



# 1 King Street, Concord West

Heritage Impact Statement

Prepared for Billbergia Pty Ltd

November 2022



## **Acknowledgement of Country**

We respect and acknowledge the Dharug people, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Dharug people to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

## **Cultural warning**

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.

# Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

| Job no. | Issue no. | Notes/description    | Issue date       |
|---------|-----------|----------------------|------------------|
| 22-0363 | 1         | Draft Report         | 27 October 2022  |
| 22-0363 | 2         | Updated Draft Report | 18 November 2022 |

## Quality assurance

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

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# 1 Introduction

## 1.1 Background

Billbergia Pty Ltd has engaged GML Heritage Pty Ltd (GML) to provide heritage advice and prepare a heritage impact statement (HIS) for 1 King Street, Concord West (the subject site), in the City of Canada Bay.

The subject site is not listed on the State Heritage Register as a heritage item of local significance on the *Concord Local Environmental Plan No 103 (Heritage)* (2000 EPI 689).

This report has been prepared as a standalone document to accompany the development application (DA). It identifies the subject site's heritage context and the items in the vicinity of the site and assesses the potential impacts of the proposed development on nearby heritage items.

## 1.2 Site identification

The subject site is located at 1 King Street, in the City of Canada Bay Local Government Area (LGA) (Figure 1.1), and is identified as Lot 101 DP791908. The site is currently occupied by a Westpac Service Centre and is used as a data processing centre with ancillary cafeteria, child-care centre and gym. The site is approximately 31,390 square metres.

The property is located to the east of George Street. Concord West Station is directly to the northeast of the site. The railway tracks are located alongside the eastern boundary of the site. The subject site is in the vicinity of Concord West Railway Station Park and Memorial Garden, which are listed on the NSW State Heritage Inventory. The location and extent of the site are shown in the map of Figure 1.1 and aerial of Figure 1.2.



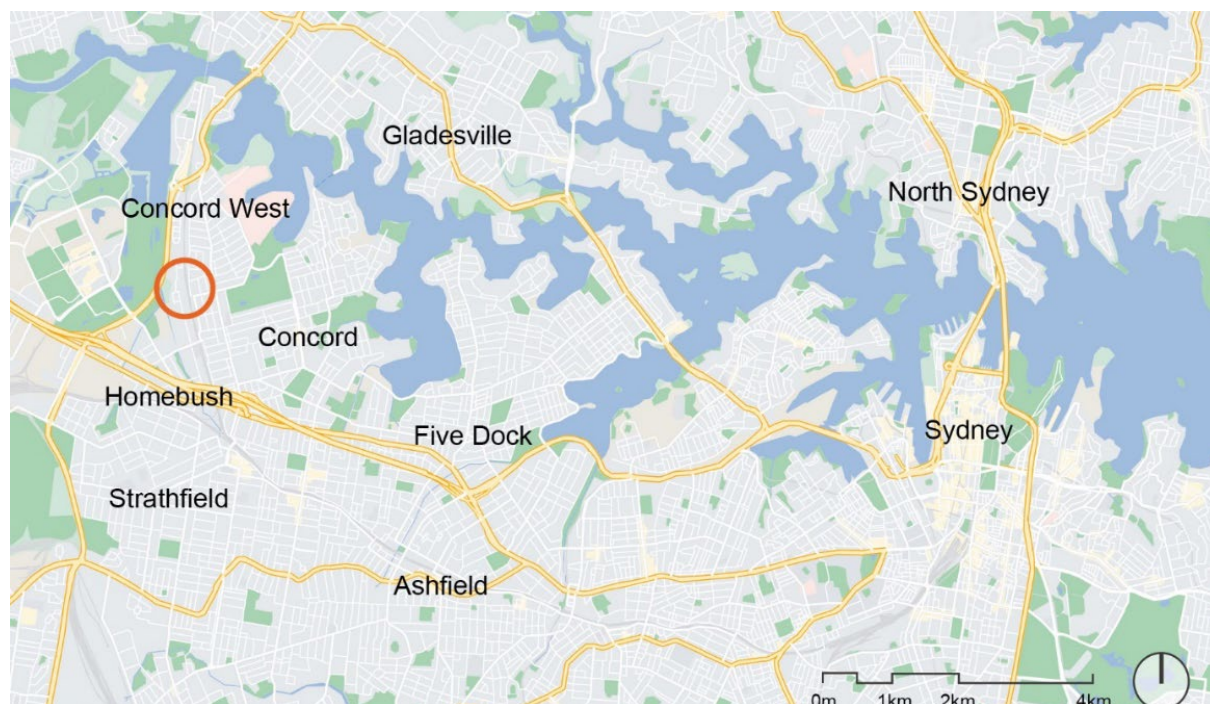


Figure 1.1 Approximate location of the subject site. (Source: Google Maps 2022 with GML overlay)



