

Appendix Four

Development Assessment Referral for No. 13 Archer Street, Burwood



Burwood Council

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MEMORANDUM

TO: Mark Ranieri, Special Projects Officer
FROM: Marianna Kucic, Executive Strategic Planner – Heritage Advisor
DATE: 3 December 2013
SUBJECT: 13 Archer Street, Burwood
Demolition of a Heritage Listed Dwelling House
BD NUMBER: 2013.174 **REFERRED:** 2 December 2013

Heritage Significance:

The property is listed as a heritage item (Item 3) under Schedule 5 of the BLEP 2012. The existing house represents a timber clad workers cottage, built circa 1892. The property is also located adjacent to 9 and 11 Archer Street which are listed as a heritage item (Item 2) under Schedule 5.

Background:

The house was the subject of a fatal fire on 19 July 2013 as advised to Council by Detective Geoff King of the NSW Police Force. In August, the Detective verbally advised Council's Heritage Advisor that the fire was not considered to be suspicious. Refer TRIM E13/13921.

Assessment:

The applicant has submitted a Structural Engineer's Report and Heritage Impact Statement to support the proposed demolition in accordance with the requirements of Council's DCP. The Structural Engineer's Report provides evidence of the extensive damage caused by the fire, but it also cites a number of other structural issues which have been the result of long-term neglect and the lack of maintenance of the subject building.

While it is regrettable to allow the demolition of a local heritage item, the findings of the submitted Structural Engineer's Report and Heritage Impact Statement are considered sound. Accordingly, it is agreed that the extent of damage to, and the structural inadequacy of, the existing structure warrants its demolition. The extent of rectification works which would be necessary to make the structure habitable would involve significant reconstruction, loss of original building fabric, and substantial change to the early building methods and materials evidenced in this structure. As such, rectification is not considered a viable option on heritage grounds. It should however be noted that the present DA represents a rare case, and demolition of heritage items is not generally supported by Council.

Recommendation:

Accordingly, no objections are raised to the proposal on heritage grounds subject to the following conditions of consent (should the proposal be approved):

- A photographic recording of the dwelling-house shall be undertaken by a suitably qualified professional **prior to the demolition of built structures on site**. The photographic recording shall be undertaken in accordance with the NSW Heritage Branch guidelines and two (2) complete copies submitted to Burwood Council. The photographic recording shall include (but not be limited to) the exterior and interior of the dwelling-house, and the

context of the site. It is requested that any historical research or similar material not previously submitted to Council accompany the photographic recording in the interests of future historical reference. Satisfaction of this condition shall be confirmed upon written advice by Council's Strategic Planning Team.

Note: It should be noted that the approval for demolition (if approved) does not automatically remove the property's heritage listing under Schedule 5 of the BLEP. While the Strategic Planning Team will endeavour to delete the heritage listing should an opportunity to amend Schedule 5 occur in the future, this may take considerable time. The heritage affectation will continue to apply to the property, being stipulated on any 149 Certificate and affecting eligibility for Complying Development. Should the applicant or owner seek to delete the heritage listing at an earlier stage, a Planning Proposal may be submitted with the applicable fees.



Marianna Kucic
Executive Strategic Planner – Heritage Advisor
STRATEGIC PLANNING

Reference No. 067/13

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