



Heritage Impact Statement

Cooper Street, Strathfield

July 2016

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Stephen Davies, B Arts Dip. Ed., Dip. T&CP, Dip. Cons. Studies
Senior Consultant	Fiona Binns, B Arts, M Arts (Curatorial Studies)
Consultant	Alicia Vickers, B Des (Architecture), M Heritage and Conservation
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Executive Summary

The following Heritage Impact Statement (HIS) will accompany a planning proposal (PP) for the rezoning of the subject site which comprises of 14 properties located within the residential block of land on the southern side of Cooper Street, Strathfield (between Cooper Lane and Wentworth Road), to facilitate development of greater density and height currently permissible.

The subject site presently contains small scale residential dwellings of mixed periods (predominately late 1890s to the 1940s) and types. These are in varying degrees of conservation and most have been significantly altered over time. A row of late Victorian dwellings form a large part of the block.

The subject site does not form part of a heritage conservation area; however, it contains Local heritage listed items on Schedule 5 of Burwood Local Environment Plan (LEP) 2012, identified as “*Victorian House*” (item I190) located at 2 Cooper Street, Strathfield, “*Victorian Villa*” (item I207), located at 45 Wentworth Road, Strathfield and “*1950s House and Garden*” (item I192) located at 18A Cooper Street, Strathfield. In addition to this, it is also recognised that the substation located at 2B Cooper Street is also heritage listed on the Ausgrid S170 Register, identified as “*Electricity Substation No.308*”, but remains in separate ownership and does not form part of the subject site.

The planning proposal seeks to retain the dwellings at 2 Cooper Street and 45 Wentworth Road; however, proposes to amend the heritage map to remove the dwelling at 18A Cooper Street. Urbis has previously prepared a heritage assessment (July 2016) which has identified that this dwelling does not reach the threshold for Local heritage listing (refer Appendix A).

The subject site is also in the vicinity of two heritage conservation areas. Residential development on the northern side of Cooper Street forms part of two heritage conservation areas, identified as “*The Mosely and Roberts Streets Heritage Conservation Area*” (item C15) and the “*Philip Street Heritage Conservation Area*” (item C16). These conservation areas comprise of a range of high quality and consistent dwellings from the late nineteenth century to the early twentieth century.

The subject planning proposal and indicative scheme have been assessed against the relevant controls and provisions contained within the Burwood Local Environment Plan (LEP) 2012 and the NSW Heritage Office Guidelines, as set out in Section 5 of this report. Integral aspects of the sites context have been considered in the planning proposal, particularly the relationship between proposed higher density development and identified heritage items.

It is acknowledged that whilst future higher density development will be larger in scale, in principle, this is considered appropriate subject to mitigating recommendations and detailed design development, including consideration of overall setbacks, massing and scale. This includes a transition in scale across the site, with lower scale development proposed at the eastern end of the block, in the vicinity of the identified heritage items.

The planning proposal incentivises the conservation and restoration of the dilapidated and uninhabitable item at 2 Cooper Street by allowing for greater density on the western end of the site, in conjunction with the preparation of a Conservation Management Plan (CMP) and provision of conservation schedules detailing the required restoration works to the building.

The proposed rezoning allows for higher density development in a key area, being in the vicinity of the train station and town centre and where redevelopment is likely to occur. Any future development will form part of a contemporary layer in the locality and in the vicinity of the heritage items and heritage conservation areas.

The subject proposal is supported on heritage grounds and recommended for approval.

1 Introduction

1.1 BACKGROUND

Urbis has been engaged by the residents on the south side of Cooper Street, to prepare the following Heritage Impact Statement (HIS) for the subject planning proposal (PP) to rezone the subject site and facilitate development of greater density and height currently permissible.

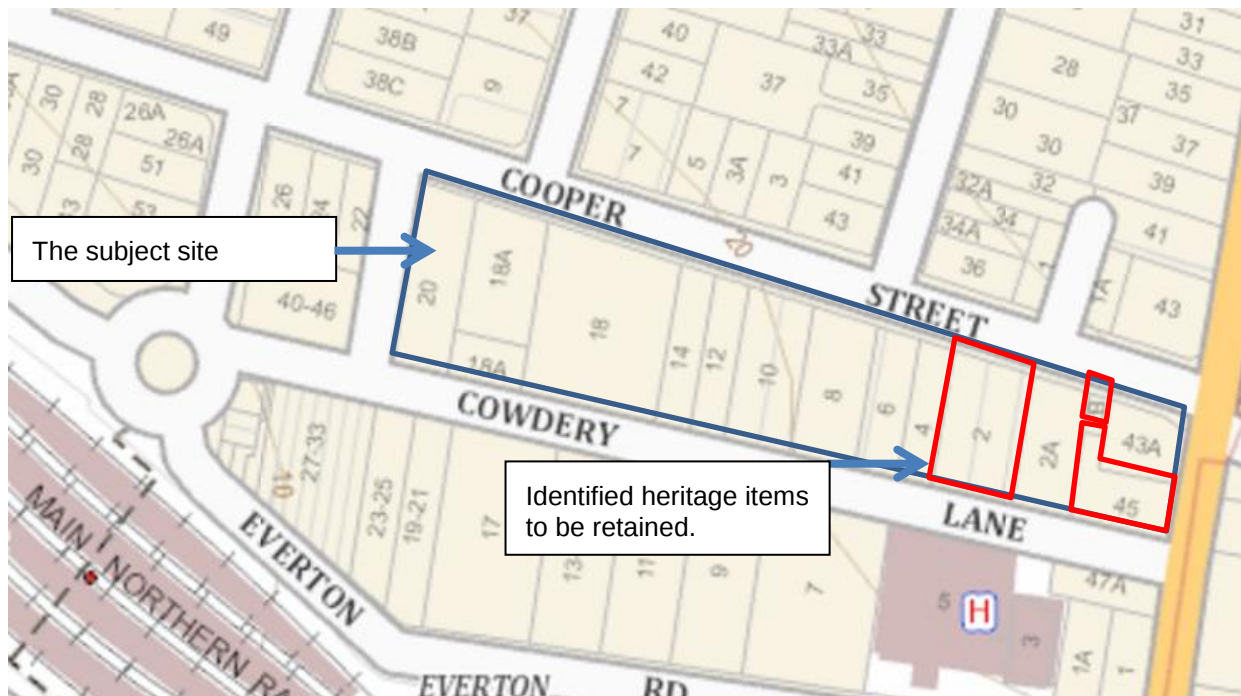
The subject site does not form part of a heritage conservation area; however, it contains Local heritage listed items on Schedule 5 of Burwood Local Environment Plan (LEP) 2012, identified as “*Victorian House*” (item I190) located at 2 Cooper Street, Strathfield, “*Victorian Villa*” (item I207), located at 45 Wentworth Road, Strathfield and “*1950s House and Garden*” (item I192) located at 18A Cooper Street, Strathfield. In addition to this, it is also recognised that the substation located at 2B Cooper Street is also heritage listed on the Ausgrid S170 Register, identified as “*Electricity Substation No.308*”, but remains in separate ownership and does not form part of the subject site.

The planning proposal seeks to retain the dwellings at 2 Cooper Street and 45 Wentworth Road; however, proposes to amend the heritage map to remove the dwelling at 18A Cooper Street. Urbis has previously prepared a heritage assessment (July 2016) which has identified that this dwelling does not reach the threshold for Local heritage listing (refer Appendix A).

The subject site is also in the vicinity of two heritage conservation areas. Residential development on the northern side of Cooper Street forms part of two heritage conservation areas, identified as “*The Mosely and Roberts Streets Heritage Conservation Area*” (item C15) and the “*Philip Street Heritage Conservation Area*” (item C16). These conservation areas comprise of a range of high quality and consistent dwellings from the late nineteenth century to the early twentieth century.

A HIS assessing the potential impact of the proposed works on the above mentioned heritage items and heritage conservation areas is therefore required for the purposes of this planning proposal.

FIGURE 1 – THE SUBJECT SITE, SHOWING HERITAGE LISTED ITEMS TO BE RETAINED



SOURCE: SIX VIEWER

1.2 SITE LOCATION

The subject site comprises of 14 properties located within the residential block of land on the southern side of Cooper Street, Strathfield (between Cooper Lane and Wentworth Road) Figure 1.

