

STATEMENT OF HERITAGE IMPACT

Proposed mixed-use development at
311 HUME HIGHWAY
LIVERPOOL



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1.0 INTRODUCTION

1.1 Authors

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared by Paul Rappoport and Emmanuelle Fayolle of Rappoport Pty Ltd, Heritage Consultants.

1.2 The site

The subject property is situated at 311 Hume Highway, Liverpool, which falls within the boundaries of the Liverpool City Council local government area and is generally bounded by Hume Highway, Hoxton Park Road and Gillespie Road. The location of the subject property is shown in Figure 1 below.

1.3 Heritage status

The subject site at 311 Hume Highway, Liverpool is not listed under Schedule 5 of the Liverpool Local Environmental Plan (LLEP) 2008, the State Heritage Register, the Register of National Estate¹, the National Heritage List or the Commonwealth Heritage List. Nor does it fall within the boundaries of any Conservation Areas.

The following heritage-listed item is located within the vicinity and visual catchment area of the subject site: Collingwood Inn Hotel, 321 Hume Highway, Liverpool (Item #88; local level).

The following table forms part of the quality management control undertaken by Rappoport Pty Ltd regarding the monitoring of its intellectual property as issued.

Issue	Notes / Description	Date	Initials
1	Draft report D1 issued for comment.	29.05.15	EF
2	Draft report D2 issued for comment.	01.06.15	EF
3	Report Issued for Development Application.	04.06.15	EF



Figure 1: Aerial view of vicinity including approximate location of subject site outlined in red (Source: Six Maps, available at: <https://maps.six.nsw.gov.au/>, accessed 04.12.14)



Figure 2: Aerial view of vicinity including approximate location of heritage item Collingwood Inn Hotel in vicinity of subject site outlined in red (Source: Six Maps, available at: <https://maps.six.nsw.gov.au/>, accessed 23.12.14)

¹ The Register of the National Estate has ceased to exist as a statutory heritage list, although it continues to exist as an inventory of Australian heritage places that were registered between 1976 and 2007.

Please note that the inventory sheet available on the NSW Office of Environment and Heritage website lists the primary address of the Collingwood Inn Hotel as 401 Hume Highway, Liverpool, NSW 2170², and that no street number is provided for the property in Schedule 5 of the LLEP 2008³. The address provided on the 'Collingwood Hotel' website is 321 Hume Highway, Liverpool, which is confirmed by the NSW Government Six Maps (refer to Figure 2 above).

The applicable requirements and controls for the heritage-listed property in the vicinity are as follows:

- Section 5.10; Liverpool Local Environmental Plan 2008 (Environmental Planning and Assessment Act 1979); and
- Part 1 Section 17; Liverpool Development Control Plan 2008 (LDCP) (Non-statutory).

The heritage item Collingwood Inn Hotel is not listed under the State Heritage Register, the Register of National Estate, the National Heritage List or the Commonwealth Heritage List. Nor does it fall within the boundaries of any conservation areas.



Figure 3: Heritage Map HER_010 showing location of subject site outlined in green and part of heritage item in vicinity Collingwood Inn Hotel (item #88) in tan (Source: LLEP 2008, available at: <http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2008&no=403>, accessed 04.12.14)



Figure 4: Heritage Map HER_012 showing location of subject site outlined in green and part of heritage item in vicinity Collingwood Inn Hotel (item #88) in tan (Source: LLEP 2008, available at: <http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2008&no=403>, accessed 04.12.14)

1.4 Purpose

Section 5.10 (4) and (5) of the Liverpool LEP 2008 requires Council to assess the potential heritage impact of proposed alterations to items that are heritage listed, within a heritage conservation area or located in the vicinity of a heritage item. This report has been prepared, on behalf of the owner of the subject site, to enable Council to ascertain whether or not the proposal (as described in Section 5 below) will have a negative, neutral or positive impact upon the heritage significance of the heritage item located in the vicinity of the subject site in question. This assessment is carried out in Section 6 below.

1.5 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact* and *Assessing Heritage Significance* published by the Heritage Branch of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

1.6 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI relies solely on secondary sources. Primary research has not been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Rappoport Pty Ltd has only assessed aspects of the subject building/place that were visually apparent and not blocked or closed or to which access was barred, obstructed or unsafe on the day of the arranged inspection.
- Rappoport Pty Ltd holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the report's name and date and Rappoport's authorship.

² NSW Office of Environment & Heritage, *Collingwood Inn Hotel*, available at:

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1970031>, accessed 23.12.14

³ Liverpool City Council website, *Local Environmental Plan 2008*, available at: <http://www.liverpool.nsw.gov.au/planninganddevelopment/liverpools-planning-control/?a=23542>, accessed December-January 2014.

2.0 HISTORICAL CONTEXT

2.1 General Historical Development⁴

Before European settlement in the early 19th century, the local area was the homeland of the *Cabrogal* of the *Darug* people. The *Darug* territory stretched between the Georges and Nepean rivers, (to the east and west respectively), and their camp sites were focused along these and the intervening creeks. Early European reports from the Liverpool district note that the *Darug* used fire as a land management tool. Controlled burning of the environment produced an open forest or “..romantic ‘parklike’..” setting, appealingly familiar to nostalgic British settlers.

The town of Liverpool was established by Governor Macquarie in November 1810. It was intended that the town be an administration centre for the south-western district and a point from which produce from surrounding farms could be funnelled back to Sydney. Early land grants in the Liverpool area were initially used for stock grazing or small crop farms on which wheat, barley, corn and other vegetables were grown and domestic livestock raised. However, by the 1870s dairy cattle began to replace other livestock and vine growing and orcharding occupied many of the small landholdings. Liverpool became the site of convict and military barracks, a courthouse, gaol, convict hospital and government store. In 1814, the town and surrounding area boasted a population of 832 people and it was the fourth largest town on the mainland.⁵

In July 1822, Macquarie, while recording his public works in the colony, wrote that in Liverpool he had commissioned “...a burial ground, market ground, hospital, store and a granary, military barracks, parsonage, gaol, wharf, a combined school and courthouse, a stockade to house the gaol gang and the town gang, and a stable and coach house for the government.”⁶ He also noted that the church of St. Luke’s was nearing completion. By 1843, when the District Council of Liverpool was incorporated, St Luke’s had been completed, Liverpool’s first post office had opened, regular coach services between Sydney and Liverpool had been established and the foundation stone of the Roman Catholic church had been laid.

Initially, settlement in the town was concentrated on one or two blocks on either side of the Macquarie and Moore Street junction.⁷ The Title Grants Map of 1819 (the earliest map of the area) shows that the town was laid out north of Scott Street. The area to the south of Scott Street shows only Thomas Chipp’s land grant of 100 acres issued by Governor King in 1804 (Chipp’s grant was acquired by John Drummond in 1813). By 1827, when Hoddle’s Liverpool town map was drawn up, there had still not been any expansion southwards with the exception of the Great Southern Road to the Cowpastures.

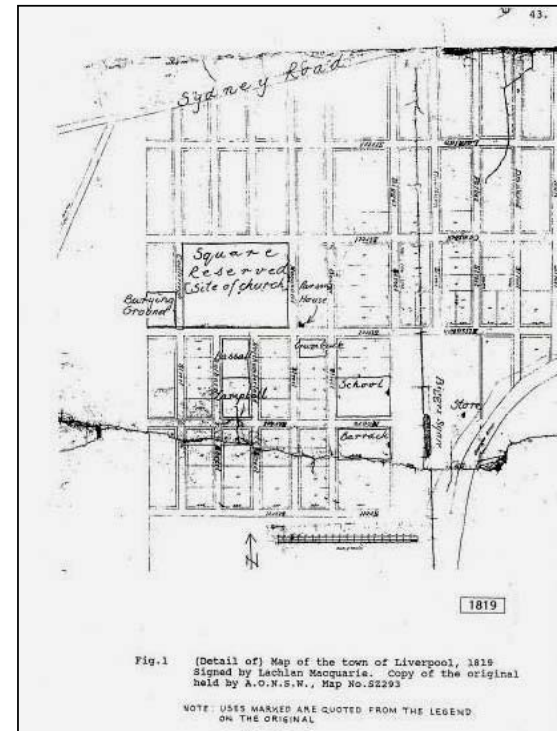


Figure 9: 1819 Map of the Town of Liverpool (Source: AONSW MapS2293)

The coming of the railway to Liverpool in 1856 encouraged the development of major industrial concerns and caused a minor local building boom in the town. The railway line with its terminus at the southern end of Bigges Square also appears to have initiated the first suburban expansion outside the town grid and this locality “was to become the centre of working class housing in town.”⁸

⁴ Compilation: Rappoport Pty Ltd, *Soldiers’ Memorial School of Arts, Liverpool, Conservation Management Plan*, 2007, p. 13ff.; Cf. Keating, C., 1996, *On the Frontier: a social history of Liverpool*, p. 1ff.; Kass, T., 1992, *Liverpool Heritage Study Thematic History*, p. 3.13ff.

