

PRELIMINARY HERITAGE RESEARCH
AND DESIGN INPUT

Proposed development at
311 HUME HIGHWAY
LIVERPOOL



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1.0 INTRODUCTION

1.1 Authors

This preliminary heritage research and design input 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.



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

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

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.

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 of the subject site: Collingwood Inn Hotel, 401 Hume Highway, Liverpool (Item #88; local level). As such, consideration during the planning and design process of future development on the subject site should be given to avoid or limit any negative heritage impact upon the adjacent Collingwood Inn Hotel. 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.

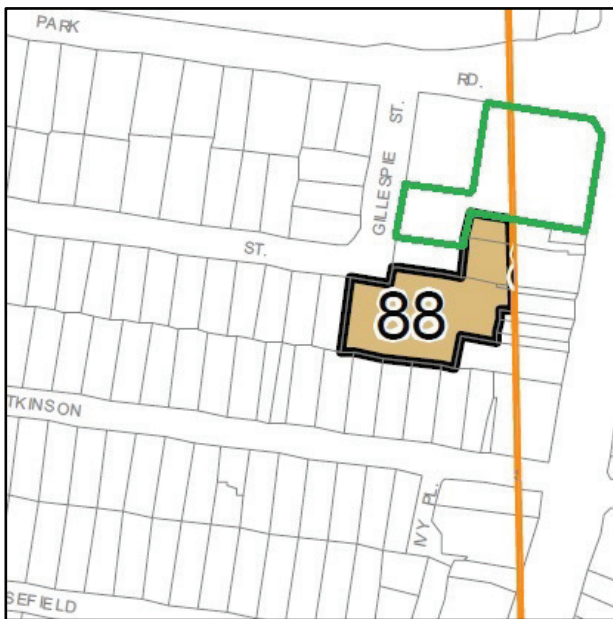


Figure 2: Heritage Map HER_010 showing location of subject site outlined in green and part of heritage item in vicinity Collingwood Inn Hotel (item #88) in tan (Source: LLEP 2008, available at: <http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2008&no=403>, accessed 04.12.14)



Figure 3: 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

Sections 5.10 (4) and (5) of the LLEP 2008 require Council to assess the potential heritage impact of proposed alterations to items that are heritage listed or within a heritage conservation area or, at Council’s discretion,

within the vicinity of a heritage item. Should the client wish to submit a Development Application, a Statement of Heritage Impact (SOHI) is likely to be required for a development to be located in the vicinity of heritage-item Collingwood Inn Hotel (refer to Section 1.3). This preliminary research has been prepared to indicate the nature of the heritage constraints involved in potential development of the subject site, and would form part of the SOHI.

1.5 Methodology

The methodology used in this report has been prepared in accordance with the conservation principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*. It is also in reference to the heritage requirements and controls listed in the *Liverpool Local Environmental Plan* and *Development Control Plan 2008*, and the *Design in Context* guidelines provided by the NSW Office of Environment and Heritage.

1.6 Limitations

- This report is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions that are of a planning or compliance nature.
- This report 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.
- This report addresses the non-indigenous historical development of the subject property and does not assess Indigenous associations with the place, which is deemed to be beyond the scope of this report.
- 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.
- Items of movable heritage, if any, are not assessed in this report.
- Rappoport Pty Ltd has only assessed aspects of the subject place that were visually apparent 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.

2.0 DEVELOPMENT CONTEXT

2.1 General Historical Background

Before European settlement at Liverpool in the early 19th century the local area was the homeland of the *Cabrogal* of the *Darug* people². 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 the *Darug* use of 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 the 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.³

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.”⁴ 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 Macquarie and Moore Street junction.⁵ 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 and the map does not show any streets south of Scott Street, with the exception of the Great Southern Road to the Cowpastures.

