjacent planned development (Source: Architectus)

3.2 Burwood Town Centre Streetscape

The Burwood Town Centre is characterised by three typical streetscapes:

3.2.1 **Burwood Road** (south of the railway lines)

This is a traditional retail shopping streetscape consisting of active footpaths and active shopfronts with open doors and display windows and curb-side parking. Deciduous trees line both sides of the street. The buildings are generally two storeys high with parapet walls above shopfront awnings, refer to Figures 6 & 7.



Figure 6: Burwood Road a traditional retail shopping streetscape (looking south) – Source: Google Street View



Figure 7: Burwood Road a traditional retail shopping streetscape (looking north) – Source: Google Street View

3.2.2 **Railway Parade** (west of Burwood Road)

This streetscape is generally characterised by blank solid walls, limited door openings, limited glazed shopfronts and, high colonnades awnings and limited curb-side parking. Generally above the colonnades there are multiple levels of office accommodation, enclosing the street with a high wall of building. Further, four traffic lanes create a car dominated streetscape, unpleasant for pedestrian activity. A row of palm trees is located in the centre of the road. Refer to Figures 8 & 9.



Figure 7A: Corner of Burwood Road & Railway Parade - a traditional retail shopping streetscape (looking west) – Source: Google Street View



Figure 8: Railway Parade a streetscape with limited activity (looking west) – Source: Google Street View



Figure 9: Railway Parade streetscape (looking east) – Source: Google Street View

3.2.3 **Belmore Street** (west of Burwood Road)

Belmore Street is a streetscape of transition and is generally characterised by some retail, low rise walk-up flats, new residential apartments, institutional buildings (church & school buildings) and multi-level / mixed use developments under construction. Deciduous street trees soften and obscure some building fabric. Refer to Figure 10.



Figure 10: Belmore Street streetscape (looking east) – Source: Google Street View



Figure 11: Belmore Street streetscape (looking west from Burwood Road) – Source: Google Street View

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Assessment of Burwood & Heritage Items

This assessment of heritage significance is for the Heritage items surrounding the subject site 42-60 Railway Parade, Burwood (Figure 3) and has been based on the criteria and guidelines contained in the NSW Heritage Manual *Assessing Heritage Significance* produced by the NSW Heritage Office.

State significance means significance to the people of NSW. **Local** significance means significance within the local government area.

Legend:

- ✓ Guideline applicable
- Guideline not applicable

4.1.1 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).

Guidelines for inclusion		Guidelines for exclusion	
—	• shows evidence of a significant human activity	—	• has incidental or unsubstantiated connections with historically important activities or processes
✓	• is associated with a significant activity or historical phase	—	• provides evidence of activities or processes that are of dubious historical importance
✓	• maintains or shows the continuity of a historical process or activity	—	• has been so altered that it can no longer provide evidence of a particular association

Comment

The surrounding State and Local Heritage Listed Items and Heritage Conservation Areas have historical value, for example Burwood Railway Station, former Burwood Post Office and Burwood Road shopfronts.

4.1.2 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).

Guidelines for inclusion		Guidelines for exclusion	
✓	• shows evidence of a significant human occupation	—	• has incidental or unsubstantiated connections with historically important people or events
—	• is associated with a significant event, person, or group of persons	—	• provides evidence of people or events that are of dubious historical importance
		—	• has been so altered that it can no longer provide evidence of a particular association

Comment

Examples of Edmund Blackett's domestic architecture heritage listed item I29 and ecclesiastical works I30.

4.1.3 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).

	Guidelines for inclusion		Guidelines for exclusion
—	shows or is associated with, creative or technical innovation or achievement	—	is not a major work by an important designer or artist
—	is the inspiration for a creative or technical innovation or achievement	—	has lost its design or technical integrity
✓	is aesthetically distinctive	—	its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
—	has landmark qualities	—	has only a loose association with a creative or technical achievement
✓	exemplifies a particular taste, style or technology		

Comment

Majority of the heritage items identified are a reflection of Federation, Victorian, Art Deco, Gothic as well as other styles of architecture.

4.1.4 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.

	Guidelines for inclusion		Guidelines for exclusion
✓	is important for its associations with an identifiable group	✓	is only important to the community for amenity reasons
✓	is important to a community's sense of place	—	is retained only in preference to a proposed alternative

Comment

St James Church, Masonic Temple, Burwood Police Station and Courthouse, Former Burwood Post Office, St Paul's Anglican Church and Pipe, Burwood Council Office (1887 building only), former School of Arts now referred to as Burwood Primary School, Burwood Railway Station, Burwood Fire Station, former Parcels Office and St Nectario's Greek Orthodox Church- formerly Methodist.

4.1.5 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).

	Guidelines for inclusion		Guidelines for exclusion
—	has the potential to yield new or further substantial scientific and/or archaeological information	—	the knowledge gained would be irrelevant to research on science, human history or culture
—	is an important benchmark or reference site or type	—	has little archaeological or research potential
—	provides evidence of past human cultures that is unavailable elsewhere	—	only contains information that is readily available from other resources or archaeological sites

Comment

Not applicable.

4.1.6 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).

	Guidelines for inclusion		Guidelines for exclusion
—	• provides evidence of a defunct custom, way of life or process	—	• is not rare
—	• demonstrates a process, custom or other human activity that is in danger of being lost	—	• is numerous but under threat
—	• shows unusually accurate evidence of a significant human activity		
—	• is the only example of its type		
—	• demonstrates designs or techniques of exceptional interest		
—	• shows rare evidence of a significant human activity important to a community		

Comment

Not applicable.

4.1.7 Criterion (g)

An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's):

- Cultural or natural places; or
- Cultural or natural environments.

	Guidelines for inclusion		Guidelines for exclusion
—	• is a fine example of its type	—	• is a poor example of its type
✓	• has the principal characteristics of an important class or group of items	—	• does not include or has lost the range of characteristics of a type
—	• has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	—	• does not represent well the characteristics that make up a significant variation of a type
—	• is a significant variation to a class of items		
—	• is part of a group which collectively illustrates a representative type		
—	• is outstanding because of its setting, condition or size		
—	• is outstanding because of its integrity or the esteem in which it is held		

Comment

The surrounding state and local heritage listed items are a significant element to the Burwood streetscape built during the Federation and Victorian periods.

4.2 Statement of Heritage Significance

42-60 Railway Parade, Burwood has surrounding state and local heritage listed items that contribute to the character of the streetscape and supports the heritage values of the neighbourhood.

4.3 Recommendations / Strategies

Generally:

- 4.3.1 Conserve the original Federation and Victorian Period building fabric, wherever possible, in particular to the chief street elevations, to enhance the Burwood town centre streetscape as a whole group, in accordance with ICOMOS Burra Charter.
- 4.3.2 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 context.

PART 2: HERITAGE IMPACT STATEMENT

5.0 PROPOSED WORKS

This schedule of proposed works is to be read in conjunction with the 'Preliminary Draft Urban Design and Planning' report and sketch drawings prepared by Architectus and Cox.

5.1 Demolition

The proposed demolition works includes:

- 5.1.1 Demolition of existing Burwood Centre Shopping Plaza and car park structure at 42 railway parade (Lot 1 DP 588368)
- 5.1.2 Demolition of existing 2 No multi level commercial buildings at No.60 (Lot 16 DP 832440) Railway Parade and multilevel car park (Stage 1).

5.2 Proposed Development

- 5.2.1 Construction of commercial tower including podium levels and basement levels for parking. Refer to Figures 12 – 13.
- 5.2.2 Commence construction of basement levels including supermarket, loading dock and permanent car park access.
- 5.2.3 Provide access to basement supermarket via travelators on Wynne Avenue (pedestrian zone).