Figure 1.2 The extent of the subject site (outlined in orange) in its local context. (Source: Google Maps 2022 with GML overlay)



## 1.3 Proposed development

The site at 1 King Street, Concord West, is currently zoned IN1 General Industrial, with a maximum floor space ratio (FSR) of 1:1 and a maximum building height of 8.5 metres. Early design concepts for the site are still under discussion. The current concept envisaged is high-density mixed-use development for the site but no detailed concept designs have been provided at this stage. The client is proposing to change the zoning to mixed use and to increase the building heights.

## 1.4 Heritage context

The subject site has not listed as a heritage item on the State Heritage Register (SHR) or in the *Canada Bay Local Environmental Plan 2013* (Canada Bay LEP 2013). One of the objectives of this report is to identify whether there is any heritage potential for the subject site.

### 1.4.1 Heritage items in close vicinity to the site

Although the subject site is not listed as a heritage item on the SHR or within Canada Bay LEP 2013, several heritage items are listed in the Canada Bay LEP 2013 in close proximity to the site. Heritage items within 450 metres of the site are listed in Table 1.1 and shown in Figure 1.3.

The Yaralla Estate Conservation Area (Yaralla HCA) is located several blocks to the east of the subject site (see Figure 1.3).

Table 1.1 Listed heritage items in the immediate and wider vicinity of the site, ordered according to their distance from the site. (Source: Canada Bay LEP, with information from Google Maps 2022)

| Item name                         | Address                            | Significance | Item No | Distance from site   |
|-----------------------------------|------------------------------------|--------------|---------|----------------------|
| Concord West Railway Station Park | Concord West Station, Queen Street | Local        | 1395    | 190 metres northeast |
| Powell's Creek Reserve            | 64–66 Victoria Avenue              | Local        | 1467    | 200 metres west      |
| Shop                              | 29 Victoria Avenue                 | Local        | 1466    | 295 metres northeast |

| Item name        | Address             | Significance | Item No | Distance from site   |
|------------------|---------------------|--------------|---------|----------------------|
| Street trees     | Yaralla Street      | Local        | I521    | 330 metres southeast |
| House            | 63 Consett Street   | Local        | I121    | 340 metres southeast |
| House            | 12 Victoria Avenue  | Local        | 1465    | 355 metres northeast |
| House            | 52 Queen Street     | Local        | I1389   | 380 metres southeast |
| 'Camellia' House | 56 Mackenzie Street | Local        | I1326   | 440 metres southeast |
| Warbrick Park    | 87P Yaralla Street  | Local        | I520    | 450 metres east      |