⁵ *Ibid.*, 27: The figure included all the people in the settlements in the southwest but excluded indigenous peoples.

⁶ *Ibid.*, 33.

⁷ Neustein & Associates, *Liverpool Heritage Study, Part 1*, Prepared for Liverpool Council, April 1992, p. 3.24

⁸ *Ibid.*, 3.25.

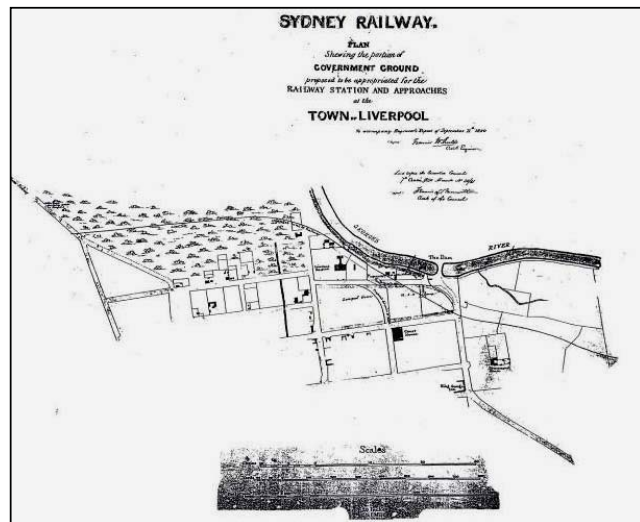


Figure 11: 1850 Map of the Town of Liverpool.

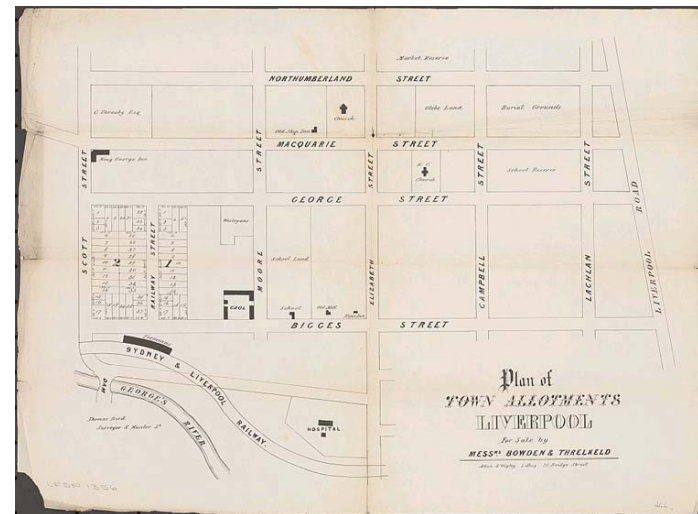


Figure 5: Plan of allotments, Liverpool 1860-70 (Source: National Library of Australia).

In the 1870s, the mania for speculative subdivision that was taking place in the outer suburbs of Sydney penetrated the Liverpool area and it was at this period that many of the larger estates were subdivided and auctioned off as smaller farming allotments. As a result of these subdivisions near the township, Liverpool's population doubled in the 1880s and the town experienced a building boom. In 1871, the population of the town was 1,338 and by 1891 it had grown to 4,093.⁹ Liverpool experienced another large growth in population in the early 20th century, assisted by the establishment, at the outbreak of WWI, of a major military training camp in the district and of a soldier settlement at Chipping Norton after the war. Population growth in this period was also encouraged by the inauguration of electric train services in 1929, making the area more accessible. The town's population growth slowed during the depression, but increased following the end of WWII when the town once again experienced a building boom. There was a further large influx of population into the area, in the 1960s, as a result of a housing commission settlement being established.

2.2 Specific Historical Development

The Collingwood Inn Hotel was constructed on an allotment which was subdivided in the 1880s. It was achieved in 1890 and was then known as 'Gillick's' as per the name of its owner and hotelkeepers John Gillick Marsden and his wife Mary Gillick, born Maritt. At that stage the hotel was used as a homestead or early style motel and served as a resting place for travellers on the Hume Highway making their way to Goulburn¹⁰. It is believed that John stayed in charge of the hotel until his death in 1948.

At time of its construction in 1890, the hotel was a large Victorian terrace with a first floor balcony fronting the street and a rectangular parapet façade with ornamental columns. Then, the hotel hosted its own pony races and was highly frequented by locals and travellers¹¹. The hotel was later renamed after important local historic landmarks that included Collingwood House.¹²

¹⁰ Collingwood Hotel website, *History*, available at: <http://www.collingwoodhotel.com.au/index.php/home/history>, accessed 04.12.14.

¹¹ Weekend Notes website, *The lost pubs of Liverpool*, available at: <http://www.weekendnotes.com/the-lost-pubs-of-liverpool-new-south-wales/>, accessed 09.01.15.

¹² Collingwood Hotel website, *History*, available at: <http://www.collingwoodhotel.com.au/index.php/home/history>, accessed 04.12.14.

⁹ *Ibid.*, 3.26.

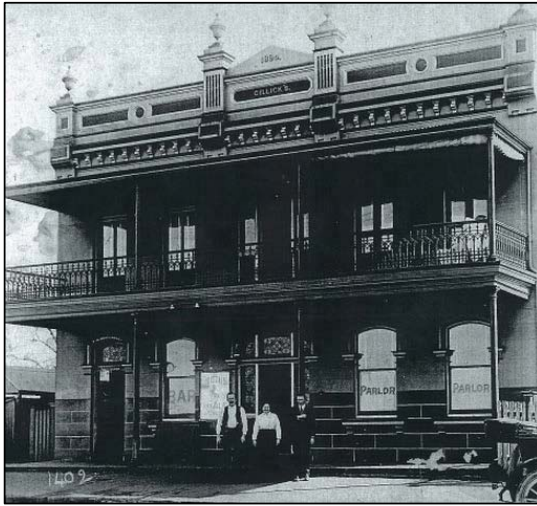


Figure 6: Photograph showing the Collingwood Hotel circa 1920s (Source: Collingwood Hotel website, History, available at: <http://www.collingwoodhotel.com.au/index.php/home/history>, accessed 04.12.14)

In the late 1930s, the Collingwood Hotel was transformed and its parapet façade adapted to reflect a Tudor form. The style of the present-day building is often referred to as ‘mock-Tudor’ for being a 1930s adaptation of the historic English architectural style, also known as ‘Tudor revival’ or Inter-War Old English architecture. The plans were drawn in 1936 by Cyril Christian Ruwald (1895-1959), born in Redfern, who had been involved in the design of local hotels for Tooth & Co. breweries during the 1930s and 1940s.¹³

The alterations and additions to the hotel included an infill of the front veranda and balcony, side additions to the primary façade along Hume Highway in the form of projecting gables, a partial red face brick façade with imitation half-timbering including decorative timber bargeboards and battens as well as new timber windows and doors with leadlight glazing. The original hotel was also wrapped around along the sides and rear facades with additional floor space being added. Internally, the hotel was reconfigured to accommodate larger rooms. Figure 7 and Figure 8 below provide an indication of the extent of the alterations and additions carried out to the hotel circa 1936.