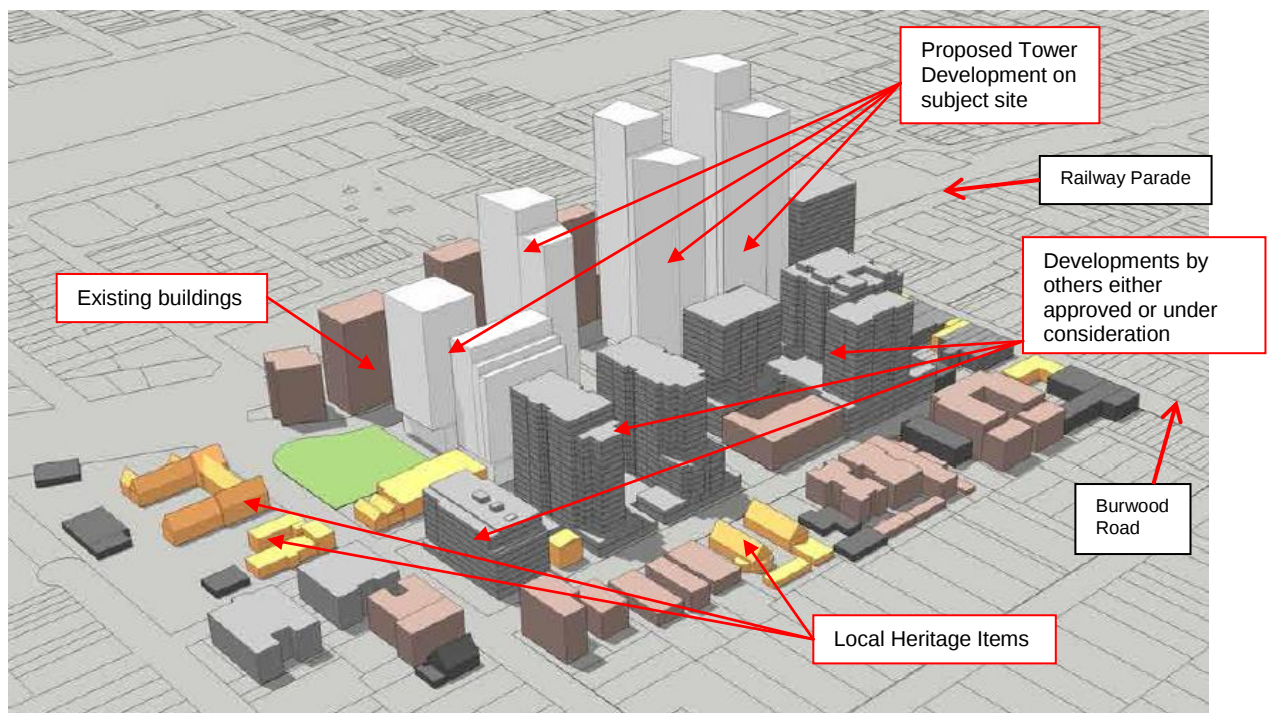


Figure 12: Proposed Design Concept indicating context in relation to Heritage Listed Items and recently approved development or under consideration (source: Architectus).

The existing building height plane allows a building of max height of 40 storeys high (approx 149m- contained in Burwood Council LEP).

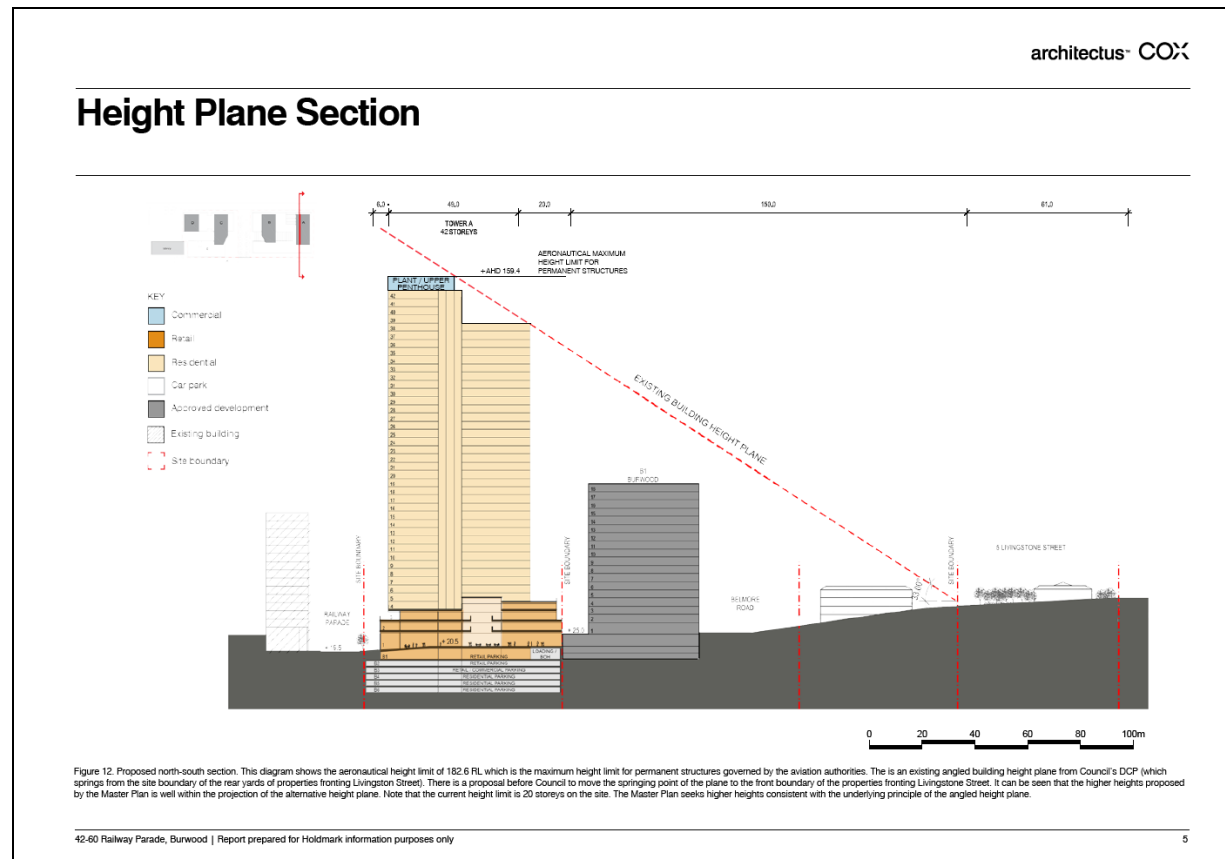


Figure 13: Height Plane Section (Source: Architectus & Cox)

5.3 Landscaping

- 5.3.1. Construction of new landscape works to the new open spaces proposed.
- 5.3.2 Existing concrete pavers replaced with concrete pathway & steps.
- 5.3.3 Landscape works to Wynne Avenue pedestrian way resurfacing and tree planting.

5.4 Materials

New works are to be constructed with the following.

Roof:	Metal roof sheeting;
Wall Cladding:	FC sheet cladding;
	Rendered masonry;
Doors and windows:	Timber/Aluminium framed;
Balustrade:	Mild steel;
Paving:	Concrete;

5.5 Colour Scheme

Proposed colour scheme is yet to be stated.

5.6 Architects Design Statement

The following design intent is an extract taken from the 'Preliminary Draft Urban Design and Planning' report and sketch drawings prepared by Architectus and Cox, dated 12 March 2015.

Architects Design Statement

THE POTENTIAL

1. **Activate public domain and retail edges.**

2. **Tower slenderness and architectural quality.**

Architectus has researched methods to achieve tower slenderness to provide good urban design, internal amenity and address impacts of tower bulk on surroundings. The aim of this research is to develop 'rules of thumb' for appropriate tower proportions.

Benefits of slender towers

As urban densities increase the slenderness of tall towers are becoming an important consideration – especially for residential towers and their separation.

Benefits of slender towers include:

- Overcomes the sense of tower bulkiness and overwhelming of the public domain.
- Opportunities for views of sky between buildings and a feeling of openness.
- Minimising over shadowing particularly extended periods of overshadowing in comparison to long elevations of lower scale development.
- Enables a good sunlight and daylight to the public domain.
- Creating better separation between buildings and better views - improves the amenity, privacy and outlook of apartments
- Increased residential amenity, as the floor-plates are more likely to achieve good solar access and ventilation requirements.
- Limits the number of apartments per level and the length of corridors.
- Ensures that apartments are not too deep and rooms don't rely on 'borrowed' light and air.

Local examples of floor plate controls

New South Wales

SEPP 65 and the Residential Flat Design Code provide design controls for all residential flat buildings in NSW. The Code has controls for building depth and separation and amenity. Together with fire regulations, the proper application of the Code should have the effect of limiting floor plates in residential buildings.

However, in the early master planning stages of a project, it is difficult to test all of these detailed design provisions. As a result, master plans, and planning controls can result in envelopes for large floor-plates that are acceptable from a design and amenity perspective. There are no state-wide floor-plate controls for tall buildings in NSW.

Green Square,

City of Sydney Council In the South Dowling St Precinct within Victoria Park, Zetland (part of Green Square) detailed consideration has been given to the slenderness of towers. The resulting controls allow for 22-storey towers (approximately 70m in height) to a maximum of 750sqm of floor area including balconies (referred to here as 750sqm Gross Building Area floor-plate). A significant separation distance between towers (60m) is also provided as this precinct is an inner city area but is not within a designated urban centre.