1.3 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Branch guideline 'Assessing Heritage Significance' (2001). The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

This assessment of heritage impact responds to the Urban Design Study and Planning Proposal prepared for the site by TPG Town Planning & Urban Design (July 2016). This HIS should be read in conjunction with the Heritage Assessment prepared by Urbis (July 2016) and provided as Attachment 1.

The planning proposal has been assessed against the relevant controls and provisions contained within the Burwood Local Environment Plan (LEP) 2012 and the NSW Heritage Office Guidelines, as set out in Section 5 of this report.

It is recognised that an additional HIS would be required for detailed design development at the Development Application stage.

1.4 AUTHOR IDENTIFICATION

The following report has been prepared by Alicia Vickers (Consultant) and Fiona Binns (Associate Director). Stephen Davies (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5 THE PROPOSAL

It is proposed to rezone and change planning controls to facilitate higher density development on the subject site. The proposed new planning controls will facilitate residential apartment development and will increase the FSR and height controls for the subject site. The PP seeks to amend the Burwood LEP 2012 as follows:

- Amend the Land Zoning Map in accordance with the proposed Land Zoning Map, to change the land use zoning from R2 Low Density Residential to R1 General Residential.
- Amend the Height of Buildings Map in accordance with the proposed Height of Buildings map, to indicate a permissible building height of between 11 metres and 20.5 metres, and to introduce "Area B" to enable additional height to be achieved to facilitate heritage conservation incentives.
- Amend the Floor Space Ratio (FSR) Map in accordance with the proposed FSR map, to include a FSR designation of "S1" at the eastern end of the site to permit a maximum FSR of 1.5:1.
- Amend the Floor Space Ratio (FSR) Map in accordance with the proposed FSR map, to include a FSR designation of "T1" at the western end of the site to permit a maximum FSR of 2.3:1.
- TPG also proposes to introduce "Area 9" onto the FSR map to enable additional FSR to be achieved to facilitate heritage conservation incentives.
- Amend the Heritage Map in accordance with the proposed Heritage map, to remove Item I192 (18A Cooper Street Strathfield), an action that is supported by Heritage Assessment attached (Appendix A).
- Amend Clause 4.3A, to include additional clauses that allow for height incentives to be achieved in "Area B" above the proposed amendment to the HOB mapping to a maximum height of 39.5 metres to reflect an appropriate urban design solution as described within the submitted Urban Design Study prepared by TPG.

This Urban Design Study includes indicative built form concept summarised as follows:

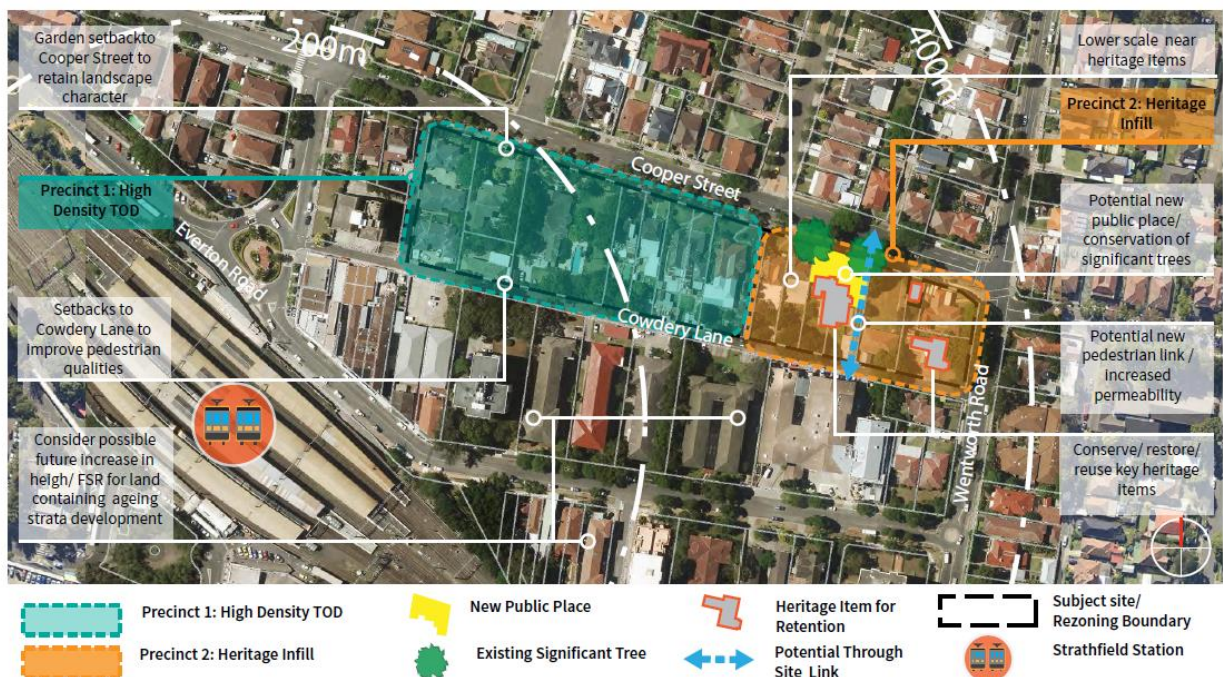
- Building heights will transition from a low scale built form at the eastern end of the site (in the vicinity of retained heritage items) to larger scale development at the western end of the site (in the vicinity of the railway station and town centre).
- Specifically, building heights of 3-4 storeys are proposed at the eastern end of the site and building heights of 6-8 storeys (with potential for up to 8-12 storeys) are proposed at the western end of the site.
- A ground level podium is proposed, with ground level setbacks to Cooper Street of 6-10m and upper level setbacks (above 3 storeys) of 14m-16m. Minimum setbacks of 3m to Cowdery Lane, in addition to upper level setbacks to Cowdery Lane are also proposed.

FIGURE 2 – COOPER STREET PERSPECTIVE SHOWING PROPOSED BUILDING ENVELOPES FOR THE SUBJECT SITE



SOURCE: TPG TOWN PLANNING & URBAN DESIGN

FIGURE 3 – PROPOSAL FOR COOPER STREET REZONING



SOURCE: TPG TOWN PLANNING & URBAN DESIGN

1.5.1 HERITAGE CONSERVATION INCENTIVE CLAUSES

As set out in the PP, the proposal seeks to ensure the conservation of identified heritage items I190 and I207 by:

- Retaining those heritage items within heritage mapping and Schedule 5 Environmental Heritage; and
- Applying height and floor space ratio controls that are commensurate with the scale and form proposed within the Urban Design Study, thus reducing pressure on these items to be redeveloped in the future.

In addition to the above considerations, this PP also considers the public benefit that may be achieved by incentivising the physical restoration and reuse of heritage item I190 at 2 Cooper Street, which is presently in poor and deteriorating condition. The PP seeks to establish a pro-active approach to encourage the restoration of this item. This PP is building upon an opportunity to support appropriately scaled development in a well placed location while also encouraging heritage conservation.

In this regard the PP seeks to establish potential heritage bonus that will enable uplift by allowing for height and floor space ratio bonuses to be achieved in specified areas of the site (ie the western side), provided that heritage item I190 is restored in accordance with an agreed heritage conservation plan.

The proposed additional height and floor space ratio can only be realised on the condition that the restoration of heritage item I190 at 2 Cooper Street will occur:

- in accordance with an approved heritage conservation management plan; and
- as a result of, and in conjunction with, a development (or developments) within proposed “Area B” of the HOB map and “Area 9” of the FSR map; or
- that restoration of that heritage item has previously occurred in accordance with an approved heritage conservation management plan.

2 Site Description

2.1 THE SUBJECT SITE

The subject site is located in Strathfield, in the Local Government Area (LGA) of Burwood. Strathfield is an inner west suburb of Sydney, located approximately 12km west of the Sydney Central Business District (CBD). Specifically, the subject site is located in close vicinity to Strathfield Railway Station and the town centre.

The subject residential block is bound by Cooper Street to the north, Wentworth Road to the east, Cowdery Lane to the south and Cooper Lane to the west. The block is generally characterised by a variety of lot and dwelling types with various orientations and setbacks which have developed over time, and the streetscape has an overall inconsistent character. Substantial front setbacks along Cooper Street provide for a strong landscape character, with some dwellings having minimal visibility from the streetscape.

Overall, there is a predominant row of late Victorian villas to Cooper Street, with some inter war period and early twentieth century overlay. The Victorian villas (4-10 Cooper Street) are typical of the period being single storey, asymmetrical and with a gabled front and faceted bay; however, it is recognised that a number of these have had alterations and additions. Number 14 Cooper Street is a more substantial 2 storey Victorian dwelling.