The following biographical information is provided by the Powerhouse Museum on Architect Cyril Christian Ruwald in charge of the re-design:

During the 1920s Ruwald worked with Reg Prevost, a noted patron of young architects including Sydney Ancher, before spending time in Europe during the 1930s Depression. On his return Ruwald established his own practice and was instrumental in adapting the streamlined horizontal look of European modernism to hotel design. His Cross Keys Hotel, Newcastle set the pattern for many others including the Canterbury, Vauxhall, Woollahra and Premier hotels. The Beach Hotel, Merewether is perhaps the most intact of Ruwald's numerous 'modern' hotels. Ruwald also designed the Greengate (Killara) and Bull and Bush (Baulkham Hills) hotels, notable exercises in historic pastiche.

As well as hotels, Ruwald's practice encompassed apartment buildings (notably Selsdon, Macleay Street, Potts Point), banks (for the Bank of NSW) and numerous residences. A champion golfer, Ruwald designed club houses for Cammeray Golf Club and other sporting clubs. He also designed alternations to two significant Sydney buildings: the City Mutual Building, Hunter Street and the former Grand Central Hotel, York Street.¹⁴

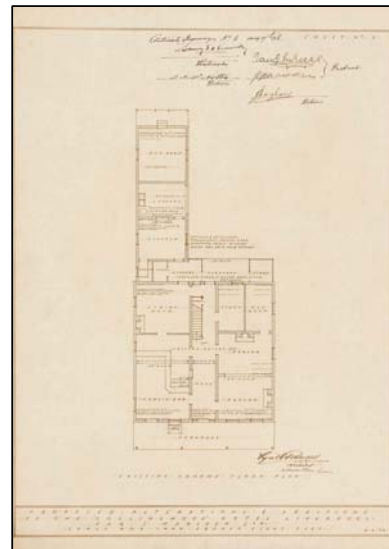


Figure 7: Existing ground floor plan in 1936 as drawn by Architect Cyril Christian Ruwald (Source: Powerhouse Museum collection, available at: www.powerhousemuseum.com/collection/database/, accessed 09.01.15)

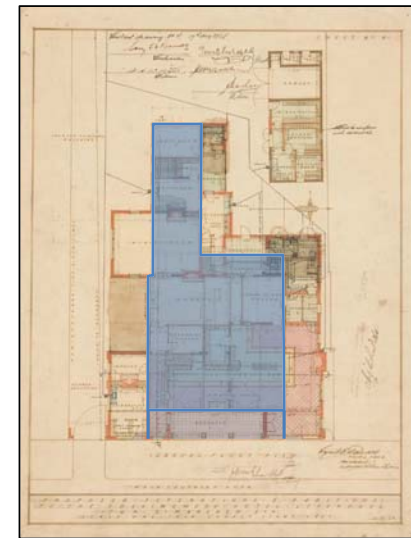


Figure 8: Proposed ground floor plan dated 1936 by Architect Cyril Christian Ruwald with extent of pre-1936 hotel highlighted in blue (Source: Powerhouse Museum collection)

¹³ Powerhouse Museum collection, Diazo print, polychrome, elevations & section: Collingwood Hotel, Liverpool, NSW, available at: <http://www.powerhousemuseum.com/collection/database/>, accessed 09.01.15.

¹⁴ Ibid.

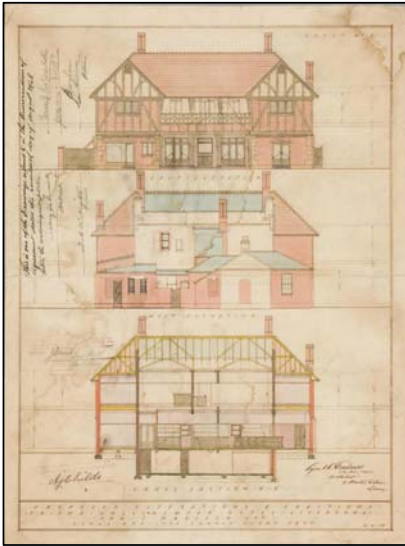


Figure 9: Proposed west and east elevations and section dated 1936 drawn by Architect Cyril Christian Ruwald (Source: Powerhouse Museum collection)



Figure 10: Proposed south and north elevations and section dated 1936 drawn by Architect Cyril Christian Ruwald (Source: Powerhouse Museum collection)

The Collingwood Hotel was renovated and re-structured internally after it was acquired by the Porter family in 1991. Since then, the hotel has had three further major renovations, the first being in 1997, the second in 2003 and lastly in 2007. Altogether several additions have been made to the hotel to the rear and sides including a bottle shop and additional bar and function rooms to the south under hip and gable metal roofs, a side extension with skillion roof to the north and an enclosed courtyard/beer garden next to the latter north extension. The hotel's website states that "whilst renovations have sought to keep up with demand and current trends of the hotel's patrons, even greater efforts were made to maintain the existing heritage features". The business remains family run today.¹⁵



Figure 13: Colour photograph of the rear of Collingwood Hotel (west façade) as it appeared in 1991 (Source: National Library of Australia: available at: <http://trove.nla.gov.au/>, accessed 09.01.15)



Figure 14: Primary façade of the Collingwood Hotel as it is today (Source: Google Maps and Photos, available at: <https://www.google.com.au/maps/>, accessed 09.01.15)



Figure 11: Corner of Hoxton Park Road and the Hume Highway at Liverpool in 1965 (Source: National Library of Australia: available at: <http://trove.nla.gov.au/>, accessed 09.01.15)



Figure 12: Corner of Hoxton Park Road and the Hume Highway at Liverpool in 1968 (Source: National Library of Australia: available at: <http://trove.nla.gov.au/>, accessed 09.01.15)

¹⁵ Collingwood Hotel website, *History*, available at: <http://www.collingwoodhotel.com.au/index.php/home/history>, accessed 04.12.14.

3.0 PHYSICAL EVIDENCE AND SETTING

The subject site at 311 Hume Highway is located in Liverpool, approximately 32 kilometres south-west of Sydney on the Hume Highway and the Main Southern Line. The terrain is essentially flat but for a westward slope along Hoxton Park Road. Hoxton Park Road, a nine-lane road at this junction, and Hume Highway, an eight-lane road, are extremely busy with vehicle traffic for being major south-western accesses to the Sydney area. The locality is primarily urban with few trees bordering the streets but for the vegetation and landscape of Barbara Long and Woodward Parks, located across the subject site along Hoxton Park Road.

The subject site is situated north and west of the heritage item where common boundaries are shared (refer to Figure 3 and Figure 4). The subject site, in a corner position between Hoxton Park Road and Hume Highway, is composed of two rectangular sections escalated in size and siting, with the second smaller portion being accessed from Gillespie Road to the west. There is currently a brick, metal and glass commercial building located to the north-west of the subject site in the corner of Gillespie Road and Hoxton Park Road. The subject site is currently a vacant land.

The building directly adjacent to the south at 321 Hume Highway is a locally listed heritage-item: Collingwood Inn Hotel¹⁶. While the subject site is currently vacant, the Collingwood Hotel is still in use as per its original function. The site is mostly occupied by the hotel with a primary façade facing Hume Highway. At the rear (south) is a customer car park with direct access from both Hume Highway and Gillespie Road. Recent single-storey additions are located to the south, west and north of the 1936 hotel including an enclosed courtyard directly on the north-east border with the subject site.

The hotel is presently a wide facebrick two-storey building with Marseille-pattern roof tiles on the primary roof plane and gables and a projecting upper-storey. It as a central façade sided by prominent gables with decorative half-timbering. The hotel was originally a Victorian building fronted by a high rectangular parapet with ornamental columns which was adapted to the current mock-Tudor style facade. The exterior of the building is in very good condition and shows a high level of integrity from the 1930s design, even though the original hotel is now fully concealed from primary viewpoints along Hume Highway, with only parts of its original stepped side façades being visible from the north and south. We have been given to understand that the interior is also in very good condition and have been recently renovated by the owners (please note that this analysis limits to a streetscape analysis as no changes are proposed to the exterior or interior of the heritage item).

