

**1-3 Lord Street
Botany NSW**

Heritage Impact Statement (HIS)



Prepared for Built Consult
to satisfy the requirements of

City of Botany Bay

To accompany
Planning Proposal

05 July 2018
REF: 1826: HIS
Version 4

Tropman & Tropman Architects

Architecture Conservation Landscape Interiors Urban Design Interpretation
55 Lower Fort Street Sydney NSW 2000 Phone: (02) 9251 3250 Fax: (02) 9251 6109
Website: www.tropmanarchitects.com.au Email: tropman@tropmanarchitects.com.au
TROPMAN AUSTRALIA PTY LTD ABN 71 088 542 885 INCORPORATED IN NEW SOUTH WALES
Lester Tropman Architects Registration: 3786 John Tropman Architects Registration: 5152



Report Register

The following table is a report register tracking the issues of the *Heritage Impact Statement for 1-3 Lord Street*, prepared by Tropman & Tropman Architects. Tropman & Tropman Architects operate under a quality management system, and this register is in compliance with this system.

TTA Project Ref No.	Iss ue No.	Description	Issue Date	Prepared By	Checked By	Issued To
1826:HIS	01	Heritage Impact Statement	05 July 2018	Krystal Pua	Tasman Storey	Built Consult
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1.0 INTRODUCTION

1.1 Background

This Heritage Impact Statement has been prepared to support the planning proposal for 1-3 Lord Street, Botany for the proposal uplift to the FSR and increased height limit on the site.

This report has been prepared on behalf of CD Construction Group for submission to Bayside Council for a development application. The purpose of this Heritage Impact Statement is to assess the heritage impact of the proposal in relation to the adjacent St Matthew's Church that is listed as a local heritage item in a conservation zone.

In general, the proposal has considered the heritage significance of the church and the indicative design is aimed to reduce impact on the church and on the streetscape. The proposed amendment to the controls is deemed to be sympathetic to the adjacent building and its connection to the adjacent heritage conservation zone. An elaboration of the scope of works is listed in Section 4 of this report.

The proposal is designed under the guidance of Botany Bay DCP 2013 and LEP 2013.

1.2 Author Identification

This report has been prepared by:

Tasman Storey FRAIA ARBNSW 3144
Consulting Architect,
Heritage Conservation Consultant

Krystal Pua Architect

All drawings and architectural designs have been prepared by CD Construction Group.

Unless otherwise stated, all images and drawings are by CD Construction Group and were taken during the course of this study.

The method for the Statement of Heritage Impact follows that set out in the "NSW Heritage Manual" Update August 2000 produced by the NSW Heritage Office. The method required by Bay side Council.

1.3 Heritage Impact Statements Generally

Statement of Heritage Impact

A Heritage Impact Statement (HIS) is a report consisting of a statement, which demonstrates the heritage significance of a Heritage Item or Heritage Conservation Area, or of a building, work, archaeological site, tree or place within a Heritage Conservation Area. Heritage Impact Statements should succinctly identify and address the following matters:

A statement that analyses the proposed works in terms of a statement of heritage significance;

- *The nature of the Heritage Item's significance;*
- *An historical account of the Heritage Item;*
- *An assessment on the impact of the proposed development on the existing heritage significance of the item in question;*
- *A statement to explain why alternative solutions, which may be more sympathetic are not viable; and*

- *An assessment of the proposed development against the Heritage Office Criterion.*

- extract from Part 3B, Bayside Council DCP, pg7

A Statement of Heritage Impact conveys the impact or impacts of proposal development on a heritage item or heritage conservation area. It also contains recommendations to mitigate the impacts. It is highly recommended that an experienced heritage consultant prepares the Statement to include:

- *A description of the item, site and immediate streetscape and building group (where the item is part of a building group or conservation area).*
- *Annotated photographs of the item including existing buildings, mature vegetation and major landscape elements and the local streetscape.*
- *A summary of the historical development of the place.*
- *For heritage items, a detailed statement of significance, based on the physical description and historical summary.*
- *For places in a conservation area, an assessment of the item's contribution to the significance of the conservation area.*
- *A detailed description of the proposed development.*
- *For heritage items, an analysis of the positive and negative impacts of the works on the significance of the item.*
- *For places in a conservation area, an analysis of the positive and negative impacts of the proposed work on the setting and local streetscape and on the significance of the conservation area.*
- *A description of any alternative design or work options and the reasons that they were discounted.*
- *In the case of applications for demolition or substantial demolition, justification as to why adaptive re-use is not viable*

– extract from <http://www.botanybay.nsw.gov.au/Planning-Business/Heritage/Statement-of-Heritage-Impact-Conservation-Management-Plans>

1.4 When to Submit a Heritage Impact Statement.

Heritage items (other than where a Conservation Management Plan is required) including applications for fire upgrading; and (APPLICABLE – adjacent St Matthew's Church)

Properties within heritage conservation areas. (APPLICABLE)

1.5 Heritage Mapping & Study Area

The subject site sits within a commercial zone adjacent to a heritage conservation zone. St Matthew's Anglican Church located on the west of the subject site is a local heritage item within the conservation zone. The proposal is generally in accordance with the Bayside Council DCP Part 3B – Heritage. A detailed assessment can be found under Section 6 of this report.

The study area is limited to the adjacent and opposite buildings.