Central Sydney

In Central Sydney, a 1,000sqm Gross Floor Area maximum is applied to residential tower buildings. This would equate to 1,333sqm GBA. A maximum horizontal dimension of the building facade of 40m is also applied. Towers in Central Sydney have maximum building heights ranging from 60m to 235m.

International examples of floor plate controls

Calgary, Canada

The maximum floor plate size is 650 square metres of net residential floor area (i.e. not including elevator cores, balconies etc.). This would equate to 953sqm GBA.

Chicago, USA

There is no limit to floor plate size, but upper storeys are required to be smaller to give the towers a sculptural appearance.

New York, USA

Floor plate size is regulated using a site coverage control.

Towers must cover 40% or less of a site area, with special exceptions up to 50% for smaller sites.

San Francisco, USA

The floor plate of towers in San Francisco must incrementally decrease as height increases. Lower parts of a tower must not exceed 1,600sqm GBA and the upper tower floor plates must not exceed 1,100sqm GBA.

Vancouver, Canada

The maximum floor plate size is 604sqm of net residential floor area (this equates to 886sqm GBA) and the maximum horizontal dimension of a tower is 27.5m.

Open balconies may extend beyond this provided they are less than 1/3 the overall façade length.

Findings

There are a variety of different floor plate controls in other cities around the world. Ultimately, the controls are a function of different priorities for a city – whether the aspirations are access to sunlight, views, or densification and consolidation. Generally, it seems that larger cities have more relaxed floor plate controls, while smaller cities seek slimmer towers and more separation between towers.

A floor plate control that is simply a percentage of the site area can produce very bulky buildings on large sites or amalgamated sites.

Reducing the size of upper floor plates is a solution to reducing visual bulk for very tall buildings (say, over 50 storeys). In Sydney's climate, it is usually preferable to have a podium/tower form of development where the podium relates to the alignment and scale of the street and the tower relates to a wider context of towers. It is usually preferable to not have "wedding cake" or stepped built forms in favour of simplicity of built form.

It is now commonly acknowledged that the Green Square provisions (700sqm floor plate, 22-25 storeys) produce a tower with slender proportions.

Taller buildings can accommodate larger footprints, and still achieve good internal amenity, as more floor space is dedicated to lift cores/services.

Architectus' recommendations

In order to achieve slender towers the following rules of-thumb are recommended:

- Floor-plate sizes should be related to height and the Gross Building Area (GBA) of towers as follows:
- Up to 25 storeys – 800sqm GBA maximum
- 26-35 storeys - 950sqm GBA maximum
- Above 35 storeys – 1,100sqm GBA maximum
- The length (horizontal dimension) of a residential tower should not exceed 40m.
- A tower slenderness ratio (depth:height) should be at least 1:4.

The above recommendation is subject to detailed testing for each site, and in consideration of the site's context and constraints. Towers might not be able to achieve the above maximum floor plates if they cannot meet SEPP 65 standards for internal amenity.

3. Design concept key moves:

- The Civic Heart – a new place of community focus for Burwood City Centre.
- Extend the Civic Heart- create a significant new public space.
- Activate public space on multiple levels; provide a diverse range of experiences.
- Permeable Street, lane and arcade network, capitalise on strategic location.
- Ground permeability and street address
- Ground level retail food and services.
- Level 2 retail entertainment, health and well being.
- Activated podium roof space, reaction.
- Living space for over 2,000 people.
- Water view from towers.
- Connection to Burwood station.
- New active public space.
- Library forecourt and civic heart.
- Railway Parade address.

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East West Section

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.

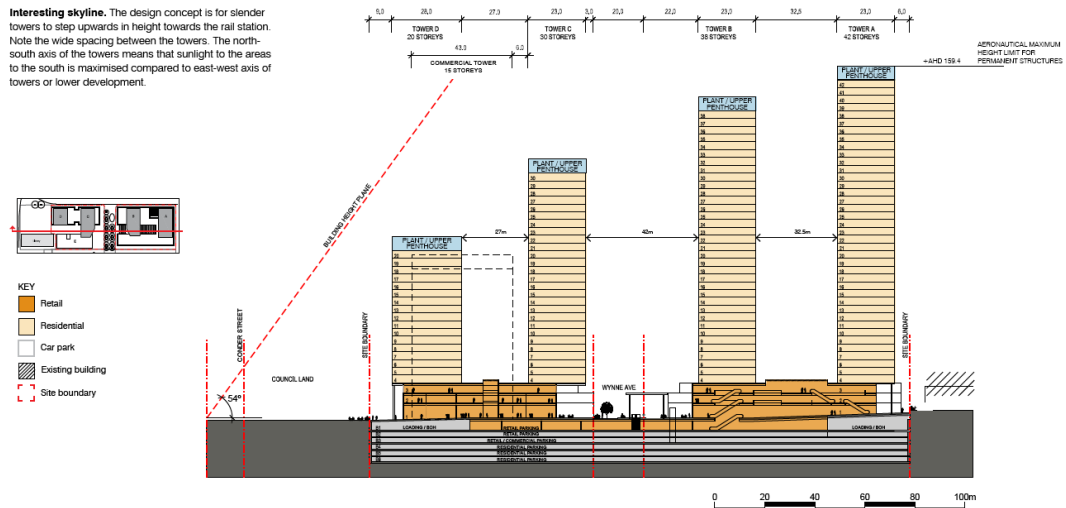


Figure 13. Proposed east-west cross-section of the Master Plan. The idea is for slender towers to step upwards in height towards the rail station. Note the wide spacing between the towers. The north-south axis of the towers means that sunlight to the areas to the south is maximised compared to east-west axis of towers or lower development. This section shows four levels of retail, fresh food and entertainment uses including a basement level for a large supermarket and a small supermarket. There is also five basement levels of parking provided. It is important that there is no above ground parking. This scheme opens up the retail areas to good sunlight, daylight and retail ventilation. Note the DCP Building Height Plane rising from Conder Street is not infringed by the proposal.

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Height Plane Section

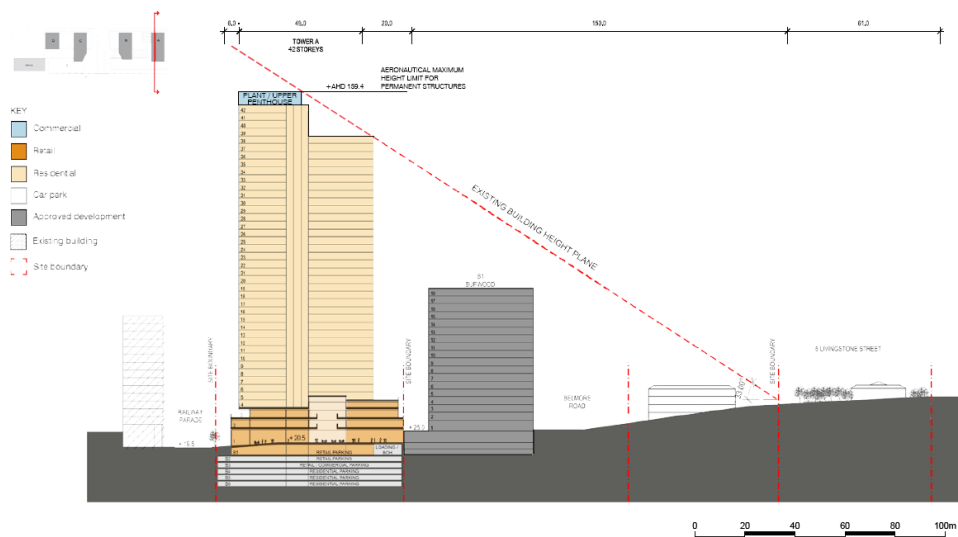


Figure 12. Proposed north-south section. This diagram shows the aeronautical height limit of 182.6 RL which is the maximum height limit for permanent structures governed by the aviation authorities. There is an existing angled building height plane from Council's DCP (which springs from the site boundary 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.

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Figure 14: Concept Development: 3D View



Figure 15: Concept Development: 3D View

6.0 IMPACT ON HERITAGE VALUES

The majority of heritage items have street fronts not directly connected and facing away from proposed development. The exception is Burwood Railway Station, which is a large horizontal building structure of a scale and bulk large enough to stand largely un-impacted within the Burwood Townscape.

The podium height, on which the proposed towers sit, is generally appropriately scaled to match existing bulk and height of the adjacent commercial streetscape along Railway Parade. The subject site towers (above their podiums) are largely obscured either by the podium, existing two storey buildings, or the building developments (by others) when observed from closer view points – for example refer to Figures 1, 2, 3, 4 & 5.