The inventory sheet prepared for the heritage-item provides the following detailed description of the Collingwood Inn Hotel:

This site consists of a prominently sited hotel building constructed of brick with a pitched tile roof and having a symmetrical façade to the older two-storey section facing the Hume Highway. A later single storey extension is located to the rear. The building has an English Tudor appearance by virtue of the main projecting gables with their imitation half-timbering (painted black), red brickwork contrasted with white panels, tall brick chimneys and heavy timber balustrades. From the rear of the 2 storey

section protrudes painted brick wall with castellated parapet which are believed to have been part of the original late Victorian hotel building.

The 1992 Heritage Study recorded further evidence of Victorian architectural detailing apparent internally where moulded plaster hallway arches, early joinery and early plasterwork still existed. Access to the interior of the building was not gained during inspections undertaken in 2004.¹⁷

The following photographs, taken by Rappoport on 28.11.14, provide an external visual survey of the site and its setting.



Figure 15: Significant view - primary façade of the heritage item Collingwood Inn Hotel located in the vicinity of the subject site (which approximate location is indicated by the red arrow) viewed from the east side of Hume Highway.



Figure 16: Significant viewline onto the heritage item seen from the east side of Hume Highway with approximate extent of subject site indicated by red arrows.



Figure 17: Partial view from the south-east corner of Hume Highway and Hoxton Park Road onto subject site (right) and part of the heritage item (left).



Figure 18: Close-up view onto façade of heritage item Collingwood Inn Hotel at 321 Hume Highway, Liverpool looking north.

¹⁶ Name as per Liverpool Council listing, Schedule 5 of Local Environmental Plan 2008.

¹⁷ NSW Office of Environment & Heritage, *Collingwood Inn Hotel*, available at: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1970031>, accessed 04.12.14



Figure 19: Close-up view onto façade of the heritage item Collingwood Inn Hotel at 321 Hume Highway, Liverpool, looking south, with recent single-storey extension in the forefront.



Figure 20: Close up view onto eastern boundary of subject site along Hume Highway. Note the single-storey wall enclosing recent courtyard in the forefront.



Figure 25: Southward view along Gillespie Road towards the south portion of the subject allotment, indicated by red arrow. There are no views onto the heritage item from this angle.



Figure 26: West boundary of the rear portion the subject site located along Gillespie Road, indicated by red arrows. There are no views onto the heritage item Collingwood Inn Hotel from this angle.



Figure 21: Southward view onto northern boundary of the subject site along Hoxton Park Road indicated by red arrows. There are minimal views onto the heritage item Collingwood Inn Hotel indicated by the green arrow.



Figure 22: Location of subject site as seen from Hoxton Park Road, indicated by red arrow, and existing adjacent commercial building to the right. There are minimal views onto areas of less significance of the heritage item Collingwood Inn Hotel, indicated by the green arrow.



Figure 27: View from car park on site of the heritage item onto south boundary of the rear portion of the subject site indicated by the red arrows. The Collingwood Inn Hotel is located on the right hand-side. Views from the car park are given onto areas of less significance (rear and side extensions).



Figure 28: View from commercial car park onto south façade of heritage-item, primarily obstructed by side extension.



Figure 23: Existing adjacent commercial building to the north-west of the subject site.



Figure 24: North-westward view onto Woodward Park from junction of Hoxton Park Road and Hume Highway, located opposite subject site.



Figure 29: View onto the east corner of the south façade of the heritage-item, part of its primary significance, seen from the car park and northward bound traffic.



Figure 30: View from Hume Highway onto commercial car park located on site of heritage item Collingwood Inn Hotel.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Application of Significance Criteria

In order to make an assessment of whether or not the proposed development on the subject site at 311 Hume Highway, Liverpool, would have either a negative, neutral or positive impact upon the significance of heritage item Collingwood Inn Hotel located in the vicinity and visual catchment area of the subject site, it is necessary first to ascertain the significance of the heritage item in question. The assessment is based upon criteria specified by the NSW Office of Environment and Heritage¹⁸.

Table 1: Assessment criteria as per the NSW Office of Environment and Heritage¹⁹

Criterion	Assessment
A. Historical Significance An item is important in the course, or pattern, of NSW's cultural or natural history (state significance); OR it is important in the course, or pattern of the local area's cultural or natural history (local significance).	The Collingwood Inn Hotel has historical significance as one of the early surviving hotels in the area. It was achieved in 1890 under the name 'Gillick's' as per its owner John Gillick Marsden. The hotel then served as a stopover for travellers to and from Sydney and Goulburn. The hotel was also a place of entertainment for its pony races. It was later renamed after Liverpool's landmarks which included Collingwood House. The inventory sheet prepared for the heritage item adds that "the site demonstrates the history of the establishment of public buildings and local business in the Liverpool area." ²⁰
B. Associational Significance 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 (state significance); OR it has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (local significance).	The hotel has associations to regionally-reknown Architect Cyril Christian Ruwald (1895-1959) who was involved in the design of prominent hotels, commercial and residential buildings. Among these, he designed several hotels for Tooth & Co. breweries, the Cross Keys Hotel in Newcastle as well as the Canterbury, Vauxhall, Woollahra and Premier hotels. In 1936, Ruwald designed the complete external and internal re-modelling of the Collingwood Inn Hotel including the present-day mock-Tudor façade. Among his historic pastiches were also Greengate Hotel in Killara and the Bull and Bush Hotel in Baulkham Hills. Additionally, Ruwald designed alternations to two of Sydney's significant buildings: the City Mutual Building on Hunter Street and the former Grand Central Hotel on York Street.
C. Aesthetic Significance An item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW (state significance); OR it is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in the local area (local significance).	At time of its construction in 1890, the hotel was a large Victorian terrace with first floor balcony and a parapet façade with ornamental columns. In the late 1930s, the Collingwood Hotel was transformed and its parapet façade adapted to reflect a Tudor-style form with red facebrick and prominent side gables with decorative half-timbering. The style of the present-day hotel is often referred to as 'mock-Tudor' for being a 1930s adaptation of the historic English architectural style, also known as Tudor Revival architecture. Today the hotel shows a "number of alterations since its original construction indicating a level of technical achievement and

Criterion	Assessment
	creativity. Its particular and unusual Tudor character makes it an aesthetically pleasing building within the streetscape." ²¹
D. Social Significance An item has a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (state significance); OR has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (local significance).	The hotel has been frequented by locals and travellers since the date of its construction and opening in 1890. Over the years, its status gradually changed from a place of rest for travellers to a place of entertainment and social gathering for locals. Today, the hotel is still used as a place of meeting and recreation. Therefore, the heritage item has some social significance in the local area.
E. Technical/Research Significance An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (state significance); OR has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).	The inventory sheet prepared for the property advises that "there is the potential to gain more information on the site from further architectural, archaeological and documentary research." ²² It is also our understanding that the premises contain photographs and information on the building and its evolution which would assist historical research. Additionally, the fabric of the hotel as it stands today provides evidence of the rare transformation of a Victorian terrace into a Tudor revival façade which may be the subject of further technical and architectural study. As such, the heritage item has technical and research significance.
F. Rarity An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (state significance); OR possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).	As advised in the inventory sheet prepared for it, "the site in documenting a range of different building techniques, styles and fabric over its long period of use is rare in this modernised area of Liverpool. The Tudor character of the front elevation of the building is also a rare local architectural style." ²³ Additionally, the site is one of the few early hotels surviving in the local area and which is situated in a prominent location in the streetscape. As such, the heritage item has rarity significance locally.
G. Representativeness An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (state significance); OR is important in demonstrating the principal characteristics of a class of the area's cultural or natural places or cultural and natural environments (local significance).	The hotel is representative of early businesses and hotels located along major access roads in the Liverpool area. It is also an excellent example of a radical architectural transformation. Therefore, the heritage item has representativeness significance locally.

4.2 Statement of Cultural Significance

The Collingwood Inn Hotel has historical significance as one of the early surviving hotels in the area which served as a stopover for travellers to and from Sydney and Goulburn. The hotel was also a place of entertainment for its pony races. Via its complete external and internal re-modelling which includes the present-day mock-Tudor façade, the hotel also has associations to regionally-reknown Architect Cyril Christian Ruwald (1895-1959) who

¹⁸ NSW Office of Environment and Heritage, *Assessing Heritage Significance*, Sydney, 2001.