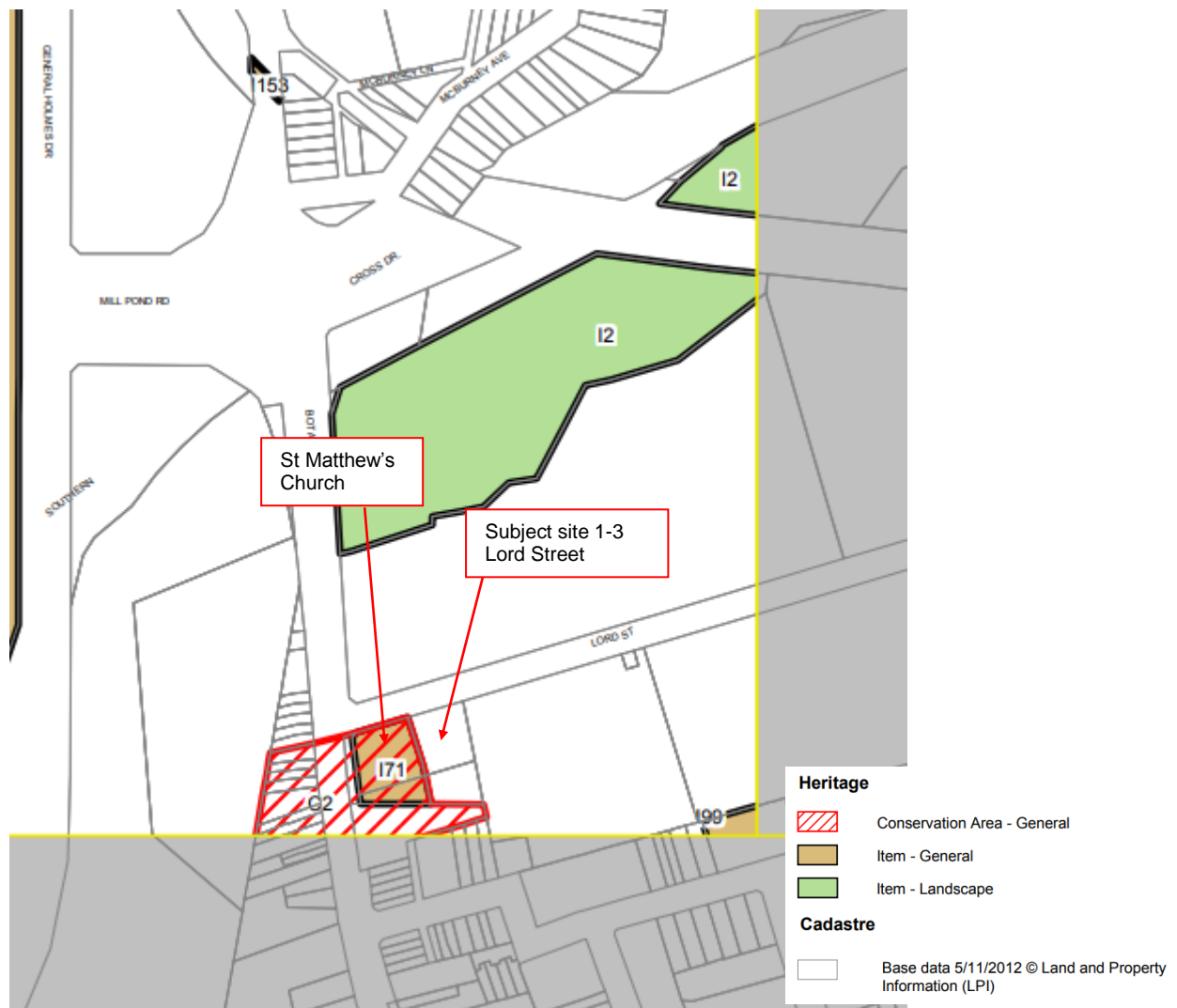


Figure 1: Location of subject site 1-3 Lord Street in relation to St Matthew's Church which is a local heritage item within a Conservation Zone. Bayside Council LEP Heritage Map – Sheet HER_001

1.6 Heritage Listing

St Matthew's Anglican Church is identified as a Local Heritage Item according to the Bayside Council LEP. The church's property description is Lot 1, DP 593463; Lot 3, DP 593463 and is listed as Item 171 in the LEP.



Figure 2: Location of subject site 1-3 Lord Street in relation to St Matthew's Church which is a local heritage item within a Conservation Zone. *Source: GoogleMaps*

2.0 BRIEF HISTORICAL SUMMARY

2.1 St Matthew's Anglican Church

The land of St Matthew's Church was gifted by George William Lord in 1859. George William Lord was a prominent pastoralist, businessman and politician, and the fourth son of Simeon Lord, pioneer of Botany. The church was licensed in November 1862 and operates until today.

The church was built with influences from Victorian Gothic styles. It was constructed in brick and sandstone trims and a slate roof.

Throughout the years, the church has undergone several upgrading. In 1917, extensions to the east of the building was carried out in Gothic style to match the early section.

Low brick fence was built around the perimeter of the church in 1925.

Further in 1954, the early section of the church was rendered. In 1976, the above ground vault with the remains of members of the Lord family was demolished and the remains were cremated. In 1999, all existing windows were replaced and part of its timber floor raised.

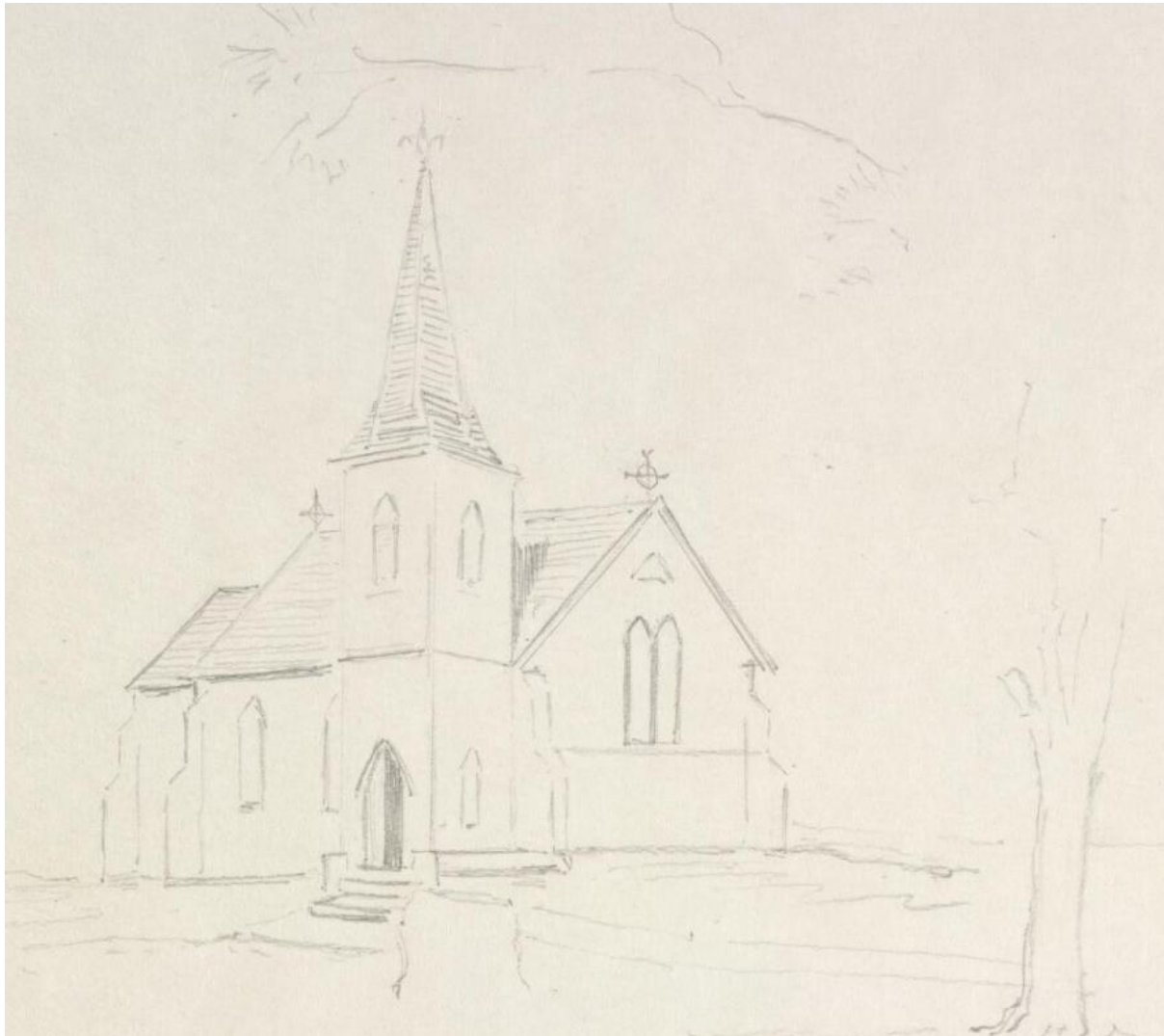


Figure 3: early sketch of St Matthew's church c1904. Source:
<https://trove.nla.gov.au/work/12713695?q=St.+Matthew%27s%2C+Botany&c=picture&versionId=15027623>



Figure 4: Image of St Matthew's church c1963. Source: <https://www.flickr.com/photos/scenesofbotany/6773698576>



Figure 5: St Matthew's church, May 1996. Source: http://www.environment.gov.au/cgi-bin/heritage/photodb/imagesearch.pl?proc=detail;barcode_no=rt50421.