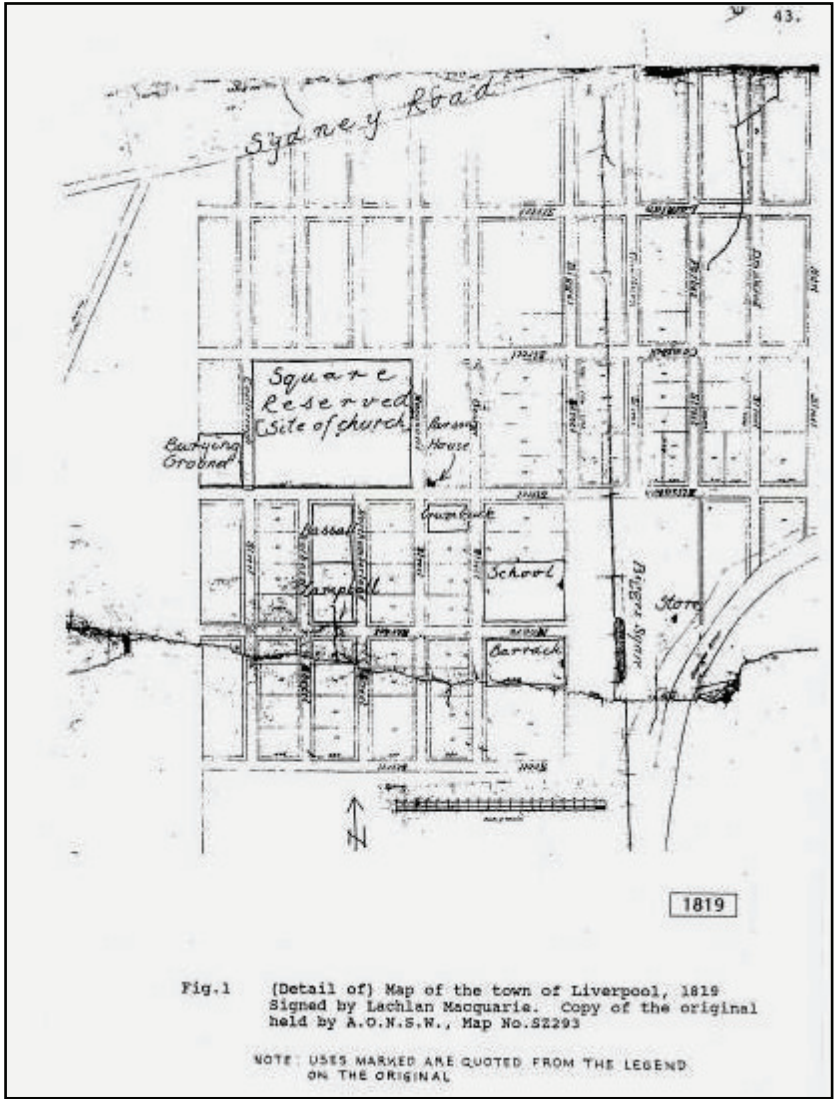


Figure 9: 1819 Map of the Town of Liverpool (Source: AONSW MapSZ293)

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.”⁶

² The following is taken from Rappoport Pty Ltd, 2007, *Soldiers’ Memorial School of Arts, Liverpool, Conservation Management Plan*, 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.

³ *Ibid.*, 27: The figure included all the people in the settlements in the southwest but excluded indigenous peoples.

⁴ *Ibid.*, 33.

⁵ Neustein & Associates, *Liverpool Heritage Study, Part 1*, Prepared for Liverpool Council, April 1992, p. 3.24

⁶ *Ibid.*, 3.25.