Remaining dwellings are generally one and two storey and of face brick construction. These include an early twentieth century dwelling (18 Cooper Street) and some more contemporary development (20 Cooper Street and 43A Wentworth Road).

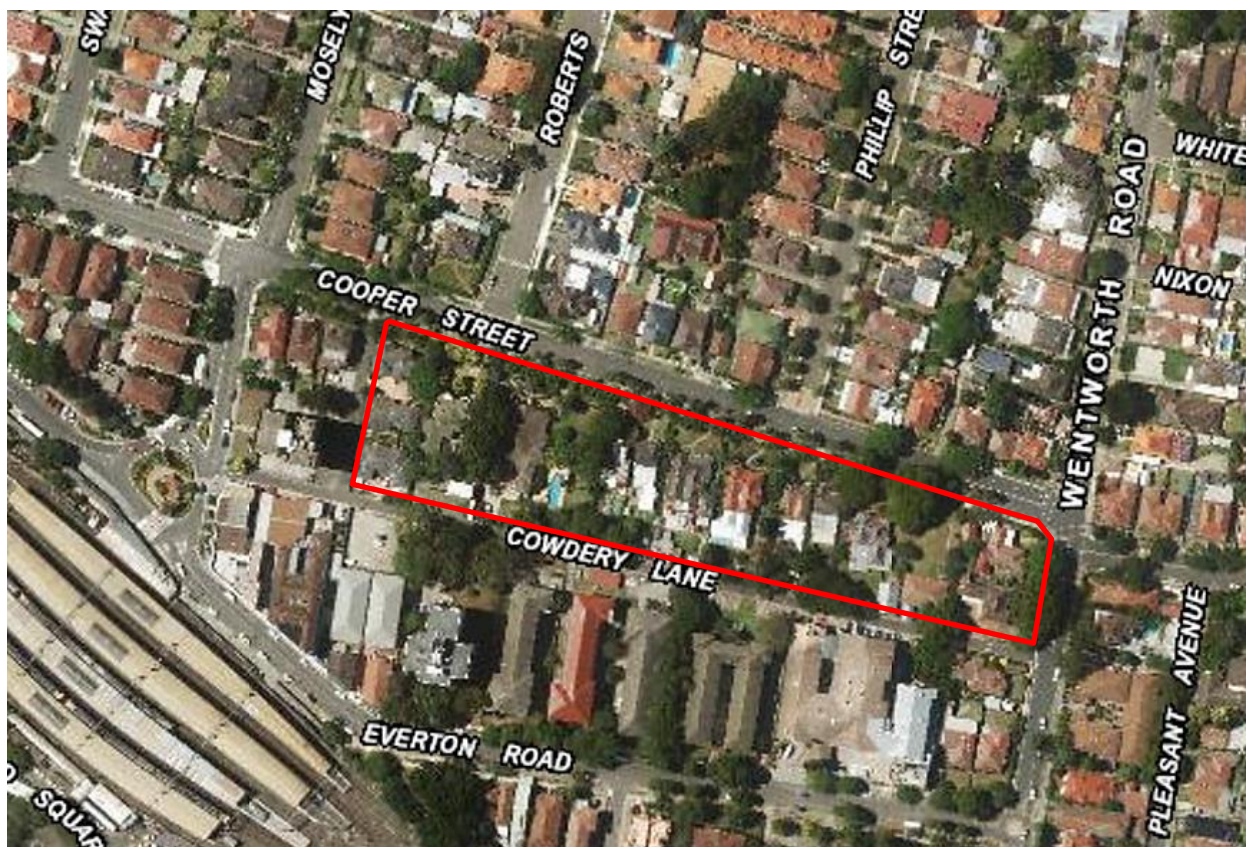
The block comprises of 14 lots of which 4 are listed heritage items, including the dwellings located at 2 Cooper Street and 45 Wentworth Road (located at the eastern end of the block), as well as 18A Cooper Street (substantially separated from these two buildings and located at the western end of the block). These are described in Section 2.2 below. It is also noted that the block contains an operational late 1920s face brick substation (located at 2B Cooper Street); but this remains in separate ownership and does not form part of the subject proposal.

Number 2 and 2B Cooper Street and 45 Wentworth Road are proposed to be retained in the proposal. Number 18A Cooper Street comprises of a two storey brick dwelling constructed by 1939. As discussed previously, Urbis has previously prepared a heritage assessment (July 2016) which has identified that this dwelling does not reach the threshold for Local heritage listing and is proposed to be removed from the LEP.

The block does not form part of a heritage conservation area; however, residential development on the northern side of Cooper Street forms part of two heritage conservation areas, identified as *"The Mosely and Roberts Streets Heritage Conservation Area"* (item C15) and the *"Philip Street Heritage Conservation Area"* (item C16). These conservation areas comprise of a range of high quality and consistent dwellings from the late nineteenth to the early twentieth century as described in the statements of significance for these areas provided in Section 4.

Surrounding development, including on the opposite side of Cowdery Lane and Cooper Lane, is mixed and comprises of larger scale development, including residential walk up flat buildings and 8-10 storey tower developments, including a 10 storey building on the opposite side of Cowdery Lane.

FIGURE 4 – AERIAL VIEW OF THE SUBJECT SITE



SOURCE: SIX VIEWER

FIGURE 5 – GENERAL STREETSCAPE VIEWS



PICTURE 1 – CONTEMPORARY DWELLINGS AT 20 COOPER STREET (ALONG COOPER LANE)



PICTURE 2 – CONTEMPORARY DWELLINGS AT 20 COOPER STREET (ALONG COOPER LANE)



PICTURE 3 – EARLY TWENTIETH CENTURY DWELLING AT 16-18 COOPER STREET



PICTURE 4 – 18A COOPER STREET (PROPOSED TO BE DELISTED FROM THE LEP)



PICTURE 5 – 2 STOREY VICTORIAN DWELLING AT 14 COOPER STREET



PICTURE 6 – DWELLING AT 12 COOPER STREET



PICTURE 7 – LATE VICTORIAN DWELLING AT 10 COOPER STREET



PICTURE 8 – LATE VICTORIAN DWELLING AT 8 COOPER STREET



PICTURE 9 – LATE VICTORIAN DWELLING AT 6 COOPER STREET



PICTURE 10 – LATE VICTORIAN DWELLING AT 4 COOPER STREET



PICTURE 11 – HERITAGE LISTED SUBSTATION AT 2B COOPER STREET



PICTURE 12 – MID TWENTIETH CENTURY DWELLING AT 2A COOPER STREET



PICTURE 13 – LATE TWENTIETH CENTURY DWELLING AT 43A COOPER STREET



PICTURE 14 – GENERAL DEVELOPMENT ON THE OPPOSITE SIDE OF COWDERY LANE



PICTURE 15 – RESIDENTIAL WALK UP FLATS ON THE OPPOSITE SIDE OF COWDERY LANE



PICTURE 16 – CONTEMPORARY FLATS ON THE OPPOSITE SIDE OF COWDERY LANE



PICTURE 17 – RESIDENTIAL WALK UP FLATS ON THE OPPOSITE SIDE OF COWDERY LANE



PICTURE 18 – 10 STOREY TOWER COMPLEX ON THE OPPOSITE SIDE OF COOPER LANE

2.2 HERITAGE ITEMS

2.2.1 2 COOPER STREET, STRATHFIELD

Number 2 Cooper Street comprises of a single storey late Victorian villa constructed by 1890 in the Italianate style. The house is well setback from the street frontage and sits within an established garden setting, which retains some evidence of the original planting scheme.

The subject dwelling is of asymmetrical construction and comprises of rendered brick with ashlar lined finish and a tiled roof and chimneys. It comprises of a front bay to its Cooper Street facade, which features vertically proportioned timber double hung sash windows with arched window headers and stucco detailing. The bays feature hipped roofs with decorative bracketed eaves.

There are wings on either side of the bay with corrugated iron bull nosed verandahs. The eastern verandah wraps around the eastern façade and secondary bay and retains original rounded cast iron columns. The western front verandah has later FC sheet infill. The rear of the dwelling is more utilitarian, although retains the early wing configuration albeit with what appears to be an extended roof form.

The dwelling was constructed as a gentleman's residence and this is reflected in the high quality interiors; the original configuration is largely retained with large principal rooms incorporating decorative Victorian and art nouveau fireplaces, timber joinery and skirtings, hallway arches and decorative ceilings (including lathe and plaster) with cornices as well as timber floors.