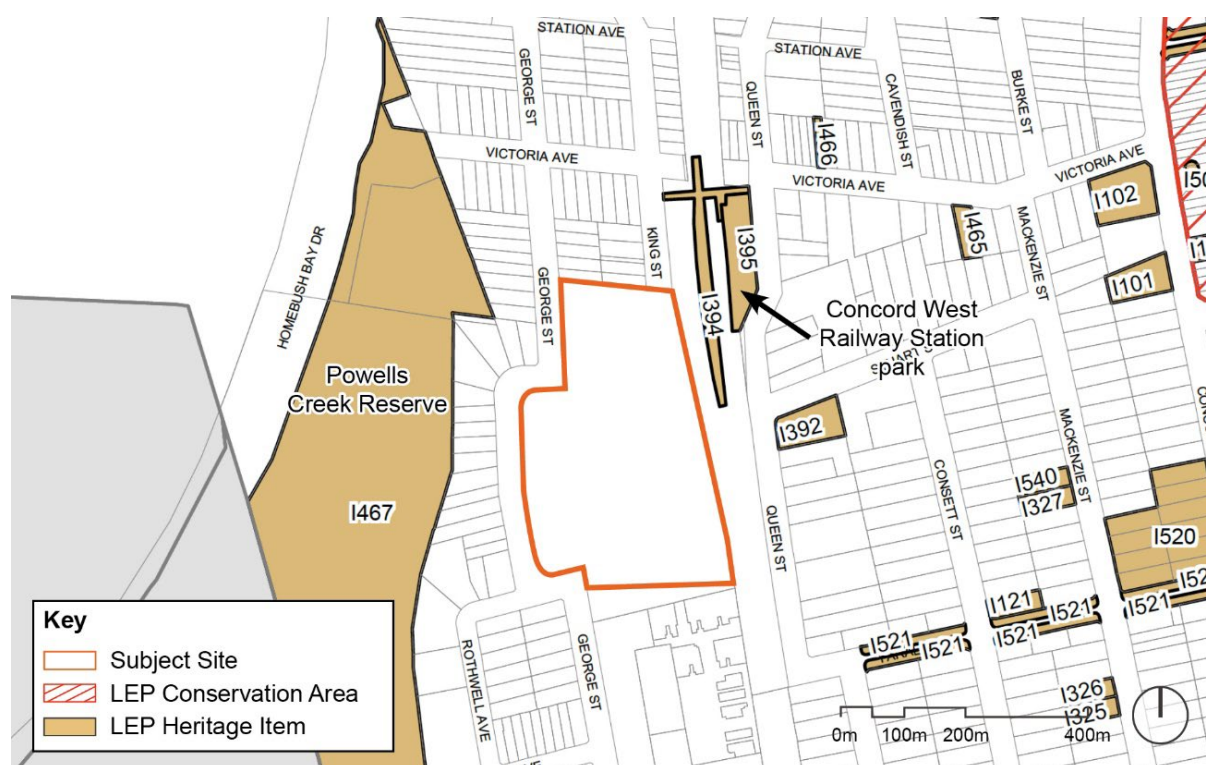


Figure 1.3 Map showing the heritage context of the site with listed heritage items of local significance identified. The red shaded area is the Yaralla Estate Heritage Conservation Area. (Source: Canada Bay LEP 2013 with GML overlay)

## 1.4.2 Heritage items in the close vicinity of the site

Two heritage items of local significance are in the close vicinity of the site. Concord West Railway Station (Item No. I394) was previously listed as a notable railway station from the interwar period, and is associated with the suburb of Concord West and its rapid development in the 1920s and 1930s. The station was redeveloped and rebuilt first in the 1990s, and was later reconstructed in 2015. Only one historic element remains from the former station precinct—the park at the former station, which contains three mature Brush Box trees that have been on the site for over seventy years and are the only remaining physical evidence of the layout of the former 1930s park at the station. This small park, which sits to the northeast of the subject site, is listed as Item No. I395 and shown in Figure 2.15.

The second heritage item in close proximity to the subject site is Powell’s Reserve (listed as Item No. I467), which is located at 64–66 Victoria Avenue, to the west of the site (Figure 2.17). This reserve is an area of green space that follows Powells Creek, and is notable for its indigenous species of plantings from the 1970s and 1980s. The area also includes a group of tennis courts and soccer fields. Figures 2.16 and 2.18 show the views from Concord West Station Park and Powell Reserve back to the subject site.

The proposed multistorey tower is likely to be visible from seven other heritage listed items in the vicinity, which are listed in Table 1.1. It is also possible that there will be distant views from the houses and shops in the Yaralla Estate Conservation Area. While the distance and separation obstruct any visual connection between the site and these heritage items, a multistorey tower would affect views from these items.

## 1.5 Methodology and limitations

This report has been prepared with reference to the following documents and guidelines:

- ‘Statements of Heritage Impact’, a *NSW Heritage Manual* update <sup>1</sup>
- the *Australia ICOMOS Burra Charter, 2013* (the Burra Charter). <sup>2</sup>

This HIS has not assessed the archaeological potential of the site (Aboriginal or historical) nor any Aboriginal or historical archaeological impacts of the proposed development. No consultation has been undertaken with the Aboriginal community, Canada Bay Council or other stakeholders.