ST. MATTHEW'S, BOTANY.**PROPOSED ADDITIONS.**

The Archbishop of Sydney (Dr. Wright) laid the foundation-stone of proposed additions to St. Matthew's Church of England, Botany, on Saturday.

The rector (Rev. W. T. Price) pointed out that the church was erected 55 years ago, and that the additions would cost £1300. It was proposed to procure a new pipe organ at a cost of £330.

The Archbishop congratulated the rector and church officers on the work that was being accomplished, and gave the assurance that their efforts had his hearty sympathy. Sometimes he withheld his consent to improvements which he considered could stand over until the war terminated, but in this case he would say, go straight ahead. They needed the enlarged church, because of the increase in population, and also that when the boys returned from the front we should have a second home to take them to, where the ideals of life, which they had learnt on the battlefield, would be strengthened and maintained.

The visitors were provided with refreshments.

Figure 6: Article in The Daily Telegraph, August 27 1917. Source: <https://trove.nla.gov.au>

CHURCH IMPROVEMENTS.**ST. MATTHEW'S, BOTANY.**

Sixty years ago in the historic village of Botany (native name "Booralee") the residents, who were mostly well-to-do families, employed in market gardening, wool scouring, fellmongering, etc., were without an Anglican Church. They were in the Cook's River parish, and had to drive a few miles to reach St. Peter's Church, at Cook's River. But a year or two later the late Mr. George Lord, M.L.C., who had large landed interests in Botany, presented the local residents of Anglican faith with a liberal sized corner block of land, with a main road frontage, as a site for a church. In 1861 the church was built in the early English style, and called after Saint Matthew. It was just beyond the waterworks bridge, and alongside the stream which formed the water supply of Sydney. On the city side of this bridge the Roman Catholic Church was built about the same time, and the two churches stand out prominently among the buildings of the village. The first rector of St. Matthew's was the Rev. J. Bull.

With increased population it became necessary to enlarge the old church. This has been done, and last Saturday the Archbishop of Sydney, Dr. Wright, performed the dedication ceremony of the new chancel and transepts, which have been added. The extension has been carried out to match the original building. The walls are in O.K. brickwork, and the windows, buttress, and copings in clean chiselled stone from the Pyrmont block. The roof is covered with purple bangor slates. The internal fittings throughout, including the seating, Holy table, and reredos have been finished in Queensland maple. The architects were Messrs. Wilshire and Day, and the builders, Messrs. Kell and Rigby.

ST. CLARE CONVENT CHAPEL.

Last Sunday Archbishop Kelly dedicated the Convent Chapel erected at Waverley to the memory of Saint Clare. The convent is in Carrington-street, and the chapel, which is a detached building, is approached from the convent by a covered-in way of cathedral glass. The chapel building is 62 feet by 22 feet over all. There is at one end a sanctuary, 20 x 22, while the nave, 42 x 22, has been divided into two equal parts by means of an ornamental wooden grille, surmounted by a large crucifix. The nuns have seating accommodation behind this grille, and the public are in front of it. The choir gal-

Figure 7: Article in the Sydney Morning herald, November 21 1917. Source: <https://trove.nla.gov.au>

3.0 PHYSICAL EVIDENCE

3.1 Description

The church was built with influences from Victorian Gothic styles. It was originally constructed in brick and sandstone trims and a slate roof.

The early section of the church was rendered while the later extension remained in brick. Palm trees are also planted within the church compound.

In 2016, a new simple well designed modest multi-function centre was constructed to the south of the church site.



Figure 8: View of St Matthew's Church from Lord Street. Source: Googlemaps

Built in a contemporary style using steel framing. The new low key structure is subservient to the church.

The south side of the church is dominated by 'post modern' influenced modern apartment building in multi coloured brick and panelling.

The warehouses and industrial buildings to the east are large and dominant with extensive expanses of plain brick wall.



Figure 9: View of subject site 1-3 Lord Street. Source: Googlemaps

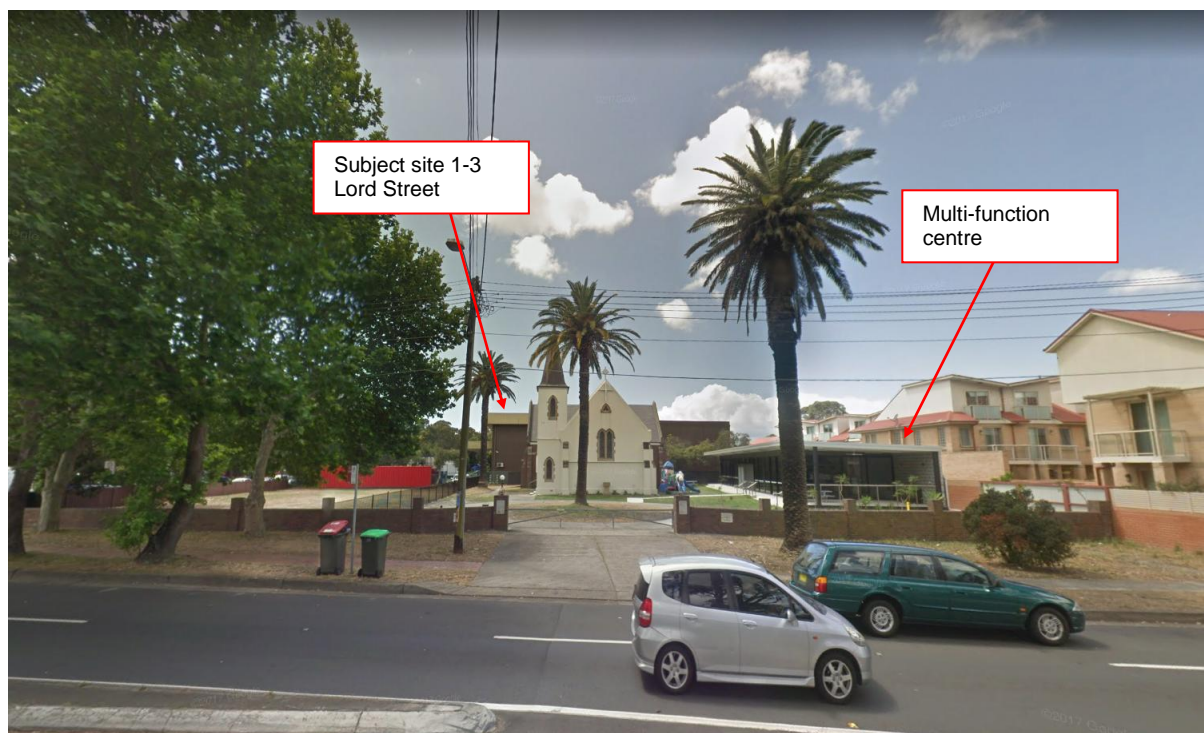


Figure 10: Front view of St Matthew's Church from Botany Road. Note existing building of the subject site behind the church. Source: Googlemaps