The dwelling is currently vacant and is not habitable due to its highly dilapidated condition, including missing and damaged ceilings, wall and floor finishes. There are also several areas where the brickwork is crumbling.

FIGURE 6 – SITE IMAGES—2 COOPER STREET, STRATHFIELD



PICTURE 19 – PRINCIPAL NORTHERN FAÇADE.



PICTURE 20 – EXTERNAL VIEW OF INFILLED WESTERN FAÇADE.



PICTURE 21 – EXTERNAL VIEW OF EASTERN BAY.



PICTURE 22 – DETAIL EASTERN BAY.



PICTURE 23 – EXTERNAL VIEW OF WESTERN FAÇADE.



PICTURE 24 – EXTERNAL VIEW OF REAR SOUTHERN FAÇADE.



PICTURE 25 – INTERNAL VIEW OF PRINCIPAL ROOM.



PICTURE 26 – INTERNAL VIEW OF PRINCIPAL ROOM AND TIMBER JOINERY.



PICTURE 27 – INTERNAL VIEW OF SKIRTING.



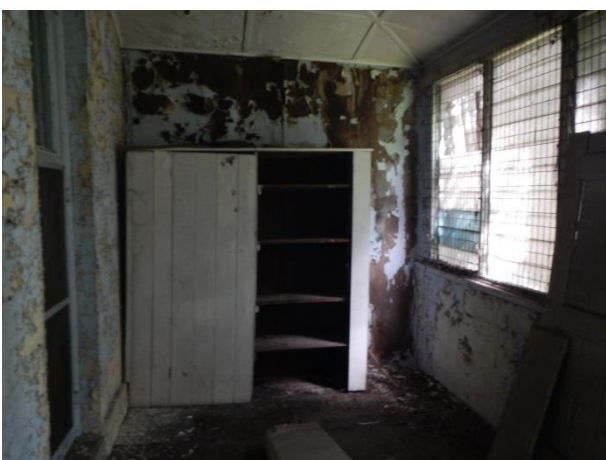
PICTURE 28 – INTERNAL VIEW OF TIMBER FIREPLACE.



PICTURE 29 – INTERNAL VIEW OF CORRIDOR.



PICTURE 30 – INTERNAL VIEW SHOWING DILAPIDATED CEILING.



PICTURE 31 – INTERNAL VIEW OF EXISTING INFILLED WESTERN VERANDAH.



PICTURE 32 – INTERNAL VIEW OF EXISTING LATER KITCHEN FITOUT IN REAR WING.

2.2.2 45 WENTWORTH ROAD, STRATHFIELD

Number 45 Wentworth Road comprises of a two storey substantial dwelling constructed by 1896. It is situated on a large corner block, with a principal frontage to Wentworth Road and a secondary frontage to Cowdery Lane. The dwelling retains a large established garden setting and is screened from the street by a row of mature trees along the principal Wentworth Road boundary.

The subject dwelling is masonry construction in a combination of Flemish and stretcher bonded face brick with a tiled roof. It features elements of both late Victorian and Federation styles of architecture. It features a projecting bay to its principal façade which comprises of a projecting timber clad gable, rectangular accent, with dichromatic brickwork to corners, string course and arched window headers. Its principal facade also features a highly modified two storey verandah with timber posts and metal balustrading to the upper level and brick columns and low walls to the lower level. The principal façade features pairs of arched timber single hung windows with molded stucco detailing. The ground and first floor verandah doors feature decorative leadlight toplights and sidelights.

The side and rear facades of the dwelling are secondary facades with limited detailing; although they retain the arched timber windows. The southern façade has been painted. The rear façade comprises of an enclosed weatherboard balcony with window hoods to the lower level windows. A rear service wing extends along the north western corner of the site and appears to be of brick construction and may date from the construction of the dwelling, although with some additions. The rear of the site is paved and utilitarian. There is a separate lightweight garage structure in the south western corner of the site.

Internally, the property has been modified when it was converted into a boarding house; however, retains many of its original features including its original principal room layouts, stairs, balustrades, skirtings, architraves, doors and highlights.

FIGURE 7 – SITE IMAGES—45 WENTWORTH STREET, STRATHFIELD.



PICTURE 33 – PRINCIPAL EASTERN FAÇADE.



PICTURE 34 – PRINCIPAL EASTERN FAÇADE.



PICTURE 35 – DETAIL LOWER GROUND LEVEL FRONT FAÇADE.



PICTURE 36 – NORTHERN FAÇADE.



PICTURE 37 – EXTERNAL VIEW



PICTURE 38 – INTERNAL VIEW



PICTURE 39 – EXTERNAL VIEW



PICTURE 40 – INTERNAL VIEW

2.2.3 18A COOPER STREET, STRATHFIELD

Number 18A Cooper Street, Strathfield comprises of a two storey dwelling constructed by 1939. It is well setback from the street frontage which comprises of a large grassed front lawn area and is screened from the street by a row of mature trees along Cooper Street boundary. The front boundary also features a curved low brick front fence, wrought iron front gates and a long driveway.

The subject dwelling is of brick construction with a hipped roof. Overall, it has stripped architectural expression and detailing. However, it does have some features consistent with the Inter War Functionalist style of architecture with its curved elements, including its rounded bay window, curved horizontal balcony profile and corner elements. Other features, such as its enclosed verandah with rounded support posts, a drive through covered porch, use of blond brickwork and soldier course headers to openings, are suggestive of later 1950s domestic architecture.

The rear wing is a recent addition and comprises of a single storey structure with a low pitched roof and a side verandah. It has been constructed and detailed to match the principal dwelling. There is a double garage located to the rear boundary, which is a detached structure with a hipped roof and is a later addition. The site has been subdivided at the rear and comprises of a small block of land with a dwelling of a similar construction and style.

Internally, the site comprises of brick chimneys and timber floorboards, joinery and staircase. There is no significant detailing of note.

Condition

The subject site was assessed by United Consulting Engineers Pty Ltd. This report found that a *“substantial amount of the house would need to be reconstructed as a result of poor construction and building quality issues, in particular the front façade”*.¹

The report also noted that the concrete beam which supports the curved bay and verandah shows evidence of concrete cancer, which would likely necessitate substantial reconstruction of the front façade to mitigate this. There is also substantial water ingress within the main living area potentially through the balcony slab which is contributing to the concrete cancer in the beam. There are also considerable leaks within the roof.

The report concludes that the building is showing signs of distress and will require major remedial work. The long term status of the building is at risk.

FIGURE 8 – SITE IMAGES—18A COOPER STREET, STRATHFIELD



PICTURE 41 – INTERIOR OF CURVED FRONT SECTION OF THE HOUSE



PICTURE 42 – DETAIL SHOWING CONCRETE CANCER

¹ United Consulting Engineers Pty Ltd, *Structural Report—18A Cooper Street, Strathfield*, May 2016, p1

FIGURE 9 – SITE IMAGES—18A COOPER STREET, STRATHFIELD



PICTURE 43 – PRINCIPAL FRONT



PICTURE 44 – FRONT FENCE



PICTURE 45 – EXTERNAL VIEW OF FRONT OF DWELLING



PICTURE 46 – EXTERNAL VIEW OF FRONT OF DWELLING



PICTURE 47 – EXTERNAL VIEW OF REAR OF DWELLING



PICTURE 48 – EXTERNAL VIEW OF REAR OF DWELLING



PICTURE 49 – INTERNAL VIEW



PICTURE 50 – INTERNAL VIEW



PICTURE 51 – INTERNAL VIEW



PICTURE 52 – INTERNAL VIEW



PICTURE 53 – INTERNAL VIEW



PICTURE 54 – INTERNAL VIEW

3 Historical Overview

3.1 INTRODUCTION

The following historical outline provides an overall area history of the subject site. This report should be read in conjunction with the Heritage Assessment prepared by Urbis in July 2016 and provided as Attachment 1, which includes a more detailed site history of the heritage listed items located at 2 Cooper Street, 45 Wentworth Road and 18A Cooper Street.

3.2 AREA HISTORY

Strathfield extends from Concord to the Cooks River. Part of the area was originally known as Liberty Plains, so called because the first free settlers received grants there. The Strathfield district was originally occupied by the Wangal Indigenous Australians tribe.