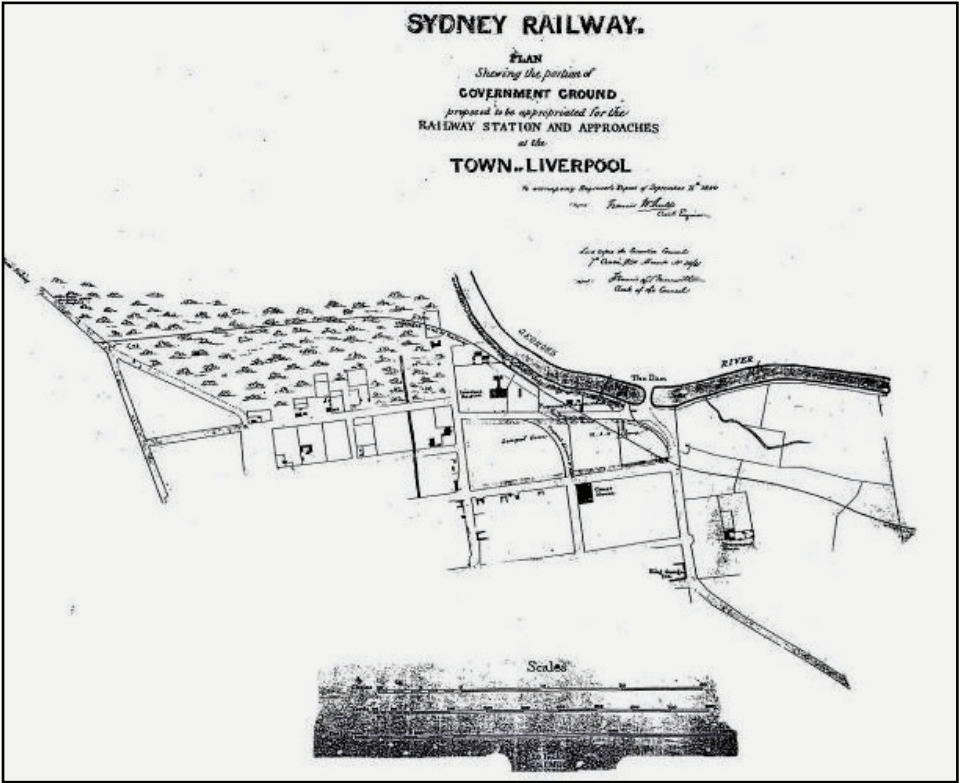


Figure 11: 1850 Map of the Town of Liverpool.

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 4,093.⁷ 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.