4.0 Proposal

4.1 Scope of works

The Urban Design Review has been prepared by Built Consult to support the planning proposal. It is based on an indicative built form that is intended to achieve the following outcomes:

1. Demolition of existing warehouse
2. Development of four storey commercial building with the following schedule of accommodation:

Floor	Height	Use	Area
Basement 1	(3m)	Car parking	N/A
Ground	4.0m	Commercial/Warehouse Lobby Retail/Cafe	522sqm 100sqm 99sqm
Level 1	3.6m	Commercial	1250sqm
Level 2	3.6m	Commercial	1250sqm
Level 3	3.6m	Commercial	1250sqm
Roof	1.7m	Plant/Overrun	
Total	16.5m		4471sqm

Figure 11: Proposed schedule of accommodation.

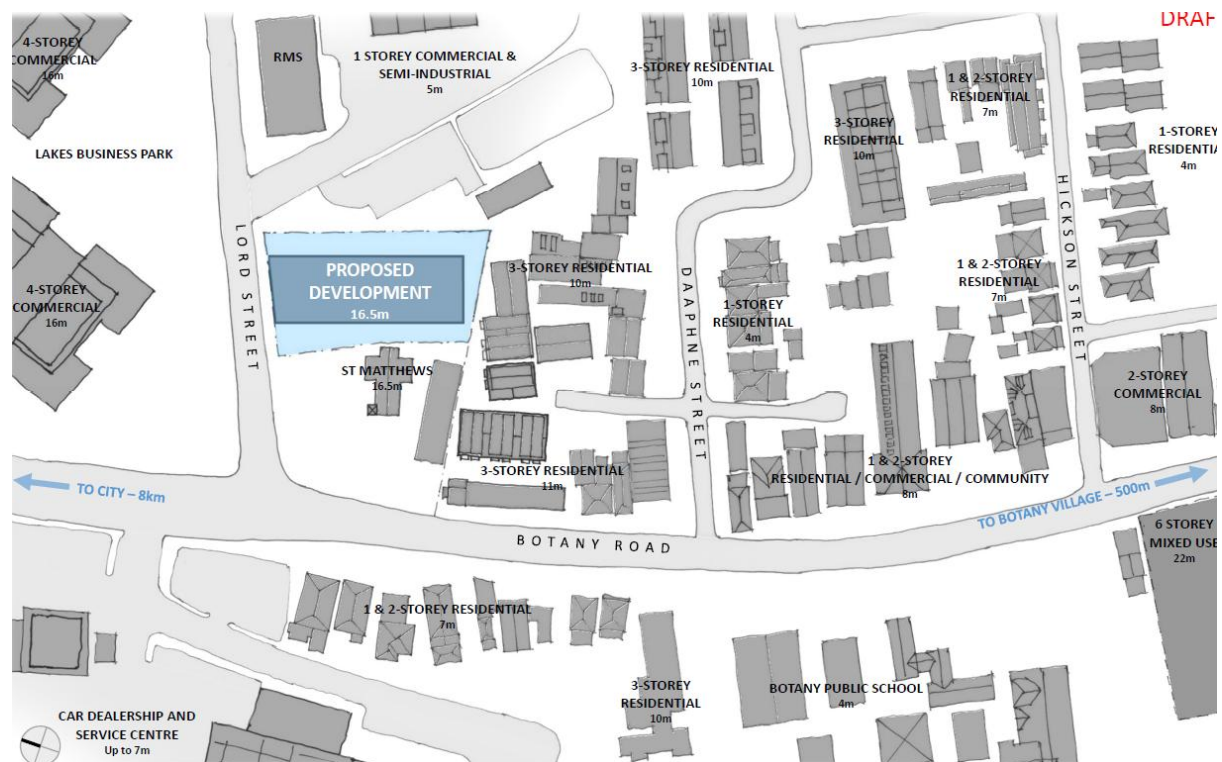


Figure 12: Proposed site plan.

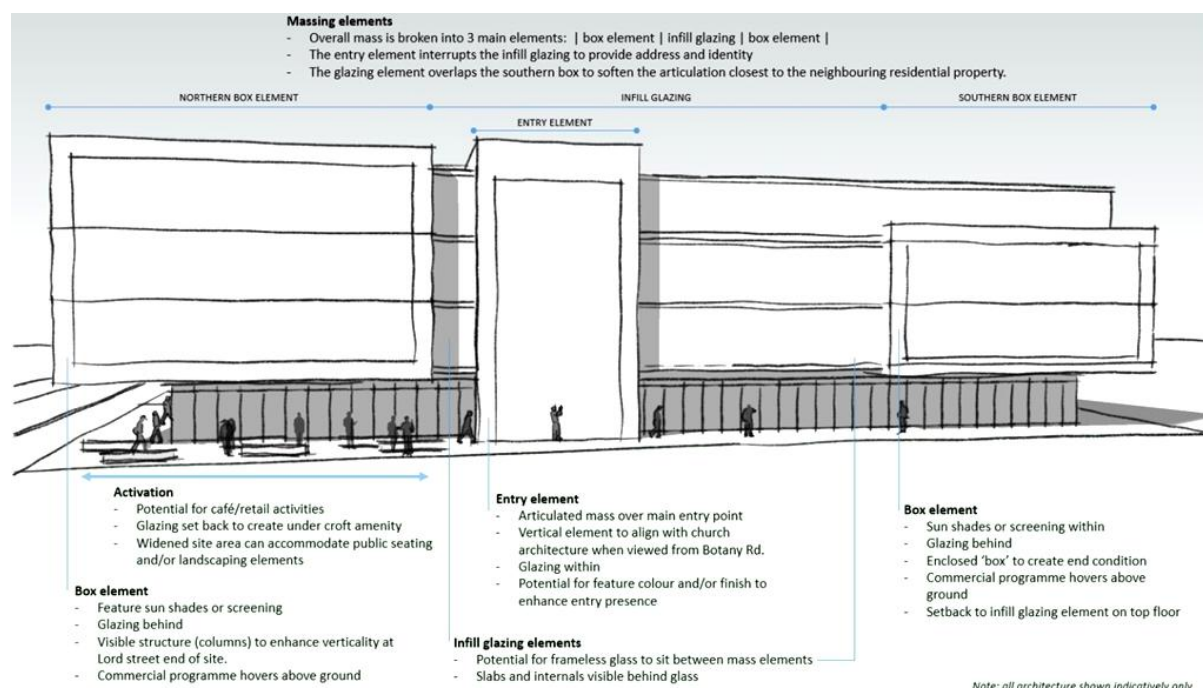


Figure 13: Indicative façade design & strategy

4.2 Development Strategy and Opportunities

The scale and proportions of the church were considered by the architects for the new building.