## 1.6 Authorship and acknowledgements

This report has been prepared by Constance Wyndham, Senior Heritage Consultant, and Lynette Gurr, GML Senior Associate, has provided strategic input, project direction and report review.

## 1.7 Endnotes

- <sup>1</sup> NSW Heritage Office 1991, Statements of Heritage Impact.
- <sup>2</sup> Australia ICOMOS Inc, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC, 2000.

## **2 Site analysis**

### **2.1 Visual inspection of the site**

A GML team consisting of Constance Wyndham, Senior Heritage Consultant, and Declan Coman, Consultant Archaeologist, inspected the subject site on 10 October 2022.

#### **2.1.1 Locality and setting**

The subject site is located in the inner-west suburb of Concord West in the LGA of Canada Bay, approximately 12 kilometres west of the Sydney Central Business District.

The site sits adjacent to Concord West Station on the northeastern side and railway tracks run along the eastern boundary of the site. The area to the north, east and south of the site is mainly residential, with one- and two-storey detached and semi-detached dwellings. Beyond the dwellings to the west of the site is the green space of Powells Creek Reserve, with playing fields and mangroves leading down to Powells Creek. Beyond the creek is Sydney Olympic Park. Abutting the eastern boundary of the site are the railway tracks and to the northeast is Concord West Station. Further east lies the Yaralla Estate Heritage Conservation Area.

#### **Exterior**

The site is occupied by a large, single storey warehouse with walls in metal corrugated sheeting and an arched roof finished in Colorbond sheeting. Since its construction in the mid-1990s, the upper and lower ground floors have operated as a call centre for Westpac Bank. The exterior of the building consists of large aluminium framed windows. Loading docks are to the rear and on the western side of the building. Three sets of staircases leading to the upper ground floor are located on the western side of the warehouse. A two-storey carpark is located on the southern perimeter of the site.

On the northwestern corner of the site is a second, smaller metal clad building with an arched roof, similar in style to the warehouse, which operates as a childcare centre.

The subject site contains several mature trees that are planted around the perimeter of the site and which contribute to the area's character.

#### **Interior**

The interior of the warehouse is open plan and supported by columns clad in aluminium. The ground floor has floor-to-ceiling aluminium windows. This level has several facilities

meeting rooms, emergency stairs to basement level, a plant room and toilet facilities. A basement level provides a canteen and café facilities.

## 2.1.2 Site photographs

The following photographs were taken by GML on 10 October 2022.

### Exterior



Figure 2.1 View of the site looking southwest from Concord West Station.



Figure 2.2 The entrance to the call centre on the site.



Figure 2.3 The east elevation of the warehouse building.



Figure 2.4 View of the east elevation of the building, showing an on-grade carpark in the foreground and the two storey carpark at the rear of the site.





Figure 2.5 View of the west elevation and rear corner of the building, showing the arched roof and one of the covered loading bays.



Figure 2.6 View of the north elevation of the building, showing the entrance to the childcare centre to the left.



Figure 2.7 Mature fig tree along the western boundary of the site.



Figure 2.8 Trees along the western boundary of the site.



## Interior



Figure 2.9 View across the ground floor of the building from the entrance.



Figure 2.10 View across the open plan ground floor



Figure 2.11 View showing workstations within the ground floor open plan area.



Figure 2.12 View across the open plan area.



Figure 2.13 View showing stair-seating for staff to view large, retractable screen.

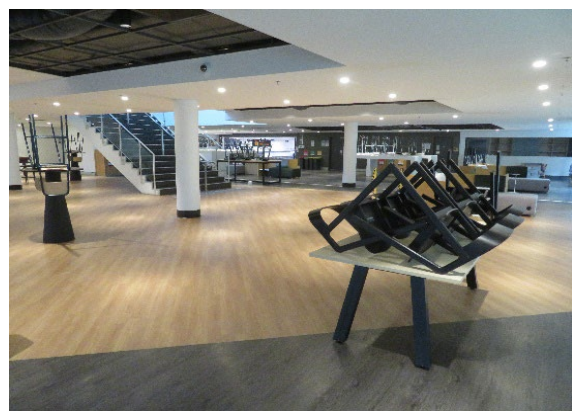


Figure 2.14 View of basement area with canteen.