The height of the towers will become more obvious when observed further away from the development. The impact of the towers upon heritage listed sites will be reduced by the slender tower forms, the towers appearing as a backdrop – for example refer to Figures 6 & 7.

Note: The current LEP allows for a building height of 60m – 70m, being not higher than 20 to 23 storeys.

The impact of shadow upon the heritage listed items is generally acceptable – refer to **Appendix B**.

The following reference plan and 3d modelling images (Figures 16 - 24) indicate the visual impact of the development proposal upon the Heritage Listed Items.

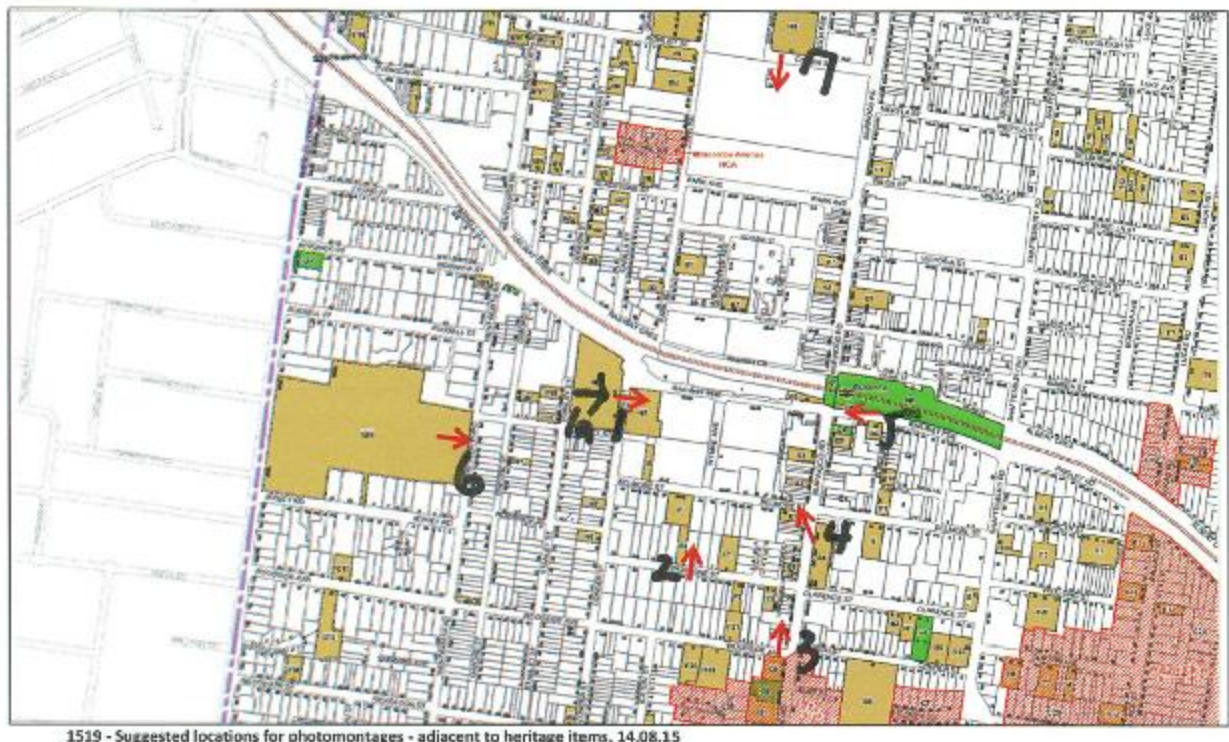


Figure 16: Heritage Listed Items - Reference Plan indicating where 3D Images are viewed from.