In order to be respectful to the existing St Matthew's Church, the proposal adopted the following design strategy:

4.2.1 Site

A setback is proposed between the existing church and the proposed building. This strategy has created an opportunity for the activation of the existing street frontage to Lord Street. The setback also preserves existing light and amenities to the church. Careful placement of commercial and retail spaces on the ground floor will further enhance this zone in addition to the thoroughfare created for public access. The proposed spaces on the ground floor will create a positive impact to the surrounding public amenities (church, multi-function centre and neighbourhood)

The development envelope can be considered respectful to the heritage significance of the church and its surroundings.



Figure 14: Proposed site and development envelope

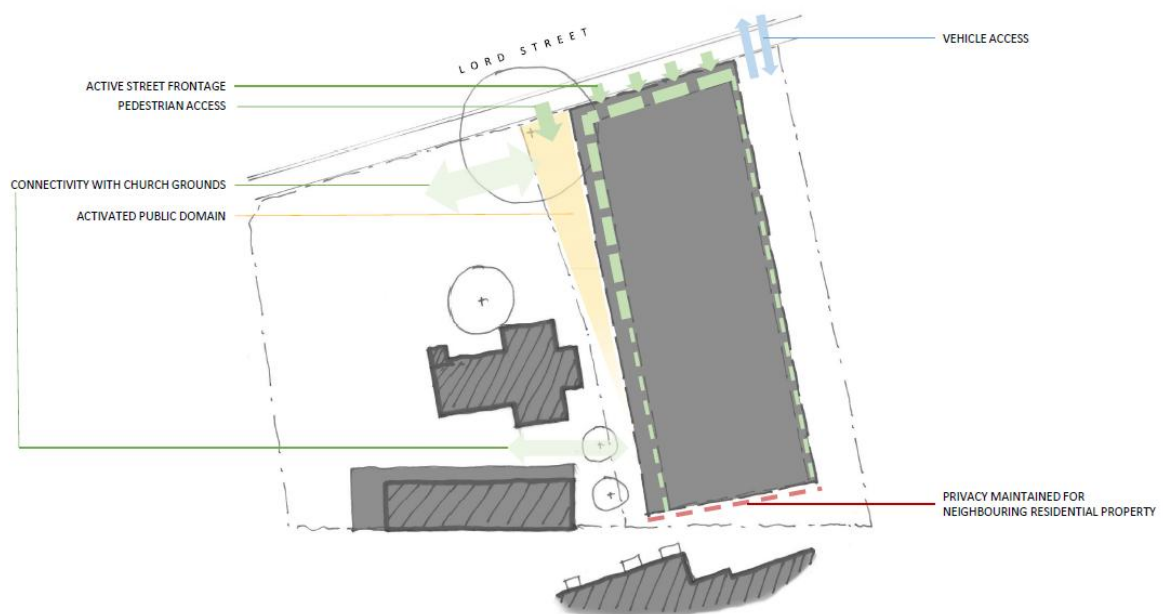


Figure 15: Access and Activation

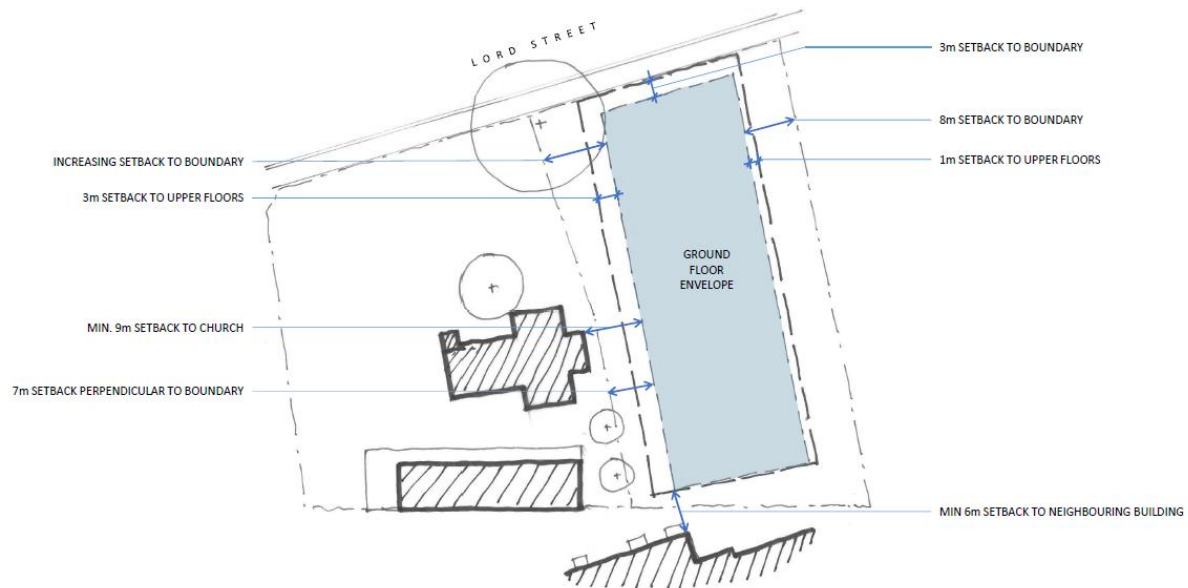


Figure 16: Envelope Setbacks – Ground Floor

Key summary points:

- Setback and ground floor activation
- Potential for Cafes and public commercial areas on ground floor
- Provision for thoroughfare and utilisation of ground floor as a public domain
- Communication between two sites and interaction between church, multi-function centre and proposed commercial zones on the ground floor, the proposed design enhances the current situation

4.2.2 Built form & Massing

The intent of the PP is to enable the development of a future four storey building (plus 1 basement carpark) The DCP height limit is 10 metres. This proposal seeks to amend that height.

The height also matches that of the existing height of the church (maximum spire height of 16.5m). The indicative proposal respects the existing form and massing of the church. This can be considered a positive strategy in keeping with the church's heritage significance.

The proposed indicative height and massing will also allow adequate light and ventilation into the spaces as well as preserve existing views and vistas to and from the church. The existing church will not be overshadowed by a proposal of this size and nature.

This strategy can be considered positive and respectful to the heritage significance of the church and its grounds.

The façade facing the church has been fractionated into panels and bays which reflect the scale and form of the church building in accordance with the Burra Charter.