## Heritage items and their views to/from the subject site



Figure 2.15 View of Concord West Memorial Park, listed heritage Item No. I395.



Figure 2.16 View from Concord West Memorial Park across the railway tracks to the subject site.



Figure 2.17 View of Powells Creek Reserve, listed heritage Item No. I467.



Figure 2.18 View from Powells Creek Reserve across the playing fields to the subject site.



## **3 Historical overview**

### **3.1 Introduction**

This section provides an overview of the historical background of the subject site. It is based on secondary sources, supplemented with additional primary research from the National Library of Australia (NLA), the State Library of NSW and NSW Land Registry Services.

### **3.2 Aboriginal history**

Aboriginal people have lived in the Parramatta region for at least 32,000 years. <sup>1</sup> The area now known as Concord West was occupied by the Wangal (also spelled Wann-gal) clan of the Dharug people. The Wangal clan occupied lands extending from Port Jackson to Homebush Bay, although the exact boundaries of their land are uncertain. <sup>2</sup>

### **3.3 Early land grants and European occupation**

When Governor Philip established a settlement at Parramatta in 1788, he expected communication between Sydney and Parramatta would take place along the river. Three years later, a foot-track opened along the river, which connected the two settlements and followed the route used by Aboriginal inhabitants of the area. This track later became known as the Parramatta Road. The distance from Sydney to Parramatta was 14 miles, so a stockade was built halfway up the track, which included a guardhouse and staging depot. A log stockade was built here at a place called Long Bottom. In 1792, Governor Philip left Sydney for England. His successor in charge of the colony's administration was Major Francis Grose, and the first free settlers arrived in Sydney in February 1793. The previous inhabitants had all been convicts, soldiers or civil servants. Lieutenant Governor Grose granted them all land grants near the Long Bottom Stockade, in a stretch of country called Liberty Plains, which is to the southwest of the present-day Concord West.

On Christmas Eve 1793, Major Grose signed ten land grants: six were given to non-commissioned officers of the New South Wales Corps and four were given to free settlers. The popular belief is that the name Concord was given to this area because it was the first area where soldiers and civilians lived together harmoniously. However, some historians note that Grose himself had served in the British forces during the

American War of Independence in 1776 and named the area after the town of Concord in Massachusetts, USA.<sup>3</sup> The land grants made were along the shore of Homebush Bay, on the western side of the current municipality of Concord, to the northwest of the subject site.

In Concord in the late 1770s and early in 1800s, large land grants were given to men in positions of authority in the new colony or as rewards for good service. In 1797, for example, Isaac Nichols, an ex-convict, was granted 50 acres of land at Concord near Major's Bay (which was named after Major Grose). In 1809, he was appointed the colony's first postmaster. In 1840, he sold his estate, known as the Yaralla Estate, to Thomas Walker. In 1860, a large mansion was constructed on the site, Yaralla House, which still stands to this day. The land that makes up the current site was divided between several land grants. Two of these previous grantees are Mary Green and James Hortel, as noted in Figure 3.2.

In 1837 and 1838, French patriots opposed to British rule led revolts in Lower Canada (now known as Quebec). The revolts were crushed, and some rebels were executed and others were sentenced to transportation to Australia on the *Buffalo*. In 1840, the *Buffalo* transported 91 English-speaking rebels to Tasmania and 58 French-speaking Canadians to New South Wales. They were sent to the Long Bottom Stockade, which was close to the present-day Concord Oval and St Luke's Park. The exiles were employed in collecting timber, quarries, shell-collecting and stone breaking. By 1844, all were granted free pardons and eventually all but three returned to Canada, as two died in exile and one married and remained in New South Wales. Canada Bay is named after the Canadian exiles<sup>4</sup>.