¹⁹ *Ibid.*

²⁰ NSW Office of Environment & Heritage, *Collingwood Inn Hotel*, available at: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1970031>, accessed 04.12.14

²¹ *Ibid.*

²² *Ibid.*

²³ *Ibid.*

was involved in the design of prominent hotels, commercial and residential buildings in the Sydney region including several hotels for Tooth & Co. breweries, historic pastiches and alterations to significant buildings. Aesthetically, the hotel is significant for its prominent mock-Tudor façade which was the result of a 1930s transformation of a former Victorian terrace with first floor balcony and parapet. Today, its Tudor-style form includes red facebrick and prominent side gables with decorative half-timbering which makes it pleasing within the highly urban streetscape. Significant viewlines onto the heritage item are provided onto the primary façade from the east side of Hume Highway from the junction with Hoxton Park Road southward towards Atkinson Street, even though the intensive vehicular traffic and lack of pedestrian walkways presently fail to encourage such appreciation.

The heritage item has had social significance since the date of its construction in 1890 with its status gradually changing from a place of rest for travellers to a place of entertainment and gathering for locals. It is further believed that the fabric of the hotel provides evidence of the rare transformation of a Victorian terrace into a Tudor revival façade which may be the subject of further technical and architectural study, and that the premises contain photographs and information on the building and its evolution which would assist historical research. Besides its locally-rare Tudor-style façade, the site is one of the few early hotels surviving in the local area which is situated in a prominent location in the streetscape and documents “a range of different building techniques, styles and fabric over its long period of use”²⁴. The hotel is representative of public buildings located on a major access road in the Liverpool area and is an excellent example of a radical architectural transformation.

The following statement is also provided on the NSW Office of Environment and Heritage website and outlines the significance of the Collingwood Hotel Inn:

*Collingwood Inn Hotel demonstrates the early history of the establishment of public buildings and local business in the Liverpool area. The site has undergone a number of alterations since its original construction indicating a level of technical achievement and creativity. Its particular and unusual Tudor character makes its an aesthetically pleasing building within the streetscape and is rare within the modernised suburbs of Liverpool. There is the potential to gain more information on the site from further architectural, archaeological and documentary research.*²⁵

²⁴ *Ibid.*

²⁵ NSW Office of Environment & Heritage, *Collingwood Inn Hotel*, available at: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageltemDetails.aspx?ID=1970031>, accessed 04.12.14

5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

5.1 Plans, elevations and section

The proposed development would be a mix of retail, commercial and residential uses and would include the following three buildings:

- Building A: a 9-storey rectangular block located in the north-west corner of the site, approximately half-way between the junction of Hume Highway and Gillespie Street with main entrance from Hoxton Park Road;
- Building B: a 9-storey rectangular block located in the south-west corner of the site with main entrance from Gillespie Street; and
- Building C: a 34-storey tower located in the corner of Hoxton Park Road and Hume Highway and extending along most of the eastern boundary of the site.

A four-level basement car park is also proposed to be built across the site to provide car parking facilities for users and residents.

Specific details of the proposed development are shown in the following drawings by Design Workshop Australia, received by Rappoport on 29.05.15 and 04.06.15.

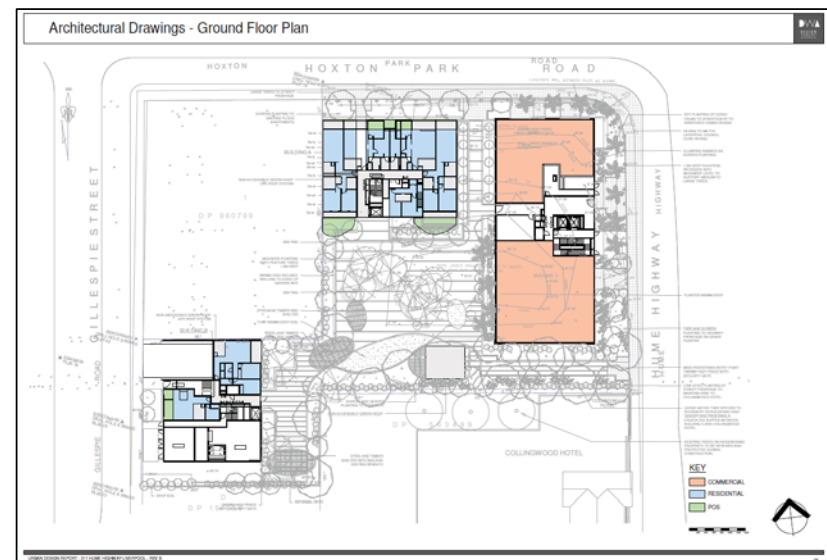


Figure 31: Ground floor plan received by Rappoport on 04.06.15.



Figure 32: Typical floor plan received by Rappoport on 04.06.15.

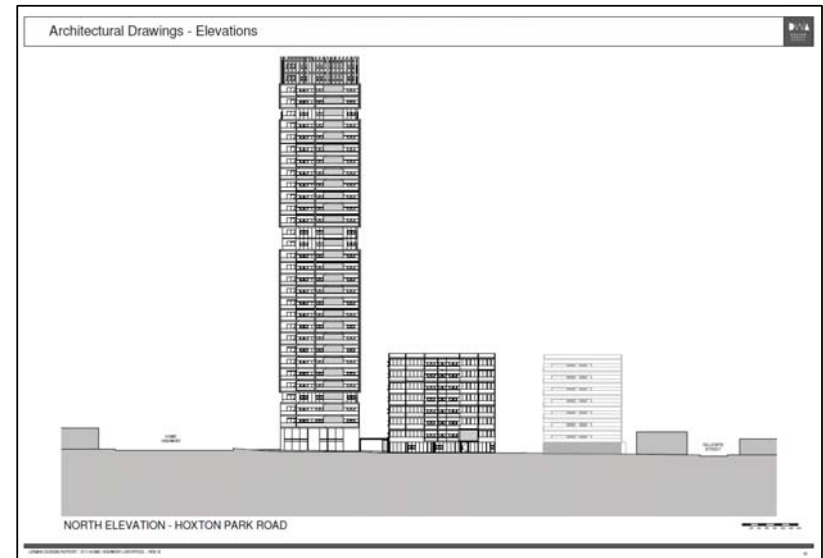


Figure 34: North elevation received by Rappoport on 29.05.15.

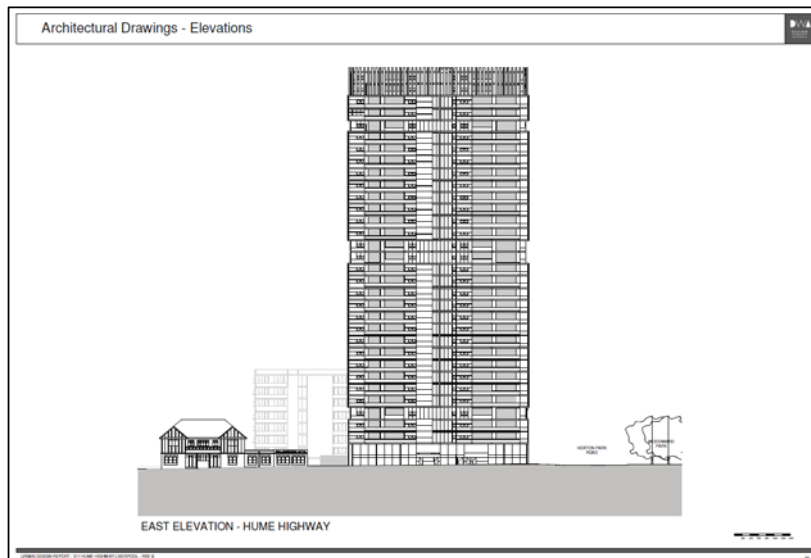


Figure 33: East elevation received by Rappoport on 29.05.15.