Figure 17: Envelope Setbacks – Upper floors

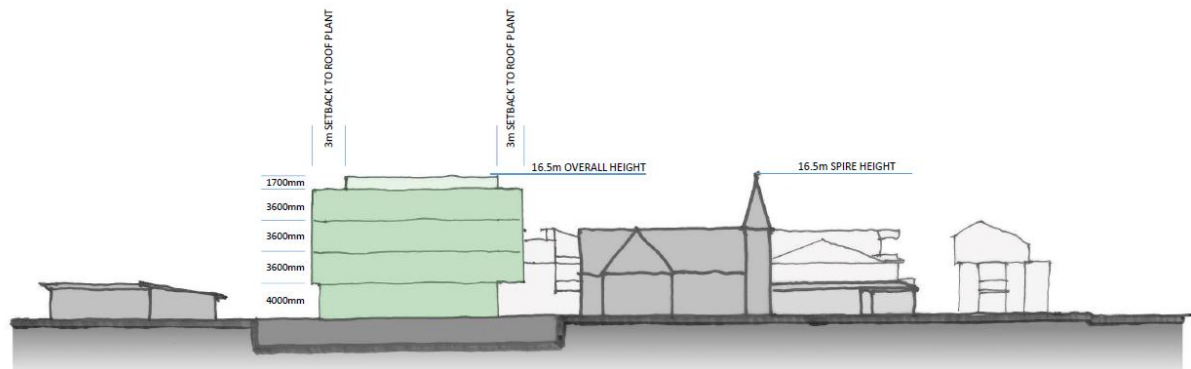


Figure 18: Proposed massing and building height

Key summary points:

- Non-dominating form –does not exceed maximum height of church.
- Height does not exceed existing church height of 16.5m.
- Size and mass of proposed building does not compromise light, views and amenities to and from the church and its grounds.

4.2.3 Ground floor activation

The indicative proposal takes advantage of the existing opportunities on the site without compromising any existing views and vistas to and from the existing church building.

The proposed setback between the site and the church will result in a laneway which will provide access and thoroughfare through the site and church grounds. This opportunity can be further enhanced by carefully placing effective public/commercial spaces within these edges.