Concord's First Land Grants, 1793

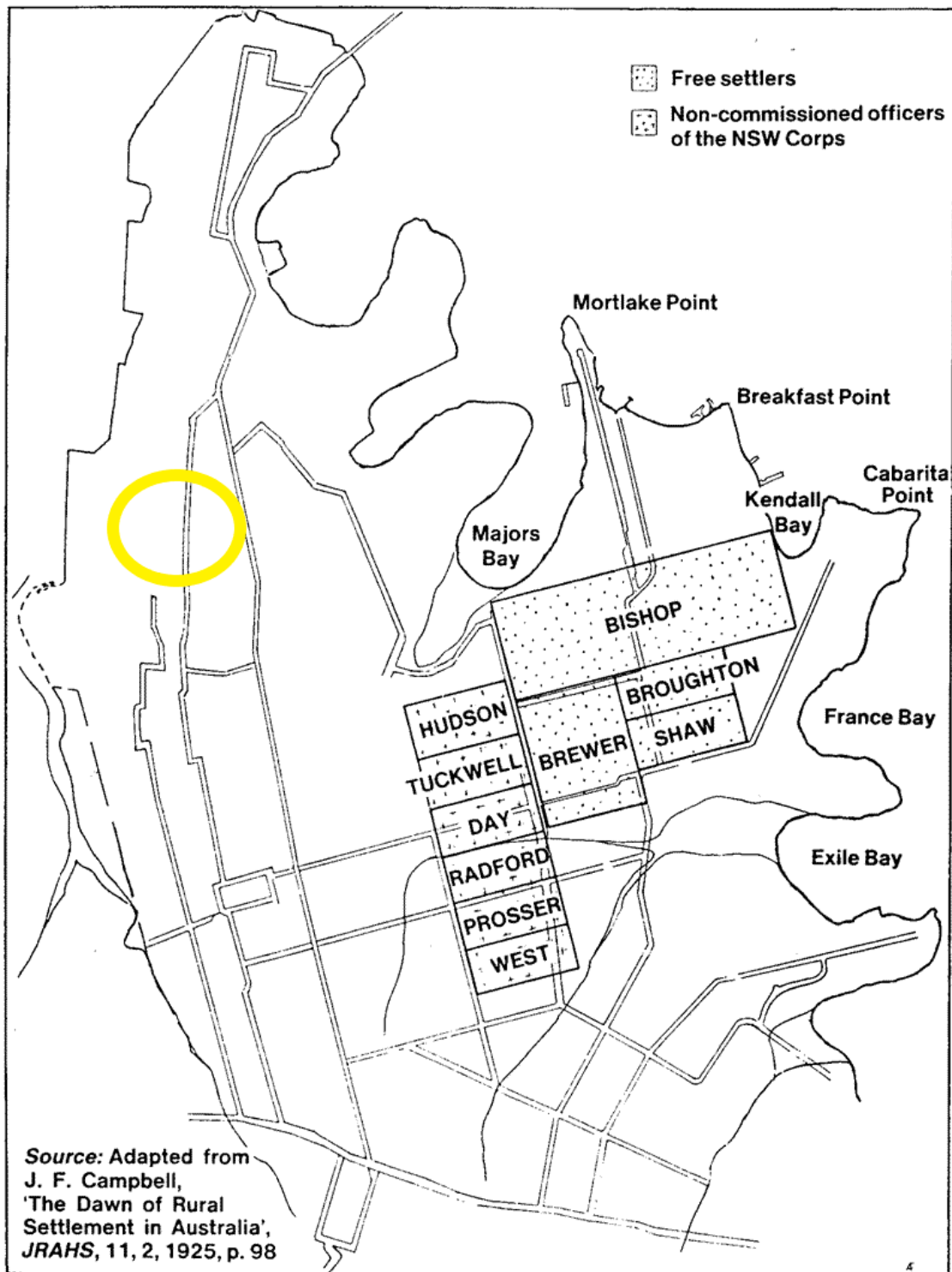


Figure 3.1 The first land grants in Concord. (Source: Canada Bay Heritage Society website with GML overlay)