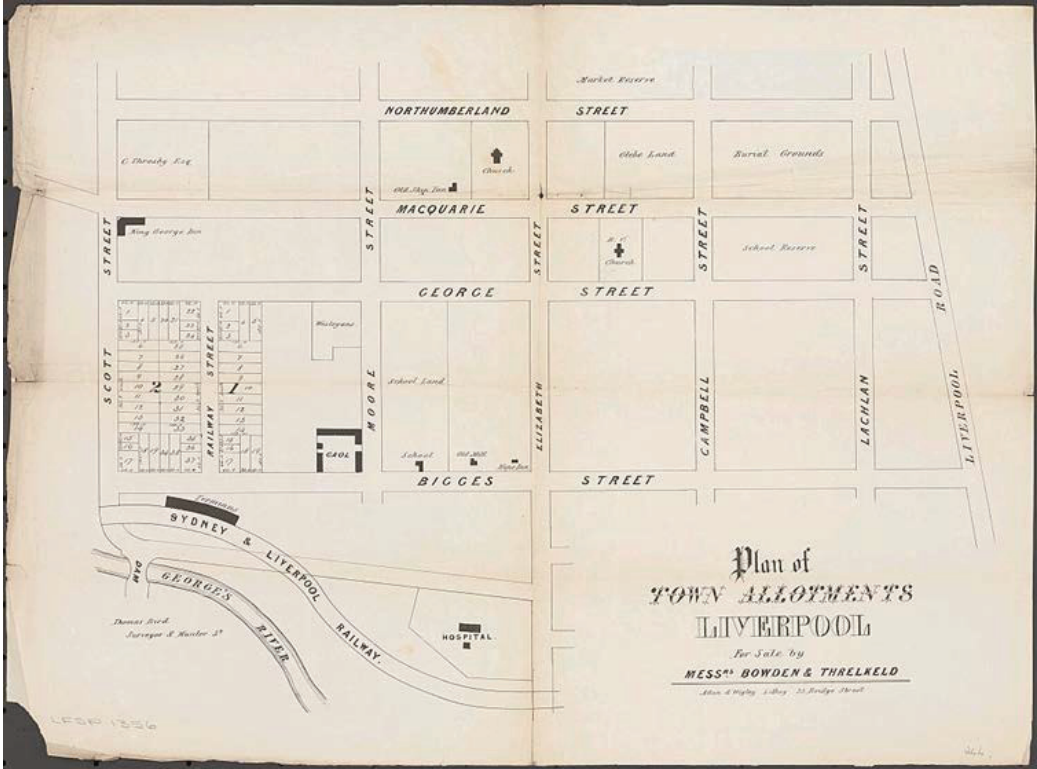


Figure 4: Plan of allotments, Liverpool 1860-70 (Source: National Library of Australia).

2.2 Specific Historical Development

The historical information provided on the website of the Collingwood Hotel, located in the vicinity of the subject site, informs us of the following steps in the evolution of the establishment:

The Collingwood Hotel has occupied the current site since the 1880's. Prior to this the hotel was used as a homestead or early style motel called Mrs Gillicks which served as a resting place for travellers on the Hume Highway making their way to Goulburn.

It is believed it was named after the important local historic land grant based around Collingwood House. It shared its name with several significant landmark buildings in the Liverpool area of which only two remain, Collingwood House and the Collingwood Hotel.

In the 1930s the hotel underwent major renovations, the most impressive of which was the addition of the heritage listed Tudor style façade. It is possibly this feature that makes the hotel so easily recognisable today.

The hotel was acquired by the Porter family in 1991 and it remains a family run business today.

⁷ Ibid., 3.26.

*The hotel has had three further major renovations the first being in 1997, the second in 2003 and lastly in 2007. 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.*⁸



Figure 5: Photograph showing the Collingwood Hotel before its remodelling in the 1930s (Source: Collingwood Hotel website, History, available at: <http://www.collingwoodhotel.com.au/index.php/home/history>, accessed 04.12.14)

2.3 Physical Description and Setting

The subject site itself is located north and west of the heritage item where it shares common boundaries with it (refer to Figure 2 and Figure 3). The subject site is located in a corner position in between Huxton Park Road and Hume Highway and the allotment takes the shape of two rectangular portions escalated in size and siting, with the second 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 adjacent heritage-item is located along Hume Highway, a few meters off the road’s junction with Hoxton Park Road. While the subject site is currently vacant, the Collingwood Hotel is still in use as per its original function. It has a car park at the rear with direct access from and to Hume Highway and Gillespie Road to the west. Several single-storey additions are located at the rear and north of the original hotel.

The inventory sheet prepared for the heritage-item provides the following description for 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.

*Modifications and dates: The hotels original Victorian character underwent major transformation in the late 1930s when the new building work in the Tudor style was grafted onto the façade. Extensive development to the rear of the hotel is relatively recent in origin. Since 1992 minor changes are apparent to the front façade, including the removal of a number advertisement signs.*⁹



Figure 6: Primary façade of heritage item Collingwood Inn Hotel located in the vicinity of the subject site (the latter’s approximate location is indicated by the red arrow) (Source: Rappoport Pty Ltd, taken in 28.11.14)



Figure 7: Location of subject site as seen from Hoxton Park Road (indicated by the red arrow) and the existing adjacent commercial building to the right hand-side (Source: Rappoport Pty Ltd, taken in 28.11.14)

⁸ Collingwood Hotel website, *History*, available at: <http://www.collingwoodhotel.com.au/index.php/home/history>, accessed 04.12.14.