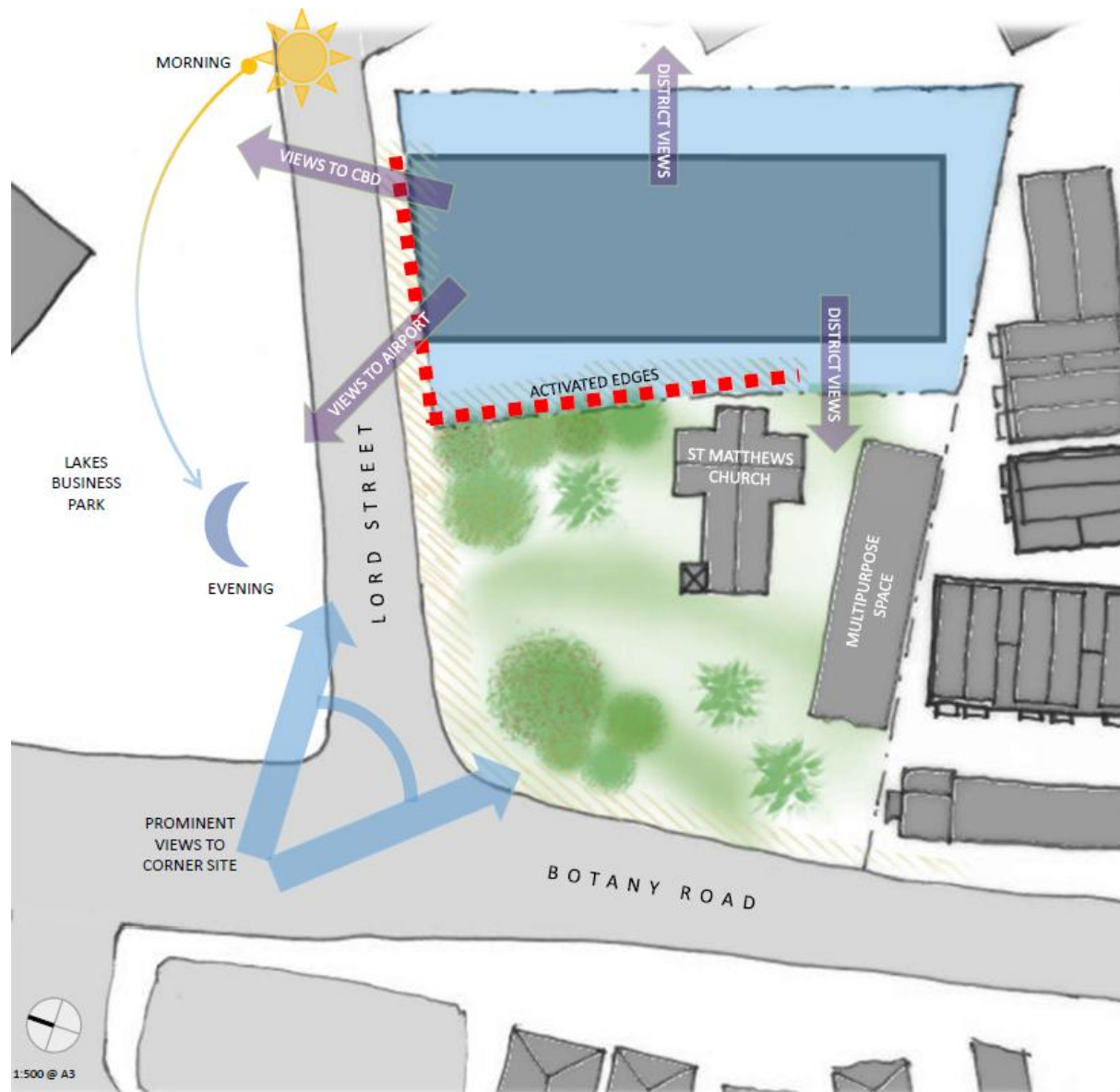


Figure 19: Development Opportunities

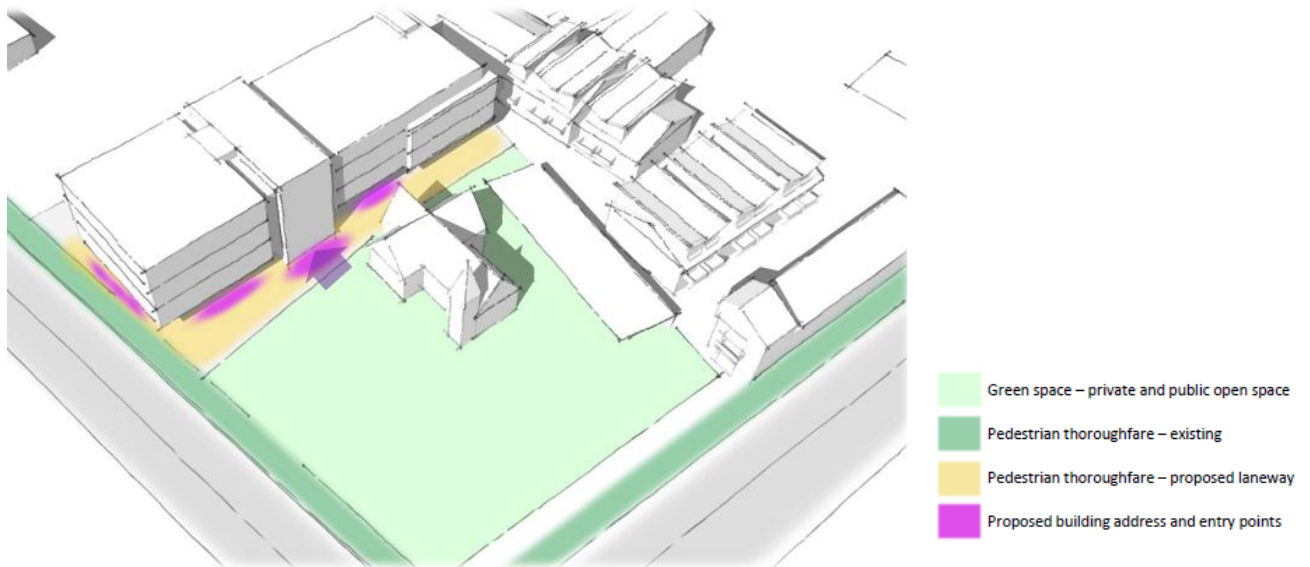


Figure 20: Design Principles

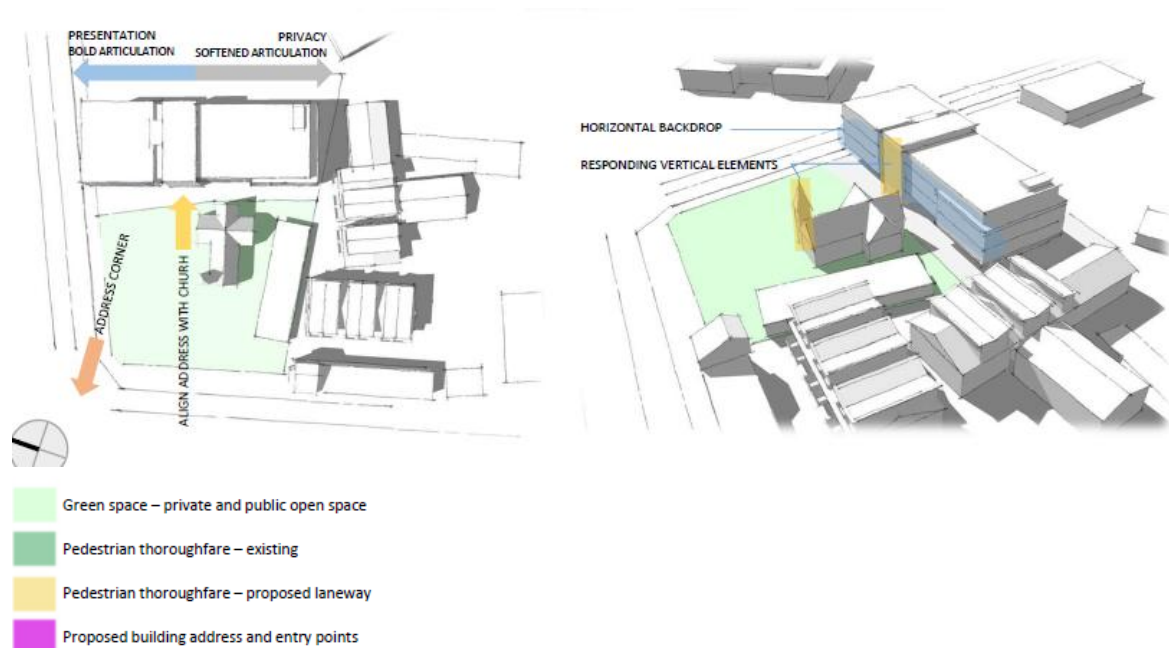


Figure 21: Design Principles

Key summary points:

- Existing views are maintained
- Edges activated by creating effective laneways and thoroughfare
- Proposed building entry points takes advantage of the existing green space of the church grounds, enhancing both church grounds and proposed edges.

4.2.4 Façade

The indicative façade is broken down into 3 sections that corresponds with the language of the existing church. The proposal takes advantage of the existing opportunities on site without compromising any existing views and vistas to and from the existing church building. The indicative design takes into consideration the built form of the existing church, utilising simplistic architectural expressions with vertical and horizontal elements to complement the significance of the church and its grounds.



Figure 22: Western Façade indicative composition strategy



Figure 23: Existing church and multi-function centre

Key summary points:

- Follow the proportion of the existing buildings
- Sympathetic expression and articulation of openings

5.0 BURRA CHARTER

The following are recommendations for new work according to the Burra Charter. The new proposed work is able to be defined as new in accordance with the ICOMOS Burra Charter and is low key and recessive in form. The design complies with the description and is considered to have no significant impact on the original façade and built form.

The indicative design is set back and lightweight while the original building is a strong brick expression and remains the dominant form.

“Article 22. New work

22.1 New work such as additions to the place may be acceptable where it does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation

New work may be sympathetic if its sitting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.

*22.2 New work should be readily identifiable as such” **Reference** Australian ICOMOS Burra Charter.*

6.0 IMPACT ON HERITAGE BUILDING

6.1 Assessment

The indicative proposal has considered the existing heritage significance and the potential impact of its intended outcomes. The design can be considered respectful to the church and its grounds.

The proposal will not adversely change the current situation and does not impact adversely on the church and its surrounding buildings.

6.2 Impact on Heritage Fabric

Element Activity		Impact	Comment
Facade	Will the proposal alter the streetscape	<i>Minimal Impact</i>	The proposal is takes into consideration the heritage significance of the church. The articulation of the western façade is broken down into 3 main elements that corresponds with the context and proportion of the church.
Form, massing and height	The proposal is set back and is broken down	<i>Minimal Impact</i>	The indicative massing is broken down into 3 main elements that correspond to the context and proportion of the church. This strategy will visually reduce the mass of the proposed building with its design that complements that of the existing church. The height of the indicative massing is within the height limit of the height of the church.
Roofs	A flat roof is proposed	<i>Minimal Impact</i>	
Materials	Lightweight materials will be used	<i>Minimal Impact</i>	
Windows and doors	Consistent with proportion	<i>Minimal Impact</i>	The proposed windows and doors reflect the scale and form of the church building. This strategy is considered consistent with the Burra Charter.