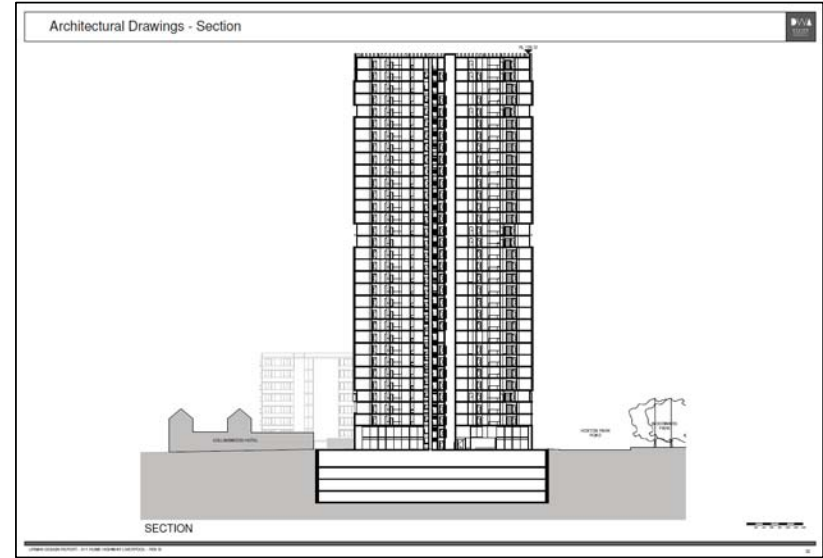


Figure 35: Section received by Rappoport on 29.05.15.

5.2 Schedule of materials and finishes

The following materials and finishes are proposed to be used and essentially include aluminium and glass:

- 1. Window Frames - Anodised Aluminium
- 2. Alucobond Panelling (Vertical)- 'Pure White'
- 3. Alucobond Panelling (Horizontal) - 'Champagne Metallic'
- 4. Colourback Glass - 'White'
- 5. Colourback Glass - 'Light Grey'
- 6. Louvres - 'Silver Metallic'
- 7. Louvres - 'Timber Look' (Australian Cedar)
- 8. White Stone Planter Bed

Specific details of the proposed development are shown in the following drawings by Design Workshop Australia.

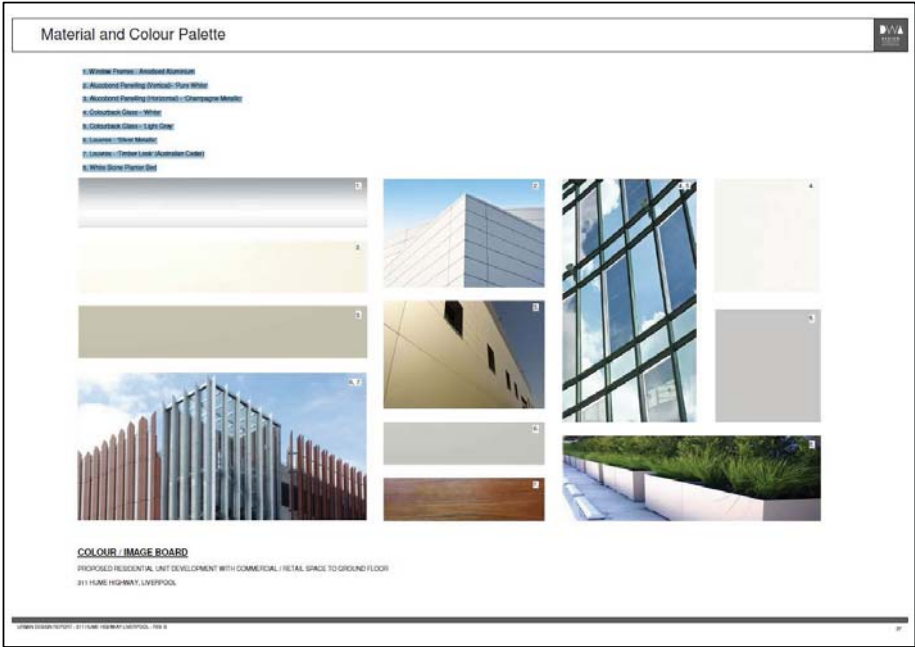


Figure 36: Schedule of materials and finishes received by Rappoport on 01.06.15.

5.3 Photomontage

The following photomontage was provided to Rappoport by Design Workshop Australia for better understanding of the proposed primary façade to adjoin the heritage item Collingwood Hotel.



Figure 37: Photomontage received by Rappoport on 04.06.15.

5.4 Landscape plan

A landscape plan has been designed for the site which specific details are shown below in drawings by Taylor Brammer dated 25.05.15, received by Rappoport on 27.05.15.

The landscape architects have advised the following approximate tree heights:

- 8 metre high trees on the west border of the central courtyard and within it;
- 10 to 15 metre high trees along the interface with the public domain on Hoxton Park Road;
- 10 metre high trees along the interface with the public domain on Hume Highway; and
- 15 to 17 metre high trees along the southern boundary shared with the adjoining heritage-listed Collingwood Hotel.



Figure 38: Landscape Plan by Taylor Brammer received by Rappoport on 04.06.15.

6.0 ASSESSMENT OF HERITAGE IMPACT

This assessment is based upon: the Statement of Cultural Significance (refer to Section 4.2 of this SOHI); the physical inspection of the site and the graphic evidence (refer to Section 3 of this SOHI); and a review of the pertinent planning instruments and sources relating to heritage aspects of the proposal.

The Statement of Cultural Significance in section 4.2 of this report has determined that the heritage item Collingwood Inn Hotel located in the vicinity of the subject site has historical, associational, social, aesthetic, research, rarity and representativeness significance at a local level. We therefore assess the impact the proposed development would have upon the heritage item. To this end, the issues outlined below are addressed.

6.1 Development Control Plan

In Table 2 below we assess the proposal against the most pertinent sections of the Liverpool Development Control Plan 2008 (LDCP).

TABLE 2 : ASSESSMENT AGAINST DEVELOPMENT CONTROL PLAN	
Planning objective/control	Assessment
Development in the vicinity of a heritage item 12. Development in the vicinity of a heritage item shall be designed to respect and complement the heritage item in terms of: ▪ Scale; ▪ Materials, colours and finishes; ▪ Building and street alignment; ▪ Landscaping and fencing.	The following comments are made to assess the proposed plans in relation to the heritage item Collingwood Hotel located in the vicinity: <u>Scale</u> The proposed development would comprise three buildings located along the site boundaries and include two 9-storey blocks, a 34-storey tower adjoining the heritage item and a central courtyard. The height of these buildings, especially of the Tower/Building C, would undeniably be considerable in comparison with the heritage item which is a two-storey building with a hip and gable roof. However, in this particular context, the development is not on the site of the heritage item but in the vicinity of it, and the heritage aspects of the proposal, in our view, should focus on finding an appropriate solution that would enable a high-rise development on the subject site, located along high traffic roads outside of any heritage conservation areas, while retaining significant view corridors onto the heritage item, an appropriate area of curtilage around it and complement the item in form, materials and finishes. Therefore, the scale of the proposed buildings is acceptable in our view. In the early stage of the design process, Rappoport recommended that the bulk of new buildings be reduced by avoiding monolithic areas through form and façade treatment including variations in the use of materials and articulation of design elements to reduce visual impact, especially of any building to be located along Hume Highway next to the heritage item. The proposed drawings appear to achieve this with articulations in the design of the façade being provided to create lower and upper facades, and vertical and horizontal variations in materials and colours reducing overall bulk. Minor changes in the current design are recommended in Section 7.2 in this regard.