⁹ 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 8: Southward view along Gillespie Road towards the south portion of the subject allotment (indicated by the red arrow) (Source: Rappoport Pty Ltd, taken in 28.11.14)



Figure 9: Car park view onto the south boundary of the south-west portion of the subject site (with approximate boundary indicated by the red arrow) with the Collingwood Inn Hotel in on the right hand-side (Source: Rappoport Pty Ltd, taken in 28.11.14)

3.0 SIGNIFICANCE OF HERITAGE ITEM IN VICINITY

3.1 Statement of Significance

The following statement is provided on the NSW Office of Environment and Heritage website outlining the significance of the Collingwood Hotel Inn located in the vicinity and visual catchment area of the subject site. The cultural significance of the heritage item should be kept in consideration during the planning and design phases of any proposed near-by development:

*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.*¹⁰

3.2 Assessment of Significance

The inventory sheet prepared for the property also assesses significance based upon criteria specified by the NSW Office of Environment and Heritage. These criteria would be used in our Statement of Heritage Impact report in order to make an assessment of whether or not the proposed development on the subject site would have either a negative, neutral or positive impact upon the significance of the heritage item Collingwood Inn Hotel situated in the vicinity.

Table 1: Assessment criteria as per the inventory sheet for Collingwood Inn Hotel¹¹

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).	<i>The site demonstrates the history of the establishment of public buildings and local business in the Liverpool area.</i>
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).	/

¹⁰ 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

¹¹ *Ibid.*

Criterion	Assessment
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).	<i>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.</i>
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).	/
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).	<i>There is the potential to gain more information on the site from further architectural, archaeological and documentary research.</i>
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).	<i>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.</i>
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).	/

4.0 HERITAGE CONSTRAINTS

The following tables list the heritage constraints related to development on the subject site, located in the vicinity of heritage item Collingwood Inn Hotel, and include Rappoport’s comments as a preliminary input to the design process. Beside the statutory and non-statutory requirements below, the guidelines provided follow the conservation principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* and the *Design in Context* brochure published by the NSW Office of Environment and Heritage.

4.1 Liverpool Local Environmental Plan (LLEP) 2008

Section 5.10 of the LLEP 2008 provides statutory requirements for heritage conservation. The sections directly constraining development are listed below in Table 2, with Rappoport’s comments on their implied design constraints in the right hand-side column.

Table 2: Comments in relation to the LLEP 2008

LLEP 2008 Clause	Constraint
(1) Objectives (a) to conserve the environmental heritage of Liverpool, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	(a) Conserve heritage significance (outlined in Section 3 of this report) and be sympathetic to the heritage item in the vicinity, Collingwood Inn Hotel. (b) In the context of this site, which contains no heritage listed items and is not within a conservation area, the significance of listed items in the vicinity must be respected; specifically, the impact on views to and from the Collingwood Inn Hotel and on its visual context, should be minimised. (c) & (d) 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” ¹² . 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, this may require further investigation.
(5) Heritage assessment The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage	As scheduled in Stage 2 of our fee proposal, Rappoport will prepare a Statement of Heritage Impact once the proposed design has been finalised in order to assess the impact of the development onto the significance of the heritage item located in the vicinity of the subject site.

¹² 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

LLEP 2008 Clause	Constraint
conservation area concerned.	

4.2 Liverpool Development Control Plan (LDCP) 2008

Part 1 Section 17 of the LDCP 2008 provides objectives and controls in relation to heritage conservation. The sections directly constraining development are listed below in Table 3 with Rappoport’s comments on their implied design constraints in the right hand-side column.