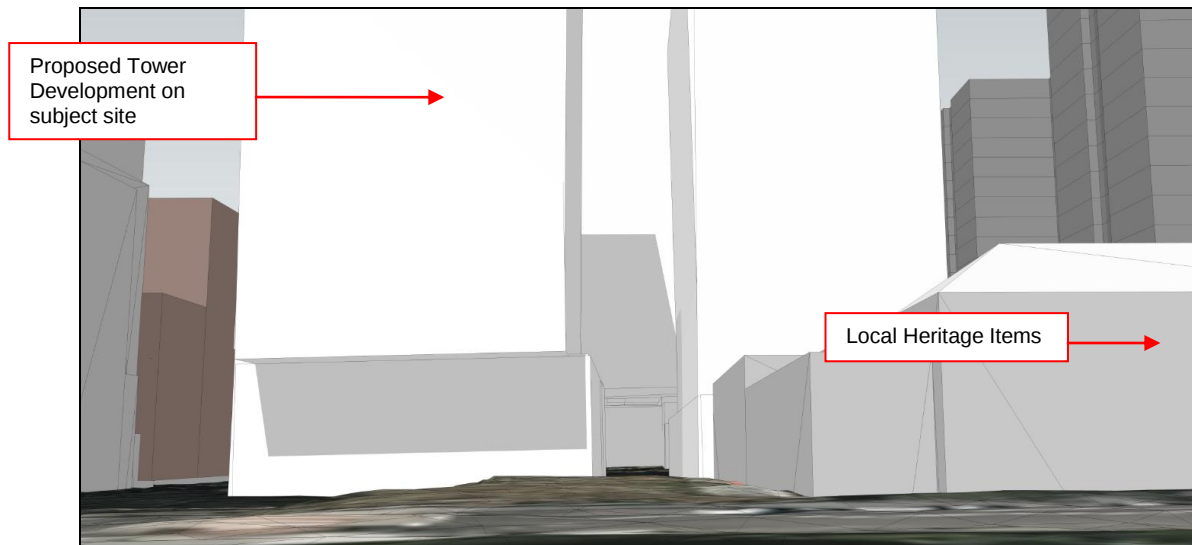


Figure 17: View 1 towards proposed podium & Tower Development

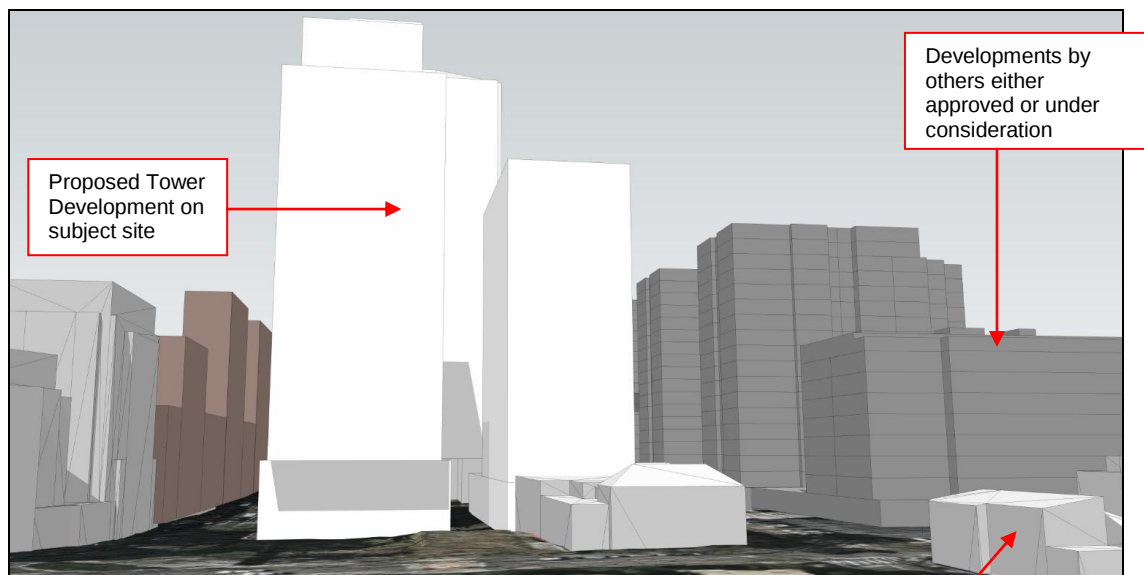


Figure 18: View 1a towards proposed Tower Development

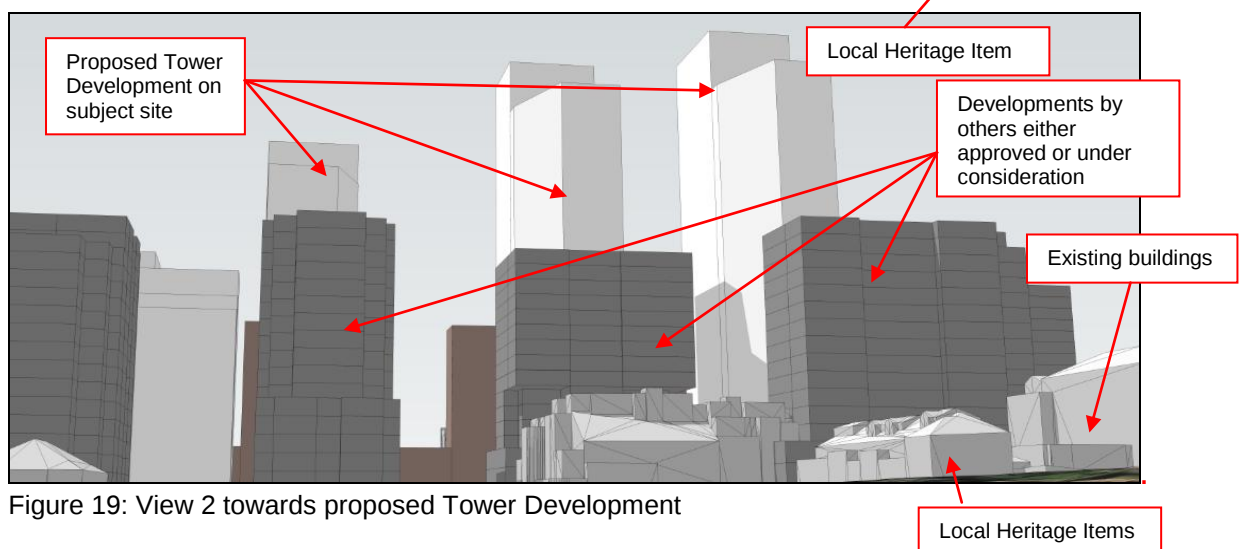


Figure 19: View 2 towards proposed Tower Development

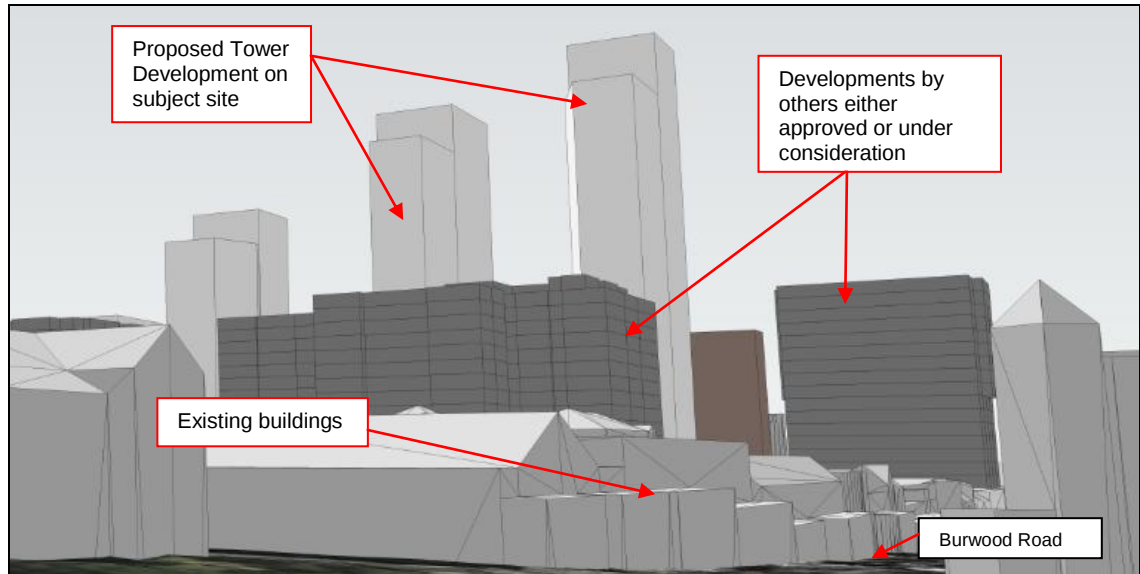


Figure 20: View 3 towards proposed Tower Development

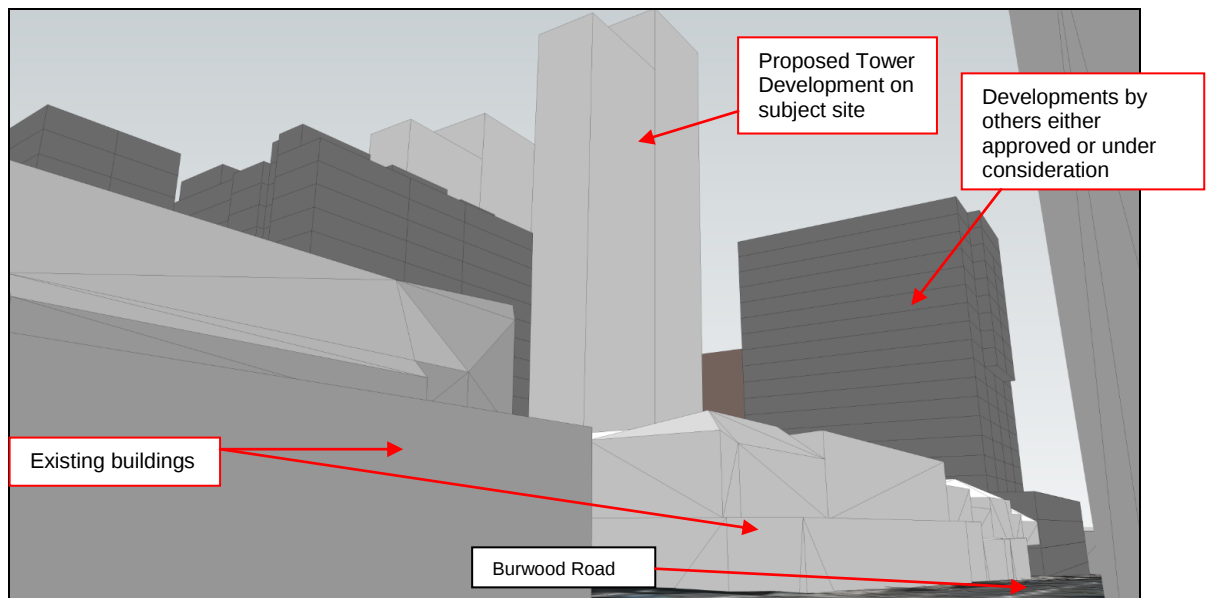


Figure 21: View 4 towards proposed Tower Development

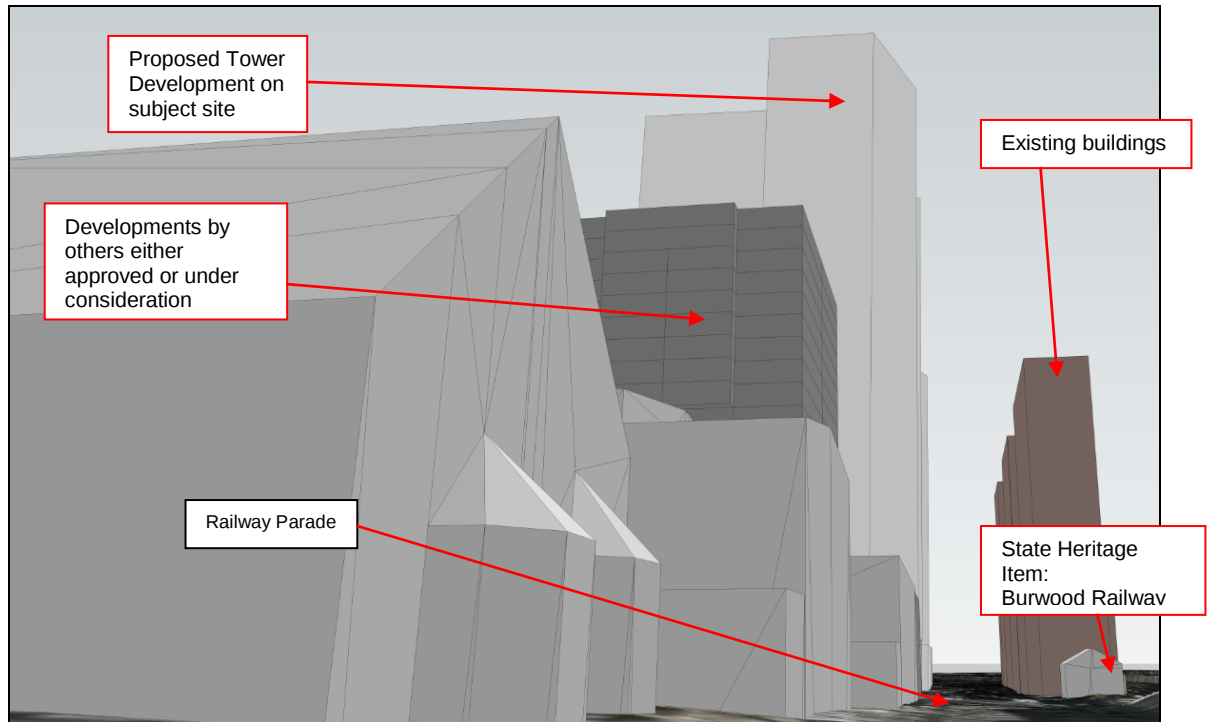


Figure 22: View 5 towards proposed Tower Development

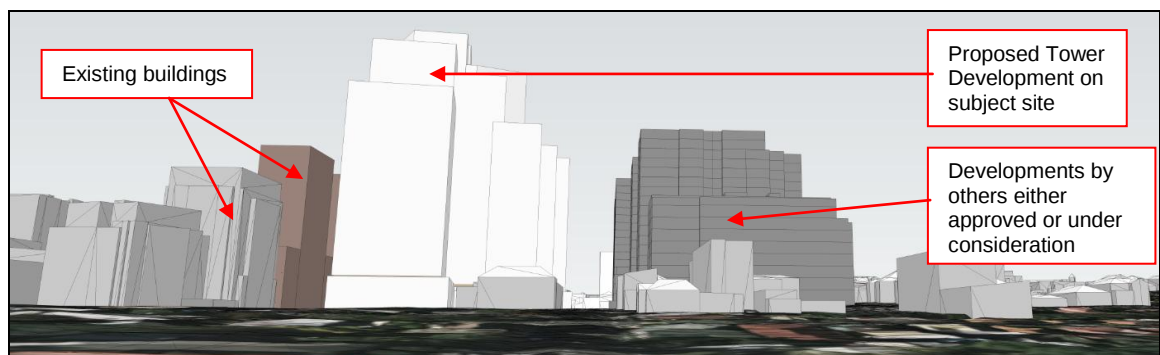


Figure 23: View 6 towards proposed Tower Development

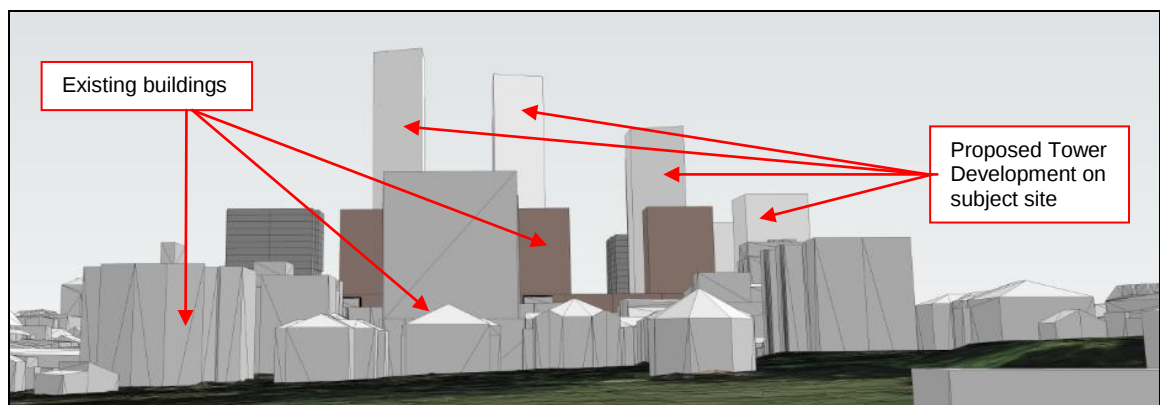


Figure 24: View 7 towards proposed Tower Development

6.1 NSW Heritage Division: Answers to applicable questions

The following table answers applicable questions from the NSW Heritage Division "Statements of Heritage Impact" guidelines.

Proposed Change to Heritage Item	Questions	Discussion
6.1 New development adjacent to a heritage item (including additional buildings and dual occupancies)	a) How is the impact of the new development on the heritage significance of the item or area to be minimised?	- Careful consideration has been given to the form of the towers proposed. The slender design of the towers allows results in a minimal impact on the skyline when viewing from the heritage items. - The towers would act as land mark buildings in Burwood Town Centre. Podium buildings screen and act to reduce impact of towers to appear as a backdrop. - The proposal includes an activated public open space adjacent to library connecting to Burwood Grand.
	b) Why is the new development required to be adjacent to a heritage item?	- The proposed development is adjacent to existing and new multi- level commercial buildings along Railway Parade and Belmore Street. - The heritage items listed particularly the former Council Library, Burwood Primary School and Post Office building provide a strong civic and cultural backdrop to the town centre and site.
	c) How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	- The council has identified a 'heritage trail' in the town centre focussed on the south side of the railway .This contributes to the upkeep of the heritage listed items. - There is minimal additional solar impact from increased shadow. Refer to Appendix C.
	d) How does the new development affect views to, and from, the heritage item? What has been done to minimize negative effects?	The proposed design can be seen in the distant skyline to and from some heritage listed buildings. The design and spacing of the towers has reduced the weight of its presence in the skyline.
	e) Is the development sited on any known or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?	The proposed site is not situated on any archaeological deposits.
	f) Is the new development	The form siting and proportions of the

Proposed Change to Heritage Item	Questions	Discussion
	sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?	proposed towers do not detract and as a result are generally sympathetic to the heritage listed items.
	g) Will the additions visually dominate the heritage item? How has this been minimised?	The proposed towers are of slender design and have been spaced so that the visual impact on the skyline is minimised.