European settlement commenced in 1793 with the issue of land grants, one of which was 1000 acres to Thomas Rowley. Burwood derived its name from a grant of 250 acres made by Governor Hunter on 3 August 1799, to Captain Thomas Rowley of the New South Wales Corps, who named the land after the Burwood Farm on which he had lived in his native Cornwall, England in 1799. He acquired subsequent grants and brought it to 750 acres in total but he continued to live at Kingston Farm in Newtown until his death in 1806. He'd bought some of the first Spanish merinos brought from the Cape Colony in 1797, others being sold to Macarthur, Marsden & Cox. The southern boundary of his farm was approximately Woodside Avenue & Fitzroy Street.

Under Rowley's will the estate passed to his 3 underage children- executors Dr Harris & Major Johnstone, who were both involved in the 1808 Bligh rebellion and returned to England for the court martial. Governor Macquarie appointed Thomas Moore as guardian and executor. In 1812 he wrongfully auctioned the estate. It was bought by Sydney businessman Alexander Riley.²

Alexander Riley built the first house in the district, 'Burwood Villa' in 1814. Riley cleared and cultivated 500 acres of this land and he successfully introduced into the colony the orange, lemon, pomegranate, loquat, grape, peach, nectarine, apricot, apple, pear, cherry, plum, fig, chestnut, almond, medlar, quince, raspberry, strawberry and melon.

² Dept Environment & Heritage. St Cloud and site 223 Burwood Rd SHR No. 00564

FIGURE 10 –LAND TITLES CONCORD PARISH MAP DATED WITHIN THE 1800S HOWEVER THE PORTION OF THE MAP SHOWING THE YEAR IS DAMAGED. THE APPROXIMATE SITE LOCATION IS INDICATED



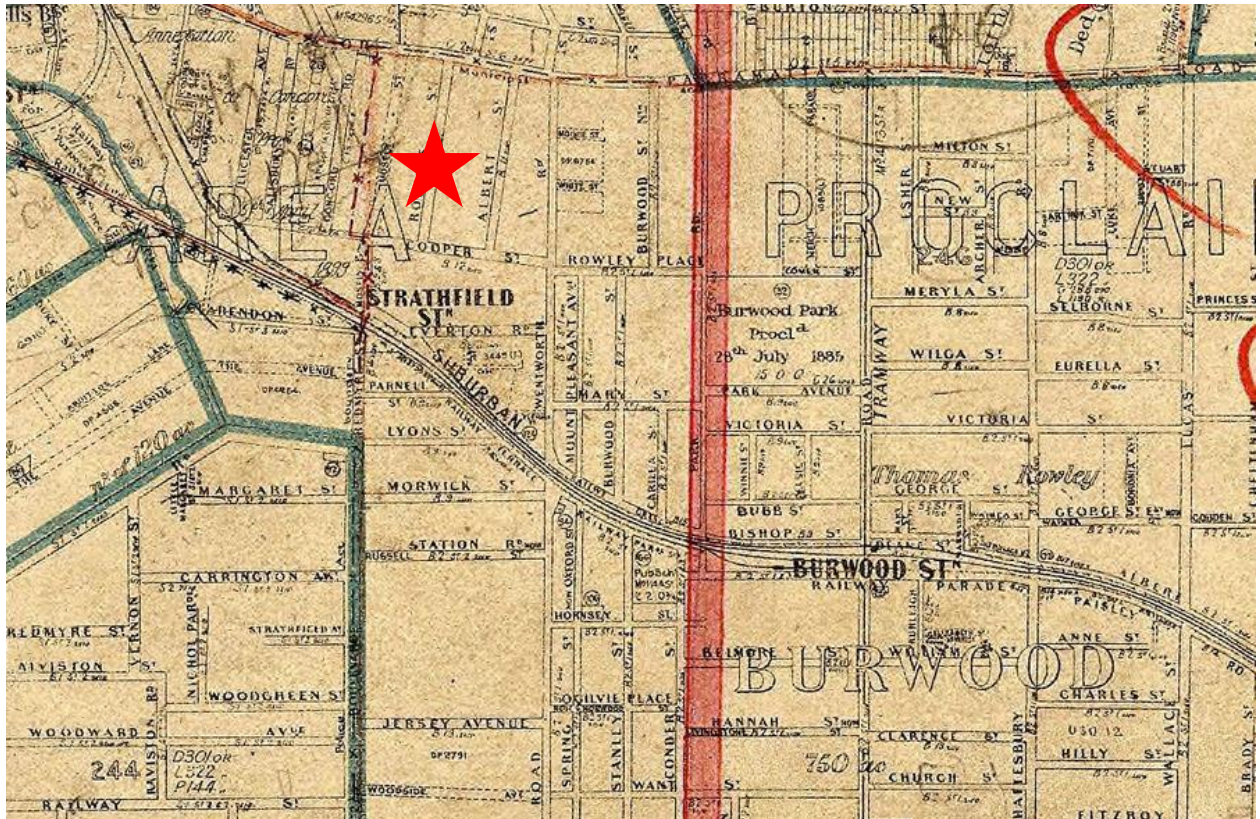
SOURCE: LAND TITLES 2014.

Many other land grants began the subdivision of the immediate area and gradually both Strathfield and Homebush began to develop as a residential district. Strathfield and Homebush were considered desirable places to live as the railway, which was first established in Homebush in 1855, enabled businessmen to travel to work into the city each day. As land was plentiful, many wealthy businessmen built lavish mansions on large blocks of land. Many of these homes still exist today such as 'Mount Royal' (Australian Catholic University), 'Brunyarra' and 'Lauriston' (Santa Maria Del Monte).³

By 1885, sufficient numbers of people resided in the district to enable incorporation of its own local government and in 1885 Strathfield Council was incorporated.

³ Strathfield Council. About Strathfield Subdivision and Development [electronic resource]

FIGURE 11 –CONCORD PARISH MAP 1914 SHOWING ORIGINAL LAND GRANT TO THOMAS ROWLEY WITH APPROXIMATE SUBJECT SITE LOCATION INDICATED.



SOURCE: LAND TITLES DEPARTMENT NSW 2014.

On the 9th July 1876 a 'halt' where passengers flagged down the train was established at about the current site of Strathfield Station, known as 'Redmyre'. A year later platforms completed at this location. The suburb of Redmyre was renamed Strathfield c1886⁴ and Redmyre Station was renamed Strathfield at the request of Strathfield Council.

In the same year the number of platforms increased from 2 to 4 to serve the newly opened Strathfield-Hornsby Branch. A new station was open to the public in September 1901, but in 1927 it was completely rebuilt in the configuration as we know it today. In c1887-1914 allotments close to Strathfield railway station were advertised for sale.

Sir Daniel Cooper, a merchant and philanthropist from England owned extensive property in and around Sydney and held large stations in the western districts.⁵ He acquired the block on the southern side of Cooper Street (between Mosley Street and Wentworth Avenue) in 1889 and sold them off progressively to individual owners.

⁴ Strathfield Council. About Strathfield Subdivision and Development [electronic resource]

⁵ Australian Dictionary of Biography, *Sir Daniel Cooper (1821-1902)*, <http://adb.anu.edu.au/biography/cooper-sir-daniel-3253>, accessed May 2016.

FIGURE 12 –HIGGINBOTHAM & ROBINSON SYDNEY SUBURBAN BOROUGH MAPS CONCORD 1890S



SOURCE: STATE LIBRARY OF NEW SOUTH WALES CALL NO F981.1/H.

FIGURE 13 – NEWSPAPER ADVERTISING SHOWS LAND IN COOPER STREET ON OFFER FROM 1887 TO 1914.

THE PROPERTY MARKET.