Table 3: Comments in relation to the LDCP 2008

LDCP 2008 Clause	Constraint
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.	Development located in the vicinity of Collingwood Inn Hotel should: - Be of a scale that is sympathetic to the heritage item and avoids visual bulk and dominance; - Use materials, colours and finishes that would complement the heritage item meanwhile remaining distinguishably contemporary; - Be sited at a setback from the footpath and front building line of the heritage item to retain its prominence in the streetscape; and - Design any fencing to be sympathetic to the heritage item in form and height so as not to impede views onto it.
13. Development in the vicinity of heritage items is to minimise the impact on the setting of the heritage item by: - Retaining and respecting significant views to and from the heritage item; - Retaining original or significant landscaping (especially plantings associated with the heritage item); - Providing an adequate area around the place to allow interpretation of the heritage item.	The impact on the setting of Collingwood Inn Hotel should be minimised by: - Not obstructing significant views onto the heritage item’s primary façade along Hume Highway; - Conserving the heritage item’s setting and curtilage as existing; - Siting new buildings on the subject site at side and rear setbacks from the heritage item to allow it to remain legible as an independent element.
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.	As noted above, 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” ¹³ . 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, this may require further investigation.

¹³ 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

4.3 NSW Office of Environment and Heritage requirements

We will, in our Statement of Heritage Impact, also be required to address certain questions stipulated by the NSW Office of Environment & Heritage in its guidelines for the preparation of such reports. These are addressed in Table 4 below, with Rappoport’s comments on their implied design constraints in the right hand-side column.

Table 4: Comments in relation to the NSW Office of Environment & Heritage questions

Question	Constraint
New development adjacent to a heritage item	
How is the impact of the new development on the heritage significance of the item or area to be minimised?	Impact of new development onto Collingwood Inn Hotel should be minimised by: - Conserving the existing setting of the heritage item; - Setting the new buildings appropriately so as not to obstruct views to and from it and conserve its contribution to the streetscape; and - Using a design for the new buildings that is sympathetic to the heritage item and limits visual bulk via the articulation of façade elements and materials.
How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	As noted above, the siting of new buildings should allow for side and rear setbacks to conserve the curtilage around the heritage item and retain its cultural significance.
How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?	As noted above, rear and site setbacks would enable the development to avoid any obstructions in the views to and from the heritage item so as to conserve its significance. Additionally, articulation in the façade treatment of the new buildings would minimise detrimental impact in terms of scale.
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 by the client to ensure the development proposal complies with Liverpool City Council’s regulations.
Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?	The new buildings should maximise sympathy with Collingwood Inn Hotel by using complementary forms, design and materials and create a building transition between the development along Hume Highway and the heritage item, for example with a lower facade to match in height with the heritage item.
Will the additions visually dominate the heritage item? How has this been minimised?	Conservation of existing significant views to and from the heritage item would be achieved through the consideration of: - The siting of new buildings as described above, and the conservation of the heritage item’s visual curtilage; and - The sympathy of the design in terms of scale and its use of façade treatment, primarily along Hume Highway.
Will the public, and users of the item, still be able to view and appreciate its significance?	Our response would assess that no negative impact would be generated provided that the recommendations above and in Section 5 of this report are followed.

5.0 CONCLUSION AND RECOMMENDATIONS

5.1 Conclusion

The main apparent constraints are the presence of the heritage item Collingwood Inn Hotel located within the vicinity of, rather than within, the subject site, which is not within a conservation area. With an eye to maximising the conservation of heritage significance in compliance with Liverpool City Council’s instruments and good heritage practice as stipulated in the Burra Charter and NSW Office of Environment & Heritage documents, Rappoport believes that the heritage constraints outlined in Section 4 of this report would be satisfied by ensuring that any proposed design on the subject site:

- Respects the overall boundaries and existing curtilage of the heritage item;
- Sites 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;
- 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;
- 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
- 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.

5.2 Further Recommendations

As noted in Section 4 of this report, an archaeological survey may need to be carried out to ensure that no significant archaeological deposits are located on the subject site prior to excavation and construction works taking place. This requirement remains at Liverpool City Council’s discretion to which inquiries should be made.

Guidelines to designing new development in the vicinity of a heritage item are provided in *Design in Context* published by the NSW Office of Environment and Heritage and Royal Australian Institute of Architects available for download at the following link:
www.environment.nsw.gov.au/resources/heritagebranch/heritage/DesignInContext.pdf

6.0 SOURCES

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