TABLE 2 : ASSESSMENT AGAINST DEVELOPMENT CONTROL PLAN

Planning objective/control	Assessment
	<u>Materials, colours and finishes</u> The proposed range of materials, primarily composed of aluminium-based products and glass, is acceptable in our view as these are clearly contemporary and would allow easy distinction of historic layers between the 'old', the heritage item, and the 'new', the proposed development. This principle is supported and encouraged by the ICOMOS <i>Burra Charter</i> and NSW Heritage Office's guidelines <i>Design in Context</i>. Rappoport recommended a colour scheme to the applicants based on their chosen materials which draws from the white and brown hues of the Tudor-style façade of the heritage item. These colours incorporate light tones of off white/cream and dark brown tones including imitation timber louvres to reflect the prominent gables of the heritage item meanwhile remaining contemporary. <u>Building and street alignment</u> The proposed building alignment of the Tower/Building C is setback from the front building line of the heritage item and would be fronted by planters containing medium trees and soft landscaping in line with the heritage item. This is supported and encouraged as it would enhance the conservation of the prominence of the primary facade of the Collingwood Hotel in the Hume Highway streetscape. <u>Landscaping and fencing</u> The proposed landscape plan includes the planting of medium and high trees along site boundaries and the central courtyard which is respectful of the heritage item. Rappoport recommended to the applicant that high trees be planted along the boundary shared between the Collingwood Hotel and the subject site so as to create a natural buffer between the buildings. Further planting is proposed along the south façade of the Tower/Building C. It is noted that high trees are proposed along the shared boundary with Building B to increase visual setbacks and curtilage, and that medium trees in the central courtyard and along the south façade of Building A would further screen the new development from the heritage site. In our reading of the landscape plan, we understand that none of the proposed landscaping or fencing would obstruct views onto the heritage item's primary façade, and that existing mature trees on site of the heritage item along the north boundary are proposed to be retained. Therefore Rappoport is supportive of the proposed landscape plan.
13. Development in the vicinity of heritage items is to minimise the impact on the setting of the heritage item by:	In our view, the proposal would not have an impact on the setting of Collingwood Hotel for the following aspects: ➤ Significant views onto the primary façade of the heritage item including the east sections of the south and north façades would not be obstructed by the proposed buildings or landscaping and would continue to be appreciated by the users and public; ➤ The existing site boundaries and siting of the heritage item would not be affected by the proposal, retaining the heritage item's setting and curtilage; ➤ No existing landscape elements on the site of the heritage item would be affected and it is proposed to protect existing mature trees during the construction process;

TABLE 2 : ASSESSMENT AGAINST DEVELOPMENT CONTROL PLAN

Planning objective/control	Assessment
	➤ An adequate area of interpretation would be retained and encouraged by the proposed siting of each building: ○ Building A would be sited at considerable side and rear setbacks from the item and be concealed from primary viewpoints onto Collingwood Hotel by the proposed tower; ○ Building B would be sited at a considerable setback behind the rear building line of the heritage item, and at an even greater setback from its front building line which would limit bulk when seen from Hume Highway; and ○ The Tower/Building C would be sited at an approximate 10 metre setback from the heritage item's north boundary and be setback from its front building line by an approximate 6.8 metre setback. The existing single-storey extensions to the north of the heritage item would further increase these visual setbacks and retain views onto the east corner of the north façade and the overall east facade; and ➤ The proposed landscape plan (analysed above in more detail) would create a natural buffer between the heritage item and the new development, interrupting built areas with soft landscape areas and enhancing visual separation of the heritage item, to be read independently.
Development of Archaeological Sites 14. The Council may grant consent to carry out development involving the excavation or filling of land or the erection (involving disturbance of land) or demolition of buildings on land which is an archaeological site that has non-Aboriginal significance or a potential archaeological site that is reasonably likely to have non-Aboriginal significance only if: It has been considered an archaeological report; and It is satisfied that any necessary excavation permit required by the Heritage Act 1977 has been granted.	The inventory sheet prepared for the heritage item Collingwood Inn Hotel refers to "the potential to gain more information on the site from further architectural, archaeological and documentary research"²⁶. It is beyond the scope of this report to determine or comment on the presence of items or locations of archaeological or indigenous significance on the subject site located in the vicinity of the heritage item; however, an archaeological report may be required as part of the development application depending on Council's requirements.

²⁶ NSW Office of Environment & Heritage, *Collingwood Inn Hotel*, available at: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1970031>, accessed 04.12.14

6.2 Heritage Division questions

We are required to address specific issues raised in the Heritage Division guidelines for the preparation of Statements of Heritage Impact. We address these in Table 3 below.

TABLE 3 : ASSESSMENT AGAINST HERITAGE DIVISION QUESTIONS	
Question	Assessment
New development adjacent to a heritage item (including additional buildings and dual occupancies)	
How is the impact of the new development on the heritage significance of the item or area to be minimised?	The impact of the proposed development onto the Collingwood Inn Hotel appears to be greatly minimised by: ➤ The conservation of the item's built fabric, setting, curtilage, landscape elements and significant views onto its primary façade including the integrity of its corner gables; ➤ An appropriate setting for the proposed development with the proposed buildings being sited at generous rear and side setbacks (see detailed analysis in Table 2 above); and ➤ Enhancement of the visual separation of the item thanks to a vegetated buffer including high trees and further soft landscaping along and across the subject site.
Why is the new development required to be adjacent to a heritage item?	The proposed development is not located on site of a heritage item listed under Schedule 5 of the Liverpool LEP 2008. The subject site is a vacant allotment located in the corner of Hoxton Park Road and Hume Highway situated in the proximity of the heritage-listed Collingwood Inn Hotel at 321 Hume Highway, Liverpool.
How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	As noted above, the proposed siting of the three buildings include generous side and rear setbacks which would avoid view obstruction onto the significant façade of the heritage item. It is also proposed to retain its existing landscape and create an increased vegetated buffer around it, enhancing the legibility of the item as an independent building for continued appreciation of its cultural significance by the public.
How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?	Refer to assessment above. Façade treatment in the new buildings would minimise detrimental impact in terms of scale and bulk and encourage the horizontal visual relationship between the Tower/Building C (proposed lower façade) and the Collingwood Hotel. Minor design changes are recommended in Section 7.2.
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 development is not, to our knowledge, sited on any known or potentially significant archaeological site. However, it is beyond the scope of this report to discuss the probability of sub-surface deposits and further investigation may be carried out to ensure the development proposal complies with Council's regulations.
Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?	In our view, the proposed siting, scale and overall form of the proposed buildings is acceptable on heritage grounds for the reasons highlighted previously in Section 6 of this report. The proposed detailing, materials and finishes are supported by Rappoport as contemporary and easily distinguishable from the traditional detailing, materials and finishes of the heritage item. Rappoport recommended the proposed colour scheme to the client in order to enhance the visual transition

TABLE 3 : ASSESSMENT AGAINST HERITAGE DIVISION QUESTIONS	
Question	Assessment
	between the Tower/Building C and the Collingwood Hotel, drawing from traditional colours and hues meanwhile using twenty-first century architecture materials and finishes.
Will the additions visually dominate the heritage item? How has this been minimised?	As per the comments made in Section 6 of this report, in Rappoport's view the proposal would not visually dominate the heritage item thanks to an appropriate siting of the proposed buildings, reduction of their scale and bulk via façade treatment and creation of a vegetated buffer which would contribute to retaining the significant setting and views of the heritage item. Minor recommendations are made as to the proposed façade treatment in Section 7.2 of this report.
Will the public, and users of the item, still be able to view and appreciate its significance?	Significant views onto the primary façade of the heritage item including the east sections of the south and north façades would not be obstructed by the proposed buildings or landscaping and would continue to be appreciated by the users and public.

6.3 Summary

The NSW Heritage Office's 'Statement of Heritage Impact' guidelines require the following aspects of the proposal to be addressed.