At this time of the year business in the property market is generally quiet, and this month's transactions have been no exception to this rule, consequently only a few particulars of moderate-sized sales that took place last week have to be recorded. The market, however, has been so far satisfactory that any decent rent-producing properties which have been offered under the hammer, even under forced circumstances, have not been slaughtered, but have realised equitable prices, returning a fair rate of interest on the outlay, but nothing more. Lately the chief topic of conversation among capitalists and others interested in property and estates has been as to where the federal capital will be located. It is also confidently anticipated in those circles that on the settlement of federation the estate market will rapidly improve, and a material rise take place in all N.S.W. properties, especially those situate in the mother city, Sydney. This spring several well-known suburban estates will come under the hammer. These, as usual, will be cut up into subdivisions and allotments. Besides the sales already reported, the following particulars have been recorded:—

Mr. Broughton reports having sold by auction and private contract in his rooms: Marke's Grant, Sandringham, in area 43 acres, adjoining the public school and the St. Kilda Estate, £2000; Ashfield, brick cottage, Dunmore-street, land 60ft by 150ft; Chippendale, No. 20 Middle-street, brick house, four rooms, kitchen, £200; Camperdown, w.b. cottage, two rooms and kitchen, Waters-street, £130; Penhurst, w.b. cottage, six rooms and kitchen, Mont's-road, land 24ft by 147ft, £200; Ashfield, brick cottage, four rooms, on land 46ft by 132ft, Wood-street, £230; Annandale, lots 14 and 15, section A, 40ft by 83ft, £110; Carlton, lot 2 of section 6, Carlton Estate, £50; also various allotments West Kensington, Kemp's Estate, Mortdale, People's Park Estate, Leichhardt, Guildford township; Colchester Estate, Perth, W.A.; Chamberlain Estate, Penshurst; and Garnett Estate, Fernhill. Total sales, £4715 5s.

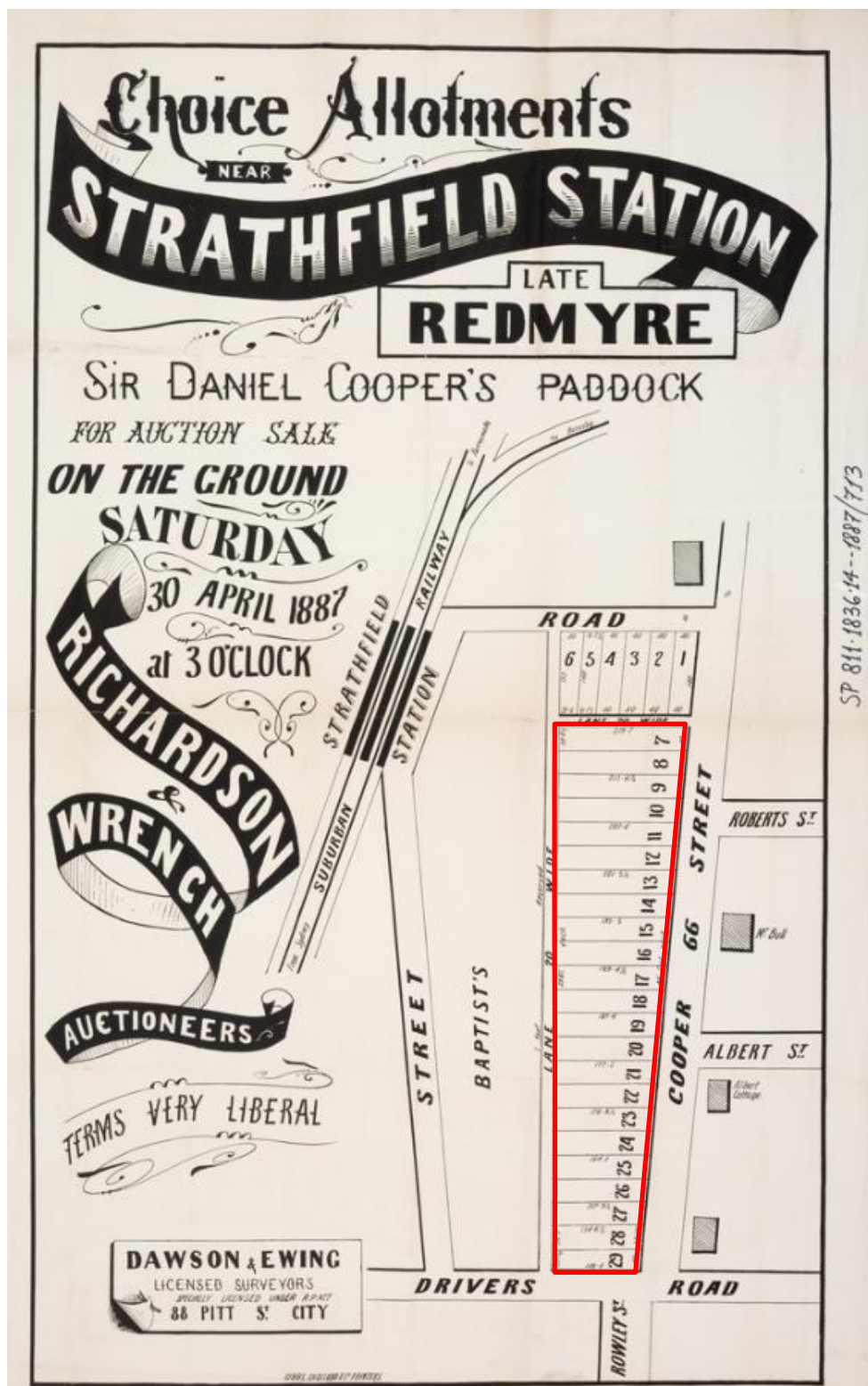
Messrs. Richardson and Wrench, Limited.—Beverley and Ashville, two residences, Nos. 167 and 169, Pyrmont Bridge-road, Glebe Point, land 60ft by 158ft, £1700; block of city land on Church Hill, with improvements, £725; three dwellings, Nos. 33 to 37, Thomas-street, Redfern (off Vine-street, Darlingtown), land 40ft by 100ft, rentals £63 12s per annum, £815; leasehold property on the Military-road, North Sydney, £250; small allotment of land, fronting the Marrickville-road, Marrickville, £55; allotment of land, fronting Slade-street, Willoughby (part of Ryan's Estate), £48; portion of the Bannockburn Estate subdivision, at Pymble, £20; small property, fronting Palmer-street, Woolloomooloo, £320; by order of the Curator of Intestate Estates, a corner allotment of land, 26ft to Hordern-street and 88ft to Mechanic-street, Newtown, together with two old cottages, £155; block of land (part of Ryan's Estate), fronting Slade-street, Willoughby, £96; allotment of land, fronting Birkenhead-road, Five Dock, £60; block of land in Rhodes's Avenue, Willoughby, £48; allotment, part of the Outley Park Estate, £15; residence, fronting Paddington-street, Paddington, £1550; residence and land, fronting Albert Parade, Ashfield, £1000; small city property, fronting Clarence-street, £900; Glen House, No. 166 Victoria-street North, Darlinghurst, land 20ft by 123ft, £890; allotment of land, 20ft by 110ft, on the Old South Head-road, Woolahra (not far from Queen-street), £260; block of land, fronting Cooper-street, Strathfield, £225 18s 4d; allotment of land, fronting the Botany-road, Botany, £66; allotment of land, on the Wycombe Estate, fronting Boundary-street, Randwick, £50; two allotments, fronting Rhodes's Avenue, Willoughby (part of Ryan's Estate), £100; and a parcel of Civil Service shares, averaging £4 4s.

Messrs. Hardie and Gorman.—Block of land, having 20ft frontage to the Marrickville-road, Marrickville, £120; block of land, having 20ft to Broadstairs-street, Balmain, £60; Hornsby Junction, block of land, in area about 1½ acre, portion of the Mount Errington Estate, £110; block of land, having 50ft frontage to May-street, Marrickville, at 17s 6d foot frontage; portions of the Wardell Hill Estate, fronting Bedford Crescent, Marrickville, at 20s per foot; block of land, fronting O'Hara-street, Marrickville, at 11s per foot frontage; block of land, on the Carysfoot Estate, Hurstville, £10; two brick-built houses and shop and dwelling, fronting Elizabeth and Bedford streets, Strawberry Hills, £1455; farm property, known as Cow-de-knowes, fronting the Cowpasture-road, Liverpool, containing about 725 acres, £2000; small property in the eastern suburbs, £350; the official assignee's interest to land in Union-street, Balmain, £10; Hornsby Junction, two blocks of land, forming portion of the Mount Errington Estate, £70; a parcel of shares in the Civil Service Co-operative Society, at £4 7s 8d and £4 10s per share.

The Nelungaloo Station, situated about thirteen miles from Parkes, New South Wales, and containing 2039 acres freehold, 10,581 acres conditional purchase, and 5728 acres conditional license, in all 18,348 acres, together with the right to 6000 acres held under occupation license, was offered for sale at Scott's Hotel, Melbourne, on Wednesday. The New Zealand Loan and Mercantile Agency Company, Limited, acting in conjunction with Messrs. Powers, Rutherford, and Company, offered the property, through their auctioneer, Mr. H. Evans, but no bid was forthcoming, and the property was withdrawn for private sale.