	h) Will the public and users of the item, still be able to view and appreciate its significance?	Yes the occupants and members of the public are able to appreciate the significance of the heritage item.
6.2 New landscape works and features (including carparks and fences)	a) How has the impact of the new work on the heritage significance of the existing landscape been minimised?	NA
	b) Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?	NA
	c) Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?	NA
	e) Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?	NA
	f) How does the work impact on views to, and from, adjacent heritage items?	NA
6.3 Tree removal or replacement Note: Always check the tree preservation provisions of your local council when proposing removal of trees	a) Does the tree contribute to the heritage significance of the item or landscape?	NA
	b) Why is the tree being removed?	NA
	c) Has the advice of a tree surgeon or horticultural specialist been obtained?	NA
	d) Is the tree being replaced? Why? With the	NA

Proposed Change to Heritage Item	Questions	Discussion
	same or a different species?	
6.4 New signage Note: Check whether the local council has a signage policy or design guidelines	a) How has the impact of the new signage on the heritage significance of the item been minimised?	New signage not identified yet.
	b) Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected?	NA
	c) Is the signage in accordance with section 6 , 'Areas of Heritage Significance', in <i>Outdoor Advertising: An Urban Design-Based Approach?</i> (1) How?	NA
	d) Will the signage visually dominate the heritage item/ heritage conservation area or heritage streetscape?	NA
	e) Can the sign be remotely illuminated rather than internally illuminated?	NA

7.0 RECOMMENDATIONS & STRATEGIES

The proposed development at 42-60 Railway Parade, Burwood is generally acceptable, provided they are carefully considered and appropriately detailed as follows.

7.1 Generally

- 7.1.1 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.
- 7.1.2 Conserve the original streetscapes, wherever possible, in particular to the active shop fronts on Burwood Road, Belmont Street and Railway Parade to enhance the Burwood town centre streetscape as a whole group, in accordance with ICOMOS Burra Charter.

8.0 CONCLUSION

The proposed development at 42-60 Railway Parade, Burwood is an acceptable development. Although the tower buildings will have a visual impact on views to and from the adjacent heritage listed items, this impact is mitigated by the scale and bulk of the podium levels and other adjacent multi-level development - as demonstrated by the 3D modelling images. The towers would act as land mark buildings in Burwood Town Centre. Podium buildings screen and act to reduce impact of towers to appear as a backdrop.

The current LEP allows for a building height of 60m – 70m, being not higher than 20 to 23 storeys. The impact of the proposed tower development on the heritage listed items will be minimal and will not detract further from the heritage significance of the listed items.

Tropman & Tropman Architects believe the proposal is generally considered and respectful.