TABLE 4 : ASSESSMENT OF GENERAL IMPACT	
Aspect	Assessment
Aspects of the proposal which respect or enhance the heritage significance of the item or conservation areas.	The following aspects of the proposal respect the cultural significance of the heritage item Collingwood Hotel located in proximity: ▪ Its built fabric, setting, curtilage and landscape elements would not be affected; ▪ Significant views onto its primary façade and prominent side gables would be retained; ▪ The proposed landscape plan would create a vegetated buffer to increase independency of the heritage item and limit dominance of the proposed development; and ▪ The siting of the proposed buildings is appropriate given the client's brief and the layout of the allotment. Generous side and rear setbacks are provided in relation to the heritage site.
Aspects of the proposal which could have detrimental impact on heritage significance.	It is recommended that minor amendments be made to the façade of the corner tower (Building C) in order to accentuate the prominence of the lower façade of Building in relation to the heritage item. This is explained in more details in Section 7.2.
Sympathetic alternative solutions which have been considered and discounted.	Rappoport was engaged to provide design recommendations during the early stages of the proposal and submitted a <i>Preliminary Heritage Research and Design Input Report</i> to the applicant. The following conclusions and recommendations were provided in Section 7 of the report which we believed

TABLE 4 : ASSESSMENT OF GENERAL IMPACT

Aspect	Assessment
	would enhance the conservation of the heritage item Collingwood Inn Hotel located in the vicinity of the development site²⁷; • <i>Respects the overall boundaries and existing curtilage of the heritage item;</i> • <i>Site any corner building (Hume Highway/Hoxton Park Road) at no less than an 8 metre side setback from the north boundary of the heritage item, and at no less than a 2 metre rear setback from the footpath and front building alignment of the heritage item. These setbacks may be used for the planting of landscape elements to soften the relationship between the east façades of the heritage item and new building;</i> • <i>Is sympathetic to the heritage item by limiting the bulk of new buildings and avoiding monolithic areas. This may be achieved through form and façade treatment including variations in the use of materials and articulation of design elements to reduce visual impact, especially of any building to be located along Hume Highway;</i> • <i>Creates a visual transition between the development along Hume Highway and the heritage item with consistency in the height of prominent façades, for example with a lower facade matching in height with the heritage item and/or storeys above to be set back from façade above height of heritage item; and</i> • <i>Sites any rear building along Gillespie Road (west) at a minimum 10 metre setback from their shared boundary with the heritage item to limit visual impact.</i> In the more recent phase of the design process, Rappoport provided more detailed recommendations which are outlined in Section 7.2 of this report. No solutions of greater sympathy were discounted to our knowledge.

7.0 CONCLUSION

7.1 Conclusion

The proposed mixed-use development would comprise three buildings located along the site boundaries of the subject site and include two 9-storey blocks, a 34-storey tower adjoining the heritage item and a central courtyard.

The main heritage constraint limiting the proposal is the presence of the heritage item Collingwood Inn Hotel located in the vicinity of, rather than within, the subject site. In our view, the heritage aspects of the proposal should focus on finding an appropriate solution that would enable high-rise premises on a site available for retail, commercial and residential development, located along high traffic roads outside of any heritage conservation areas, meanwhile retaining the significant setting, curtilage and views of the heritage item.

In accordance with the observations made in Section 6 of this report, Rappoport is of the opinion that the proposal would retain the significant elements mentioned above. Rappoport participated to the design process and advised it be directed towards adopting a form, details, materials and finishes that would be sympathetic to the heritage item, focusing on the horizontal visual relationship between the east facade of the high-rise tower (Building C) and the east façade of the heritage item which constitutes its primary cultural significance in the context of the streetscape.

Rappoport is confident that the future development on the site would create positive cultural, social and economic outcomes which would comply with the pertinent heritage controls of the Liverpool LEP and DCP 2008, the ICOMOS Burra Charter and the Design in Context guidelines of the NSW Heritage Office.

7.2 Recommendations

The following recommendations were provided to the applicant during the design stage. Our comments were made with an aim to enhance the sympathy of the new development with the heritage item Collingwood Inn Hotel located in its vicinity meanwhile retaining the proposed buildings as distinguishably contemporary in accordance with principles of the ICOMOS Burra Charter and Design in Context published by the NSW Heritage Office. As per Council's requirements, Rappoport addressed the following issues in its recommendations:

7.2.1 Building form

The proposed façade treatment to the Tower/Building C follows early recommendations made by Rappoport to limit the bulk of new buildings by avoiding monolithic areas through form and façade treatment including variations in the use of materials and articulation of design elements.

Rappoport also recommended creating a visual transition between the development along Hume Highway and the heritage item with a lower section of the Tower/Building C matching in height with the heritage item and storeys above to be recessed from façade. Rappoport notes that these recommendations have been

²⁷ Rappoport Pty Ltd, Preliminary Heritage Research and Design Input: 311 Hume Highway, Liverpool, Job 2277, Stage 1, 2014.

followed with Level 4 having been recessed to create a lower façade constituted of the bottom 4 floors, in line with the hotel's roof line. It may be considered that the recessed portion of the façade be applied to two levels (Levels 4 and 5) rather than one in order to increase the prominence of the lower façade of Building C.

7.2.2 Function/use

The proposed mixed-use development would include retail, commercial and residential premises which is acceptable in our view as consistent with the uses of the heritage item, originally a hotel with boarding rooms at first floor level and to the rear. The ground and first floors of the corner tower (Building C) would be a combined space internally used for retail purposes meanwhile presenting as two storeys to avoid bulk and match the floor lines of the heritage item. The proposed uses match the adjoining commercial use of the hotel and are supported. This would also provide an activated shopfront area to the locality and further encourage appreciation of the heritage item by the public. Any residential areas should be located above these levels.

Uses for Building A and B warrant a lesser degree of recommendations on a heritage level in our view and may be adapted to suit the applicant's brief.

7.2.3 Setting

The proposed siting reflects recommendations provided by Rappoport in the early stages of the design process. The setting of the three buildings has been designed to offer generous side and rear setbacks which would be enhanced by the proposed vegetated buffer and the added visual setback created by the single-storey extensions located to the north of the heritage item. These recommendations were made to maximise distance with the heritage item and create setbacks from the site boundary lines to allow for landscaping along the interface with the public domain.

7.2.4 Detail

Variation in materials, colours and finishes was encouraged to enable articulation in the facades, thus avoiding monolithic areas meanwhile retaining a design that is clearly contemporary. These articulations are seen through lower and upper façade treatment as advised in 7.2.1 Building Form above. The recessed section of the east façade may be accentuated by setting back two floors instead of the one floor currently proposed (Level 4 and Level 5). This would increase the prominence of the lower façade in our view.

The treatment suggested for the lower east façade of the Tower/Building C is encouraged to be replicated along the north façade of the building to create consistency of design when appreciated from the north looking south-west, enhancing the horizontal lines drawn from the heritage item throughout the Tower.

A more uniform design approach may be adopted for Buildings A and B, which are located further away from the heritage item in areas of less significance. Alternatively a similar design approach as provided for Building C is acceptable.

7.2.5 Materials and colours

The proposed material scheme is composed of aluminium-based products and glass including aluminium framing and fenestration and Alucobond cladding. These materials are acceptable in our view as clearly contemporary and allowing distinguishability between the old, the heritage-listed Collingwood Hotel, and the new, the proposed mixed-use development. Rappoport recommended the following colours and finish options to the applicant whose final selection is presented in Section 5.2 of this report:

- Window Frames - Anodised Aluminium in Silver;
- Alucobond Panelling (vertical) – light off white or cream tones such as the Alucobond Pure White, Cream, Beige or Anodised Look C0 to draw from the white timber infill of the heritage item;
- Alucobond Panelling (horizontal) – 'Champagne Metallic' or 'Bronze Metallic' to draw from the decorative half-timbering of the heritage item meanwhile retaining a contemporary look;
- Colourback Glass – white and light grey;
- Louvres – timber-look mid-strength brown such as an Australian Cedar imitation to draw from the decorative timber work of the heritage building. This may be alternated with silver louvres; and
- White Stone Planter Bed – acceptable as proposed or in similar light tones.

Components in a Silver finish should be proportional to and no greater than the off-white and brown elements.

7.2.6 Landscaping

Refer to impact assessment of proposed preliminary landscape plan in Section 6.1, Table 2 of this report. Rappoport has provided advice during the design process encouraging a natural buffer between the Collingwood Hotel and the Tower/Building C. This design concept is reflected throughout the drawings along the site boundaries and is enhanced by further planting along front and rear facades as well as within the proposed central courtyard. Rappoport supports the landscape plan.

7.2.7 General

Rappoport would recommend preparing a photomontage showing the east façade of the Tower/Building C including the heritage item and proposed landscaping for a better preview of the proposed streetscape.

8.0 SOURCES

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