SOURCE: NATIONAL LIBRARY OF AUSTRALIA.

FIGURE 14 –CHOICE ALLOTMENTS NEAR STRATHFIELD STATION 1887



SOURCE: STATE LIBRARY OF NEW SOUTH WALES A928681H.

The southern side of Cooper Street developed as a residential streetscape, of predominately single storey free-standing houses.

The sands directories indicate that in c1890, there were approximately two houses on the southern side of Cooper Street of which were developed by this time. By the following year, the southern side of the street had been well developed with at least six properties recorded. In 1895, residences on the southern side of the street were named “Taringha”, “Allema”, “Urangara”, “Duntroon”, “Invermay” and “Haggerstone” and were constructed as predominately Victorian villas.

The 1943 aerial suggests the area to be well-developed by this time and Victorian villas and Federation cottages are present alongside some more contemporary development. Free-standing houses appear to stand on relatively large allotments, with established landscape settings and ancillary buildings to Cowdery laneway. From 1943, larger sites were progressively subdivided into battle-axe allotments. The streetscape has remained residential.

The block is generally characterised by a variety of lots and dwelling types with various orientations and setbacks which have developed over time, and the streetscape has an overall inconsistent character

FIGURE 15 – 1943 AERIAL OF THE SOUTHERN SIDE OF COOPER STREET.



SOURCE: SIX VIEWER

4 Heritage Significance

4.1 WHAT IS HERITAGE SIGNIFICANCE

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

The following significance assessment concerns the significance of the site as a whole. This report should be read in conjunction with the Heritage Assessment prepared by Urbis in July 2016 and provided as Attachment 1, which includes a more detailed significance assessment of the heritage listed items located at 2 Cooper Street, 45 Wentworth Road and 18A Cooper Street.

4.2 RELEVANT ASSOCIATED STATEMENTS OF SIGNIFICANCE

4.2.1 2 COOPER STREET, STRATHFIELD

Number 2 Cooper Street, Strathfield, is of Local heritage significance for historic, aesthetic, representative and research value.

Historically, it is a comparatively intact and representative example of a Victorian “gentleman’s villa”, constructed during one of the earliest phases of development in Strathfield (c1860s-1890s), which was a period of affluence and economic prosperity.

Aesthetically, it has characteristics of the Italianate style with significant features including the principal façade bays and verandahs. It comprises of research potential as an important benchmark or reference site in the LGA, as a larger and fine example of a “gentleman’s villa”.

4.2.2 45 WENTWORTH STREET, STRATHFIELD

Number 45 Wentworth Road, Strathfield, is of Local heritage significance for historic, aesthetic, representative and research value.

Historically, the subject site is a fine example of a substantial late nineteenth century dwelling, constructed during one of the earliest phases of development in Strathfield (c1860s-1890s), which was a period of affluence and economic prosperity.

Aesthetically, it is distinctive and demonstrates elements of the Victorian and Federation styles. It has research potential as an important benchmark or reference site in the LGA.

4.2.3 18A COOPER STREET, STRATHFIELD

Number 18A Cooper Street, Strathfield, does not reach the threshold for Local heritage significance.

Although it has some historic value and demonstrates some characteristics of the Inter War Functionalist Style, it does not form part of a consistent setting/group of Inter War period housing in the locality and it presents as a less refined example of its typology.

5 Impact Assessment

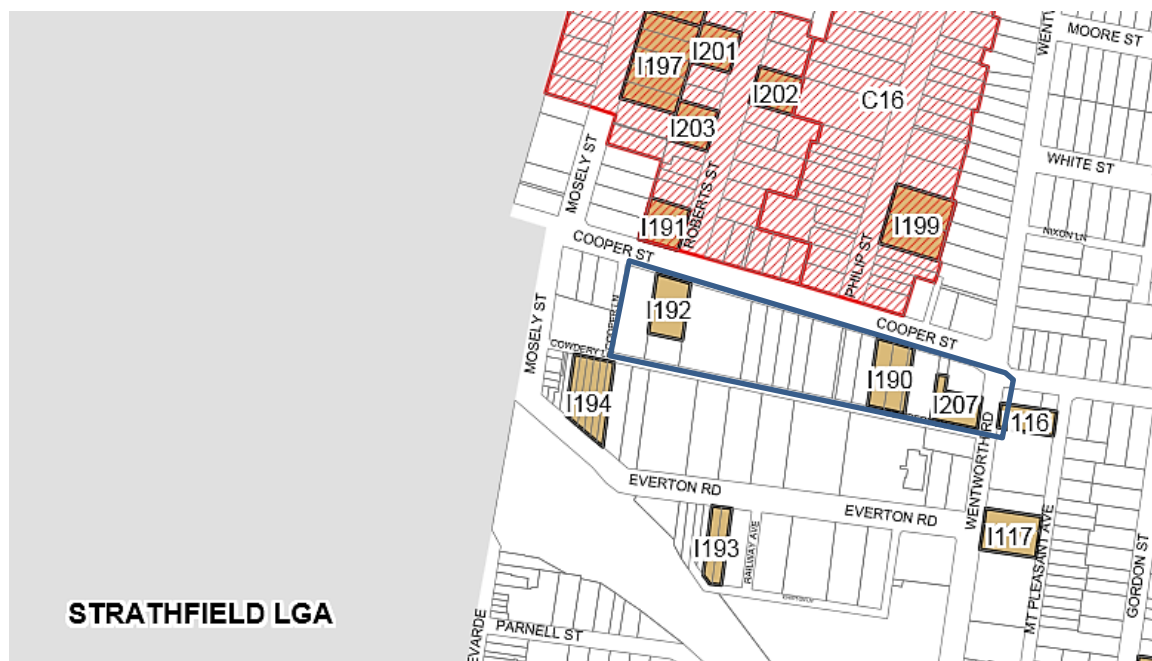
5.1 HERITAGE LISTING

The subject site does not form part of a heritage conservation area; however, it contains Local heritage listed items on Schedule 5 of Burwood Local Environment Plan (LEP) 2012, identified as “*Victorian House*” (item I190) located at 2 Cooper Street, Strathfield, “*Victorian Villa*” (item I207), located at 45 Wentworth Road, Strathfield and “*1950s House and Garden*” (item I192) located at 18A Cooper Street, Strathfield. In addition to this, it is also recognised that the substation located at 2B Cooper Street is also heritage listed on the Ausgrid S170 Register, identified as “*Electricity Substation No.308*”, but remains in separate ownership and does not form part of the subject site.

The planning proposal seeks to retain the dwellings at 2 Cooper Street and 45 Wentworth Road; however, proposes to amend the heritage map to remove the dwelling at 18A Cooper Street. Urbis has previously prepared a heritage assessment (July 2016) which has identified that this dwelling does not reach the threshold for Local heritage listing (refer Appendix A).

The subject site is also in the vicinity of two heritage conservation areas. Residential development on the northern side of Cooper Street forms part of two heritage conservation areas, identified as “*The Mosely and Roberts Streets Heritage Conservation Area*” (item C15) and the “*Philip Street Heritage Conservation Area*” (item C16). These conservation areas comprise of a range of high quality and consistent dwellings from the late nineteenth century to the early twentieth century.

FIGURE 16 – THE SUBJECT BLOCK COMPRISING OF 3 HERITAGE LISTED ITEMS AND AN ADDITIONAL SECTION 170 REGISTER ITEM (SUBSTATION). NOTE THAT 18A (I192) IS PROPOSED TO BE REMOVED FROM THE LEP.



SOURCE: BURWOOD LEP 2012 HERITAGE MAP

5.2 STATUTORY CONTROLS

5.2.1 BURWOOD LOCAL ENVIRONMENTAL PLAN (LEP) 2012

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP. Note that the following controls relate to specific development outcomes (i.e at DA stage). They have been provided as a guide to review the potential heritage impact of indicative built forms that may be achieved as a result of the proposed PP.