7.0 QUESTIONS TO BE ANSWERED IN A STATEMENT OF HERITAGE IMPACT

Proposed change to heritage item	Some Questions to be Answered in a Statement of Heritage Impact	Comments
Demolition of a building or structure	<p>Have all options for retention and adaptive re-use been explored?</p> <p>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p> <p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<p>The existing building is not a heritage listed item.</p> <p>The demolition of the existing building will have no significant effect to St Matthew's church.</p>
Minor partial demolition (<i>including internal elements</i>)	<p>Is the demolition essential for the heritage item to function?</p> <p>Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?</p> <p>Is the resolution to partially demolish sympathetic to the heritage significance of the item?</p> <p>If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?</p>	N/A
Major partial demolition (<i>including internal elements</i>)	<p>Is the demolition essential for the heritage item to function?</p> <p>Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?</p> <p>Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?</p> <p>If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?</p>	N/A
Change of use	<p>Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not?</p> <p>Does the existing use contribute to the significance of the heritage item?</p> <p>Why does the use need to be changed?</p> <p>What changes to the fabric are required as a result of the change of use?</p> <p>What changes to the site are required as a result of the change of use?</p>	N/A

Minor additions (<i>see also minor partial demolition</i>)	<p>How is the impact of the addition on the heritage significance of the item to be minimised?</p> <p>Can the additional area be located within an existing structure? If no, why not?</p> <p>Will the additions visually dominate the heritage item?</p> <p>Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</p> <p>Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?</p>	N/A
Major additions (<i>see also major partial demolition</i>)	<p>How is the impact of the addition on the heritage significance of the item to be minimised?</p> <p>Can the additional area be located within an existing structure? If not, why not?</p> <p>Will the additions tend to visually dominate the heritage item?</p> <p>Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</p> <p>Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?</p>	N/A
New development adjacent to a heritage item (<i>including additional buildings and dual occupancies</i>) <i>Note: Most planning instruments (such as local and regional environmental plans) require the approval authority to take into account the impact of new development on adjacent heritage items or conservation areas.</i>	<p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item? How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>The indicative design considers the heritage significance of the church in relation to its form and massing.</p> <p>The careful articulation of the proposed form and spatial planning of the building seeks to respect and complement the siting and the expression of the design is sympathetic to the surroundings.</p> <p>The indicative development will have minimal impact to the heritage significance of the church.</p>
Subdivision <i>Note: Impacts on heritage values related to new subdivision can often be minimised through development control plans (DCPs). Refer to the Best Practice Guideline on</i>	<p>How is the proposed curtilage allowed around the heritage item appropriate?</p> <p>Could future development that results from this subdivision compromise the significance of the heritage item? How has</p>	<p>N/A</p> <p>No subdivision is proposed.</p>

<i>preparing DCPs published by the Department of Planning.</i>	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?	
Repainting using new colour schemes	Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated? Will the repainting effect the conservation of the fabric of the heritage item?	N/A No repainting is proposed.
Re-roofing/re-cladding	Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)? Is a previous material being reinstated? Will the re-cladding effect the conservation of the fabric of the heritage item? Are all details in keeping with the heritage significance of the item (e.g. guttering, cladding profiles)? Has the advice of a heritage consultant or skilled tradesperson (e.g. slate roofer) been sought?	N/A No re-roofing is proposed.
New services (e.g. air conditioning, plumbing)	How has the impact of the new services on the heritage significance of the item been minimised? Are any of the existing services of heritage significance? In what way? Are they affected by the new work? Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented? Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?	The building is not a heritage item. New services will not have impact to the adjacent church.
Fire upgrading <i>Note: Where agreement cannot be reached between the local council and your consultants on suitable fire-upgrading you may seek the advice of the Fire, Access & Services Panel, a subcommittee of the Heritage Council of NSW. Contact the Heritage Office for further information on (02) 9391 2115.</i>	How has the impact of the upgrading on the heritage significance of the item been minimised? Are any of the existing services of heritage significance? In what way? Are they affected by the new work? Has the advice of a conservation consultant (e.g. architect) been sought? Has their advice been implemented? Are any known or potential archaeological deposits (underground or under floor) affected by the proposed new services? Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this advice be implemented? How?	N/A
New landscape works and features (including carparks and fences)	How has the impact of the new work on the heritage significance of the existing landscape been minimised? Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being	Proposed landscape on the new development site will complement the existing landscape of the church. There will be no significant impact to the church and its

	<p>reinstated?</p> <p>Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?</p> <p>Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</p> <p>How does the work impact on views to, and from, adjacent heritage items?</p>	existing landscape.
<p>Tree removal or replacement <i>Note:</i> <i>Always check the tree preservation provisions of your local council when proposing removal of trees</i></p>	<p>Does the tree contribute to the heritage significance of the item or landscape?</p> <p>Why is the tree being removed?</p> <p>Has the advice of a tree surgeon or horticultural specialist been obtained?</p> <p>Is the tree being replaced? Why? With the same or a different species?</p>	<p>N/A</p> <p>No tree removal is proposed.</p>
<p>New signage <i>Note:</i> <i>Check whether the local council has a signage policy or design guidelines</i></p>	<p>How has the impact of the new signage on the heritage significance of the item been minimised?</p> <p>Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected?</p> <p>Is the signage in accordance with section 6 , 'Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based Approach?(1) How?</p> <p>Will the signage visually dominate the heritage item/ heritage conservation area or heritage streetscape?</p> <p>Can the sign be remotely illuminated rather than internally illuminated?</p>	<p>This will be part of the proposed development.</p>

8.0 RECOMMENDATIONS

- i. Any future new works should be the most sustainable solution for the present and foreseeable future demands for the building.
- ii. All existing fabric for the adjacent church must be appropriately protected during any future construction resulting from the proposed development controls.
- iii. The installation of new services should be designed in such a way as to provide minimal impact on the existing fabric, especially original and early fabric.
- iv. Any future built form on the subject site should be distinguishable from the church and not imitate its original style.

9.0 CONCLUSION

- i. The indicative design concept provided in the Urban Design Review prepared by Built Consult is reasonable and positive as its design rationale is considered to be respectful to the adjacent church with only minor impacts to its heritage significance.
- ii. The indicative design concept demonstrates that an appropriate built form outcome can be achieved within the proposed development controls that is consistent with the existing neighbourhood and contributes to the public interaction happening at ground level between the church, the multipurpose building and neighbourhood.
- iii. The indicative design concept reflects a potential built form outcome that is subservient to the majority of surrounding buildings.
- iv. The indicative design concept reflects a potential built form outcome that is not conjectural and are identifiable as contemporary in accordance with the Burra Charter.
- v. The indicative design concept is generally achievable within the Bayside Council DCP 2013 and the requirements of the Bayside Council LEP 2013 (subject to the proposed BBLEP 2013 amendments).

The indicative design concept provided in the Urban Design Review prepared by Built Consult provides a well considered design rationale for the proposed development to 1-3 Lord Street. Tropman & Tropman Architects support this proposal and confirm that the approach is both logical and adheres to the Burra Charter principals.

As reflected within the Urban Design Review prepared by Built Consult, we confirm that the requested building height and floor space ratio controls within the Planning Proposal are capable of achieving a built form outcome that is appropriate to its heritage context, and recommend the proposal be approved.

We recommend that the works described in this planning proposal be approved.