APPENDIX A: BURWOOD LOCAL ENVIRONMENTAL PLAN 2012,
Current version for 15 July 2015 to date (accessed 16 July 2015 at 14:20) Schedule 5

Burwood Local Environmental Plan 2012					
Current version for 15 July 2015 to date (accessed 16 July 2015 at 14:20) Schedule 5					
Schedule 5 Environmental heritage				Note: Yellow highlight indicates heritage listed items that are located in the general area of the subject	
Part 1 Heritage items				(Clause 5.10)	
Suburb	Item name	Address	Property description	Significance	Item no
Burwood	"Glenrock"	31 Angelo Street	Lot 11, Section 2, DP 975400	Local	I1
Burwood	Attached houses	9–11 Archer Street	Lots A and B, DP 445939	Local	I2
Burwood	Worker's cottage	13 Archer Street	Lot 15, DP 1087605	Local	I3
Burwood	Victorian house	12 Belgrave Street	Lot 4, DP 448231	Local	I4
Burwood	"Headingley"	37 Belgrave Street	Lot 2, DP 315125	Local	I5
Burwood	"Orontes" and "Monterey"	22 and 24 Belmore Street	SP 16522; SP 16521	Local	I6
Burwood	St James Church	46–48 Belmore Street	Lot 201, DP 1133282	Local	I7
Burwood	Masonic Temple	47 Belmore Street	Lot 1, DP 309715	Local	I8
Burwood	Victorian house	10 Bold Street	Lot 1, DP 931886	Local	I9
Burwood	Victorian house	12 Bold Street	Lot 1, DP 104151	Local	I10
Burwood	Victorian houses	2–8 Brooklyn Street	Lots 10–13 and 17–18, DP 1429; Lots 1–2, DP 879787	Local	I11
Burwood	Federation house	15 Brooklyn Street	Lot 3, DP 19037	Local	I12
Burwood	Federation house	16 Brooklyn Street	Lot A, DP 361421	Local	I13
Burwood	Victorian terraces	12–22 Burleigh Street	Lots 1–6, DP 202437	Local	I14
Burwood	Burwood Police Station and Courthouse	24 Burleigh Street	Lot 11, DP 1168986	Local	I15
Burwood	Semi-detached houses	12 and 14 Burwood Road	Lots 5–6, DP 771894	Local	I16
Burwood	Shops—first floor facade	55–55A, 57 and 59 Burwood Road	Lots B–D, DP 395933	Local	I17
Burwood	Victorian shops—first floor facade	71–77 Burwood Road	Lots 1–3, DP 217279; Lot 1, DP 113133	Local	I18
Burwood	Victorian shops	90–98 Burwood Road	Lots 7–11, DP 723608	Local	I19
Burwood	Congregational (Uniting) Church and Church Hall	134A Burwood Road	Lot 1, DP 795259	Local	I20
Burwood	Federation shops—first floor facades	135 and 137–139 Burwood Road	Lot 1, DP 70711; Lot A, DP 380748	Local	I21

Burwood	Shops—first floor facades	157–159 Burwood Road	Lot 1, DP 80605; Lot 2, DP 85327	Local	I22
Burwood	Federation shop—first floor facade	166 Burwood Road	Lot 3, DP 230938	Local	I23
Burwood	Burwood Post Office (former)	168A Burwood Road	Lot 337, DP 752023	State	I24
Burwood	Shops—first floor facades	170–174 Burwood Road	Lot 1, DP 555344; Lot 6, DP 82027; Lot B, DP 405709	Local	I25
Burwood	Shops	171 Burwood Road	Lot 101, DP 136390	Local	I27
Burwood	Shop—first floor facades	185–185B Burwood Road	Lots 7–8, DP 16560	Local	I28
Burwood	Shop facades	185D, 185E and 187 Burwood Road	Lots 10–11, DP 16560; Lot 5, DP 13545	Local	I26
Burwood	Victorian villas	201 and 203 Burwood Road	Lots 2–3, DP 336929	Local	I29
Burwood	St Paul's Anglican Church and pipe organ	205–207 Burwood Road	Lot 344, DP 581746	State	I30
Burwood	St Paul's Rectory	205–207 Burwood Road	Lot 344, DP 581746	Local	I31
Burwood	"The Priory" and grounds	213 Burwood Road	Lot 22, DP 634433	State	I32
Burwood	"Gayton"	213C Burwood Road	Lot 3, DP 350006	Local	I33
Burwood	Federation shops—first floor facades	216–256 Burwood Road	Lot 3, DP 10833; Lot 5, DP 187888; Lots B–H and J–K, DP 27199; Lots 1–3, DP 748398	Local	I34
Burwood	"St Cloud" and grounds	223 Burwood Road	Lot 3, DP 17349	State	I35
Burwood	"Deolee"	290 Burwood Road	Lot 2, DP 1124124	Local	I36
Burwood	"Twickenham"	1 Carilla Street	Lot 1, DP 916360	Local	I37
Burwood	"Athole"	1 Church Street	Lot B, DP 103422	Local	I38
Burwood	"Woodstock" (house only)	22 Church Street	Lot 2, DP 605138	Local	I39
Burwood	"Lynton"	4 Clarence Street	Lots 7, 8, 21 and 22, Section B, DP 2256; Lots 1–2, DP 134244	State	I40
Burwood	"Dobroyde"	6 Clarence Street	Lot 1, DP 215641	Local	I41
Burwood	"Cranbrook"	8 Clarence Street	Lots 25–26, Section B, DP 2256	Local	I42
Burwood	Victorian villas	10 and 12 Clifton Avenue	Lot 1, DP 965808; Lot A, DP 332816	Local	I43
Burwood	Federation house	16 Clifton Avenue	Lot 1, DP 945977; Lot 1, DP 920068	Local	I44
Burwood	Teachers residence—Christian Brothers High School	17 Comer Street	Lot 1, DP 212978	Local	I45

Burwood	Burwood Public School	1-3 Conder Street	Lot 3, DP 814671	Local	I46
Burwood	Burwood Council Office (1887 building only)	2-4 Conder Street	Lot 15, DP 832440	Local	I47
Burwood	School of Arts (former)	5 Conder Street	Lot 3, DP 814671	Local	I48
Burwood	Victorian house	25 Conder Street	Lot 1, DP 833995	Local	I49
Burwood	Workman's cottage	31 Conder Street	Lot 1, DP 917421	Local	I50
Burwood	"Claremont"	2 Ethel Street	Lot A, DP 330616	Local	I51
Burwood	Victorian villa	24 Ethel Street	Lot X, DP 404455	Local	I52
Burwood	"Eurella house"	2-2A Eurella Street	Lots 4-6, Section 1, DP 552	Local	I53
Burwood	Victorian house	31 Eurella Street	Lot 18, Section 2, DP 552	Local	I54
Burwood	Victorian cottages	48-54 Fitzroy Street	Lot 2, DP 364142; Lot A, DP 364370; Lots 1 and 3-4, DP 318295; Lot 2, DP 181515	Local	I55
Burwood	Victorian semi-detached houses	9 and 11 George Street East	Lots C and D, DP 415890	Local	I56
Burwood	"Lochiel Terrace"	51-67 George Street West	Lots 1-9, DP 440292	Local	I57
Burwood	Semi-detached houses	1 and 3 Gladstone Street	Lot 1, DP 80607; Lot 1, DP 79625	Local	I58
Burwood	Federation houses	11, 17 and 19 Gladstone Street	Lot 1, DP 200568; Lot B, DP 407818; Lot B, DP 341631	Local	I59
Burwood	Victorian houses	4 and 6 Gordon Street	Lot 1, DP 920726; Lot 1, DP 919950	Local	I60
Burwood	"Wellpark"	18 Gordon Street	Lot 10, DP 669274	Local	I61
Burwood	"Gasgoyne"	22 Gordon Street	Lot 2, DP 102490	Local	I62
Burwood	Semi-detached houses	23 and 25 Gordon Street	Lots 4-5, DP 609704	Local	I63
Burwood	"Aberfoyle"	24 Gordon Street	Lot 101, DP 841538	Local	I64
Burwood	Brick cottage	28 Gordon Street	Lot 1, DP 995013	Local	I65
Burwood	"Grantham"	21 Grantham Street	Lot B, DP 323601	Local	I66
Burwood	Burwood rail underbridge	Great Southern and Western Railway	Lots 1-5, DP 229037	State	I67
Burwood	Burwood Railway Station group	Great Southern and Western Railway	Lots 1-5, DP 229037; Lots 2-6 DP 230938	State	I68
Burwood	Victorian house	19 Lindsay Street	Lot 2, DP 207617	Local	I69
Burwood	"Pinaroo"	23-25 Lindsay Street	Lot 43, DP 827423	Local	I70
Burwood	"Orissa"	5 Livingstone Street	Lots 9-11, DP 455662	Local	I71
Burwood	Victorian semi-detached houses	6 and 8 Livingstone Street	Lots 1-2, DP 208125	Local	I72
Burwood	Fire station	12B Livingstone Street	Lot 15, DP 12287	Local	I73