TABLE 1 – RELEVANT BURWOOD LEP CLAUSES

CLAUSE	DISCUSSION
(1) Objectives The objectives of this clause are as follows: (a) to conserve the environmental heritage of Burwood, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, and (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	The proposal includes rezoning and changes to FSR and height that would facilitate future development that would be subject to DA. The block includes 4 identified heritage listed properties being 2 Cooper Street, 2B Cooper Street, 18A Cooper Street and 45 Wentworth Road, Strathfield), which will be retained in the proposal, with the exception of 18A Cooper Street, which has been assessed in the accompanying report (Attachment 1) and does not reach the threshold of Local heritage listing. The remaining extant site buildings are not heritage listed items and are not required to be retained. Integral aspects of the sites design development potential as set out in the Urban Design Study (specifically massing, setbacks and scale/height) have considered the heritage items proposed to be retained on the site and demonstrating future new development that can be designed to mitigate impacts to these items. This has been discussed in detail in Section 5.3. The proposal will allow for the intensification of development in close vicinity to the Strathfield Railway Station and the town centre, whilst retaining and restoring the heritage value and significance of heritage items deemed significant on the site and conserving the values of the HCAs opposite.
(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	As discussed above, the proposal will retain heritage items at 2 Cooper Street, 2B Cooper Street and 45 Wentworth Road, Strathfield. The following assessment concerns potential development in the vicinity of these items in accordance with the Urban Design Study and indicative concept. This report constitutes the heritage management document required by Council to assess the planning

CLAUSE	DISCUSSION
	proposal. Redevelopment is subject to a future Development Application/s for the site, which will analyse the relationship of the retained items to the proposed development. It is understood that the setting and curtilage of these items is of critical importance in the proposal, as is the relationship to the adjoining conservation areas. The detailed assessment will ensure that the principles of good infill are assessed and respected, including massing and materials. However, in principle support is provided for the rezoning, noting that nothing in this PP would prevent these principles from being implemented at developed design stage.
(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 conservation area concerned.	As discussed above, this report constitutes the heritage management document required by Council to assess the proposal.
(7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies): (a) notify the Heritage Council of its intention to grant consent, and (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent	Archaeological studies are outside of our scope of work. However, assessment may be required as part of future detailed Development Application/s. This does not preclude the subject PP.

5.3 HERITAGE OFFICE GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines

TABLE 2 – RELEVANT QUESTIONS

QUESTION	DISCUSSION
Demolition of a building or structure Have all options for retention and adaptive re-use been explored? Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site? Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible? Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?	Demolition of extant site buildings - The indicative concept design includes retention of The heritage listed properties being 2 Cooper Street, 2B Cooper Street, and 45 Wentworth Road, Strathfield), which will be retained in the proposal (noting that 2B is excluded from the subject site and is in separate ownership.). Refer to 18A Cooper Street below. - The remaining extant site buildings are not heritage listed items and are not required to be retained. Demolition of 18A Cooper Street - It is also noted that the planning proposal includes an amendment of the heritage map and LEP to remove 18A Cooper Street from the listing. This has been separately assessed in the accompanying report, (Attachment A) and is considered not to meet the threshold for Local heritage significance and is not required to be retained.
New development adjacent to a heritage item How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects? How is the impact of the new development on the heritage significance of the item or area to be minimised? Why is the new development required to be adjacent to a heritage item? How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance? Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected? Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)? Will the additions visually dominate the heritage item? How has this been minimised? Will the public, and users of the item, still be able to view and appreciate its significance?	Integral aspects of the sites design development have considered the identified heritage items to be retained on the site and are detailed below: Height and Scale - The PP and indicative concept in the Urban Design Study allows for a larger scale development on the western end of the block and lower scale development on the eastern end of the block (in the vicinity of the heritage items). This will allow for a transition in scale and stepped development across the site, with lower scale development on the eastern end to respond to the lower scale of identified heritage items. - Specifically, the Urban Design Study and recommended LEP amendments allow for building heights of 3-4 storeys (11m) at the eastern end of the site and building heights of 6-8 storeys (with potential for up to 12 storeys) at the western end of the site. This is generally in line with surrounding higher density development in the vicinity of the town centre and railway station, which already

QUESTION	DISCUSSION
	forms part of the established visual setting of the area and responds to retained heritage items. Massing - The PP and indicative concept in the Urban Design Study allows for an opportunity to incorporate massing and scale that is more cognisant of the streetscape and built form context than existing surrounding large scale development and built form. The proposed amended planning controls will provide for well-designed buildings with good articulation to respond to the streetscape and extant heritage items, including by way of a podium base and upper levels set back above. Setbacks - Existing setbacks on the subject site vary and the streetscape has an inconsistent character. Future new development should be cognisant of the existing setbacks of the identified heritage items and seek to establish consistency in the streetscape. - Indicative garden setbacks to Cooper Street provide for the retention of existing mature street trees and the established landscape character, to provide a buffer between the site and the Heritage Conservation Areas on the opposite side of Cooper Street. - The PP and indicative concept in the Urban Design Study allows for a podium base to the streetscape, (with upper levels setback above), in the vicinity of extant heritage items, which responds to the lower scale of these items. Views - Principal views to the extant heritage items on the site are from the streetscape (Cooper Street and Wentworth Avenue). Future detailed development should allow for consideration of appropriate curtilage for heritage items to enable retention of views and vistas and to allow the heritage items to retain their visual prominence. This may include the provision of new public spaces and pedestrian links as demonstrated in the indicative concept.

QUESTION	DISCUSSION
	There are no significant views identified from the heritage items.
Subdivision How is the proposed curtilage allowed around the heritage item appropriate? Could future development that results from this subdivision compromise the significance of the heritage item? How has this been minimised? Could future development that results from this subdivision affect views to, and from, the heritage item? How are negative impacts to be minimised?	The PP is likely to result in allotments which will be consolidated in line with indicative development concepts. Future development in the vicinity of heritage items should be respectful to existing curtilages and, as discussed above, should seek to establish greater curtilage where possible, including through the provision of new public spaces and pedestrian links as demonstrated in the indicative concept.

6 Conclusion and Recommendations

Overall, it is recognised that the subject site is a transitional zone between higher density development located around the town centre and railway station and suburban development on the northern side of Cooper Street. The proposed rezoning allows for higher density development in a key area, being in the vicinity of the train station and town centre and where redevelopment is likely to occur. Any future development will form part of a contemporary layer in the locality and in the vicinity of the heritage items and heritage conservation areas.

The rezoning allows for the retention of those heritage items deemed to be significant on the site and the conservation and ongoing maintenance of these items, in particular the restoration of 2 Cooper Street, which is presently in a dilapidated and uninhabitable condition. This is specifically incentivised through the LEP amendment, which requires active conservation and restoration of the building in accordance with a Conservation Management Plan to achieve additional uplift. The PP includes amendment to the LEP to remove 18A Cooper Street from the listing Schedule 5, which is supported by the heritage assessment prepared by Urbis and attached as Appendix A. The remainder of the site properties are not heritage listed and in principle support is given for the demolition of these in line with the indicative concept.

As detailed above, the indicative concept provided in the Urban Design Study is considered sympathetic in its scale, massing and setbacks and responds to the retained heritage items and proximate conservation areas.

6.1 RECOMMENDATIONS

In principle support is provided for the PP noting the following recommendations:

- Further Development Applications must require heritage advice for detailed design development, which will need to inform the relationship of new development to the extant heritage items on the site. This will include but is not limited to detailed design advice regarding scale, façade treatment, articulation, materials and podium development. The existing Burwood LEP heritage provisions will apply to development within the subject site.
- A HIS is required for each Development Application/s.
- In accordance with the LEP amendment, a Conservation Management Plan for 2 Cooper Street is required to achieve the additional height bonus. The CMP must be prepared by a suitably qualified heritage consultant or heritage architect and must consider appropriate curtilage for the heritage item and incorporate detailed significance assessment, fabric analysis and provide detailed policies to guide future conservation and maintenance of the building.
- Specifications for the conservation of No 2 Cooper Street, including conservation schedules are to be included in Development Applications and will form consent conditions which will be required to be approved prior to the issuing of a construction certificate and implemented prior to the issuing of an occupation certificate.
- Subject to detailed development of any future DA, archival recording may be required for the demolished buildings or for substantial works to heritage items.

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A

Cooper Street, Strathfield Heritage Assessment

Sydney

Tower 2, Level 23, Darling Park
201 Sussex Street Sydney, NSW 2000
t +02 8233 9900
f +02 8233 9966

Brisbane

Level 7, 123 Albert Street
Brisbane, QLD 4000
t +07 3007 3800
f +07 3007 3811

Melbourne

Level 12, 120 Collins Street
Melbourne, VIC 3000
t +03 8663 4888
f +03 8663 4999

Perth

Level 1, 55 St Georges Terrace
Perth, WA 6000
t +08 9346 0500
f +08 9221 1779

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w urbis.com.au **e** info@urbis.com.au