Burwood	Ocean liner style house	13 Livingstone Street	Lot 8, DP 18191	Local	I74
Burwood	House	63 Lucas Road	Lot A, DP 311745	Local	I75
Burwood	Villas	65 and 76 Lucas Road	Lot 3, Section 2, DP 552; Lots 1 and 2, DP 456975; Lot 3, DP 333087	Local	I76
Burwood	“Passadena”	77 Lucas Road	Lots 1–2, DP 7315	Local	I77
Burwood	“Montrose” and grounds	122 Lucas Road	Lot 1, DP 1006803	Local	I78
Burwood	Bungalow	130 Lucas Road	Lot 25, DP 6020	Local	I79
Burwood	Bungalow	132 Lucas Road	Lot 26, DP 6020	Local	I80
Burwood	Inter-war house	8 Minna Street	Lot C, DP 329321	Local	I81
Burwood	Victorian villa	17 Minna Street	Lot 1, DP 866047	Local	I82
Burwood	Federation house	7 Neich Parade	Lot 1, DP 822378; Lot 3, DP 100204	Local	I83
Burwood	“Heathleigh”	12 Nicholson Street	Lots 1 and 2, DP 133498; Lot 4, Section 1, DP 645	Local	I84
Burwood	Victorian house	15 Nicholson Street	Lot 9, DP 1099044	Local	I85
Burwood	Federation house	25 Nicholson Street	Lot A, DP 326584	Local	I86
Burwood	Victorian houses	34, 36 and 50 Oxford Street	Lots 1–2, DP 303218; Lot 10, DP 83200	Local	I87
Burwood	Corner shop	41 Oxford Street	Lot 1, DP 999058	Local	I88
Burwood	Methodist Ladies’ College	45 Park Road	Lots 1–11 and 13, DP 192161; Lots 1–2, DP 580617; Lot 1, DP 82742; Lot 1, DP 71600; Lot 19, DP 58580	Local	I89
Burwood	Federation house	47 Park Road	Lot 5, DP 668749	Local	I90
Burwood	“Rossmoyne”—formerly “Tulloona”	48–50 Park Road	Lot 9, DP 12207; Lots 1–3, DP 726082	Local	I91
Burwood	Victorian villas	51 and 53 Park Road	Lot 3, DP 56615; Lot 2, DP 56614	Local	I92
Burwood	Victorian villa	89 Park Road	Lot 2, DP 318092	Local	I93
Burwood	Bath Arms Hotel	352–354 Parramatta Road	Lot 11, DP 577149; Lot 1, DP 34794	Local	I94
Burwood	Parcels office (former)	1A Railway Parade	Lot 2309, DP 1134547	Local	I95
Burwood	St Nectario’s Greek Orthodox Church—formerly Methodist	26 Railway Parade	Lot 1, DP 741809	Local	I96
Burwood	Burwood sewer vent	74A Railway Parade	Lot 1, DP 745161	State	I97
Burwood	Victorian house	6 Rowley Street	Lot C, DP 375827	Local	I98
Burwood	Brick cottage	8 Seale Street	Lot A, DP 356983	Local	I99
Burwood	Federation houses	11, 14, 17 and 21 Selborne Street	Lot B, DP 65343; Lot 1, DP 79133; Lot 1, DP 934186; Lot 1, DP 962756	Local	I100

Burwood	Victorian villa	12 Selborne Street	Lot 1, DP 78623	Local	I101
Burwood	"Orama"	16 Selborne Street	Lot 1, DP 742888	Local	I102
Burwood	Federation house	19 Selborne Street	Lot 1, DP 935087	Local	I103
Burwood	Federation house and garden	27 Selborne Street	Lot A, DP 340927	Local	I104
Burwood	"Fernleigh"	32 Shaftesbury Road	Lot 3, DP 7170	Local	I105
Burwood	Federation house	79–81 Shaftesbury Road	Lots C and D, DP 385419	Local	I106
Burwood	"Elim"—formerly "Tanilba" (Sulman building only)	83 Shaftesbury Road	Lots 12–15, Section B, DP 2400	Local	I107
Burwood	Tudor house and remnant landscape	90 Shaftesbury Road	Lot 2, DP 402875	Local	I108
Burwood	Attached houses	11–17 Stanley Street	Lots A–D, DP 38275	Local	I109
Burwood	Corner shop (former)	25 Stanley Street	Lot 1, DP 73875	Local	I110
Burwood	Victorian semi-detached houses	3–5 Wallace Street	Lots 7–8, Section 1, DP 1429	Local	I111
Burwood	"Aberfoyle"	8 Wallace Street	Lot 6, DP 10727; Lot 1, DP 317083	Local	I112
Burwood	Victorian house	15 Wallace Street	Lots 17–18, DP 253	Local	I113
Burwood	Victorian cottages	31–39 Wallace Street	Lots A–D, DP 180765; Lot 1, DP 915646	Local	I114
Burwood	"The Bungalow"	29 Weldon Street	Lot 1, DP 722551	Local	I115
Burwood	"Tablikoom"	40 Wentworth Road	Lot A, DP 381074	Local	I116
Burwood	"Strathview" and "Wentworth"	50 and 50A Wentworth Road	Lot 2, DP 610863; SP 16185	Local	I117
Burwood	"Valdemar"	206 Wentworth Road	Lot Y, DP 442782	Local	I118
Burwood	"Wellings" and gatehouse	4 Woodside Avenue East	Lot 1, DP 231995	Local	I119
Burwood	Bungalow and garden	6 Woodside Avenue East	Lot 1, DP 175391	Local	I120
Burwood	"Luscombe"	7 Woodside Avenue East	Lot B, DP 103590	Local	I121
Burwood	Victorian villas	12–16 Wyalong Street	Lots 1–2, DP 455652; Lot 1, DP 666654; Lot 1, DP 666435	Local	I122
Burwood	Federation house	14 Wyatt Avenue	Lot 1, DP 923407	Local	I123
Burwood	Federation house	16 Wyatt Avenue	Lot 22, DP 3920	Local	I124
Burwood	"Kenilworth"	18 Wyatt Avenue	Lot 23, DP 3920	Local	I214
Burwood	"Cleon"	24 Wyatt Avenue	Lot 27, DP 3920	Local	I125
Burwood	Semi-detached cottages	26–32 Wyatt Avenue	Lots 1–2, DP 214967; Lots X and Y, DP 397458	Local	I126
Burwood Heights	Federation house	8 Claremont Road	Lot 90, DP 7371	Local	I127

Burwood Heights	Federation house and garden	21 Claremont Road	Lot 73, DP 7371	Local	I128
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Part 2 Heritage conservation areas

Name	Identification on <u>Heritage Map</u>	Significance
Appian Way Heritage Conservation Area	Shown by red hatching and marked "C1"	Local
Badminton Road to Culdees Road Heritage Conservation Area	Shown by red hatching and marked "C2"	Local
Blair Avenue Heritage Conservation Area	Shown by red hatching and marked "C3"	Local
Boronia Avenue Heritage Conservation Area	Shown by red hatching and marked "C4"	Local
Burwood Road Heritage Conservation Area	Shown by red hatching and marked "C5"	Local
Cintra Estate Heritage Conservation Area	Shown by red hatching and marked "C6"	Local
Fitzroy Street Heritage Conservation Area	Shown by red hatching and marked "C7"	Local
Froggatt Crescent Heritage Conservation Area	Shown by red hatching and marked "C8"	Local
Ilfracombe Avenue Heritage Conservation Area	Shown by red hatching and marked "C9"	Local
Ivanhoe Road Heritage Conservation Area	Shown by red hatching and marked "C10"	Local
Launcelot Avenue Heritage Conservation Area	Shown by red hatching and marked "C11"	Local
Lucas Road Heritage Conservation Area	Shown by red hatching and marked "C12"	Local
Malvern Hill Heritage Conservation Area	Shown by red hatching and marked "C13"	Local
Mitchell and Kembla Streets Heritage Conservation Area	Shown by red hatching and marked "C14"	Local
Mosely and Roberts Streets Heritage Conservation Area	Shown by red hatching and marked "C15"	Local
Philip Street Heritage Conservation Area	Shown by red hatching and marked "C16"	Local
Rostherne Avenue Heritage Conservation Area	Shown by red hatching and marked "C17"	Local
St Pauls Close Heritage Conservation Area	Shown by red hatching and marked "C18"	Local
Tahlee and Devonshire Streets Heritage Conservation Area	Shown by red hatching and marked "C19"	Local
Wallace and Brady Streets Heritage Conservation Area	Shown by red hatching and marked "C20"	Local
Wychbury and Alexandra Avenues Heritage Conservation Area	Shown by red hatching and marked "C21"	Local

APPENDIX B: SOLAR IMPACT