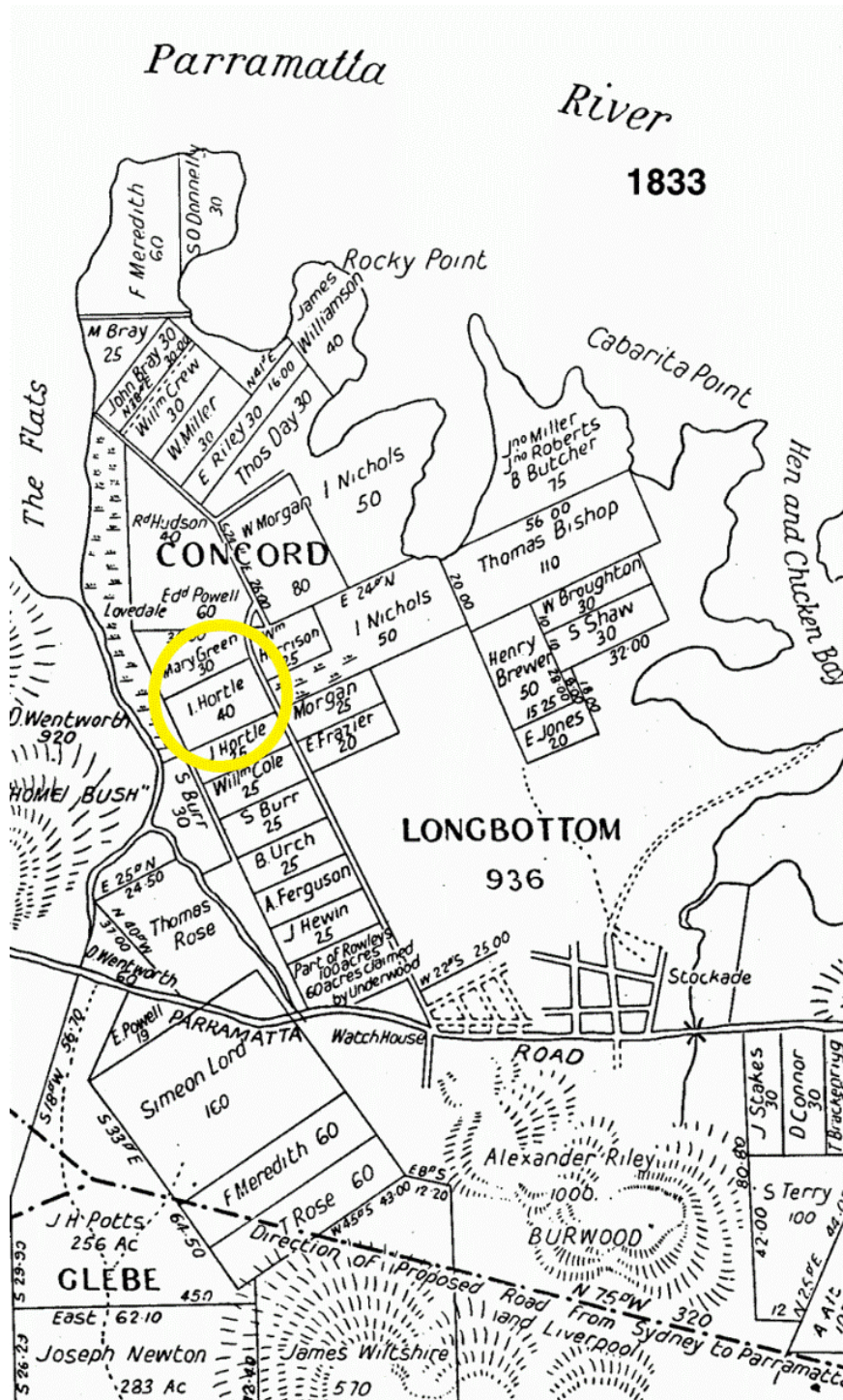


Figure 3.2 1833 land grants showing the subject site was divided across several land grants.  
(Source: Canada Bay Heritage Society website with GML overlay)



### 3.4 Early twentieth-century development

The twentieth century history of the area is characterised by industrial development. The state and state brickworks were both built at Concord <sup>5</sup>. While the area around the river was popular for industrial development due to easy access to the river, a railway line was established in 1886 and this became a crucial means of transporting goods and workers. Industries were attracted by the ease of river transport, close location to Sydney and relatively cheap land. Some of the first industries in Concord were timber mills, stone quarries, fishing, oyster gathering and dairy farms <sup>6</sup>. The municipality continued to attract industry, with more factories built in the late 1920s and 1930s that provided work to the area's inhabitants. Employment provided by these factories was a major factor in Concord's recovery from the Great Depression. The area to the west of the railway, in the vicinity of the subject site, became an important industrial centre where factories produced a range of goods such as stock feeds, paint, steel, chemicals and biscuits <sup>7</sup>.

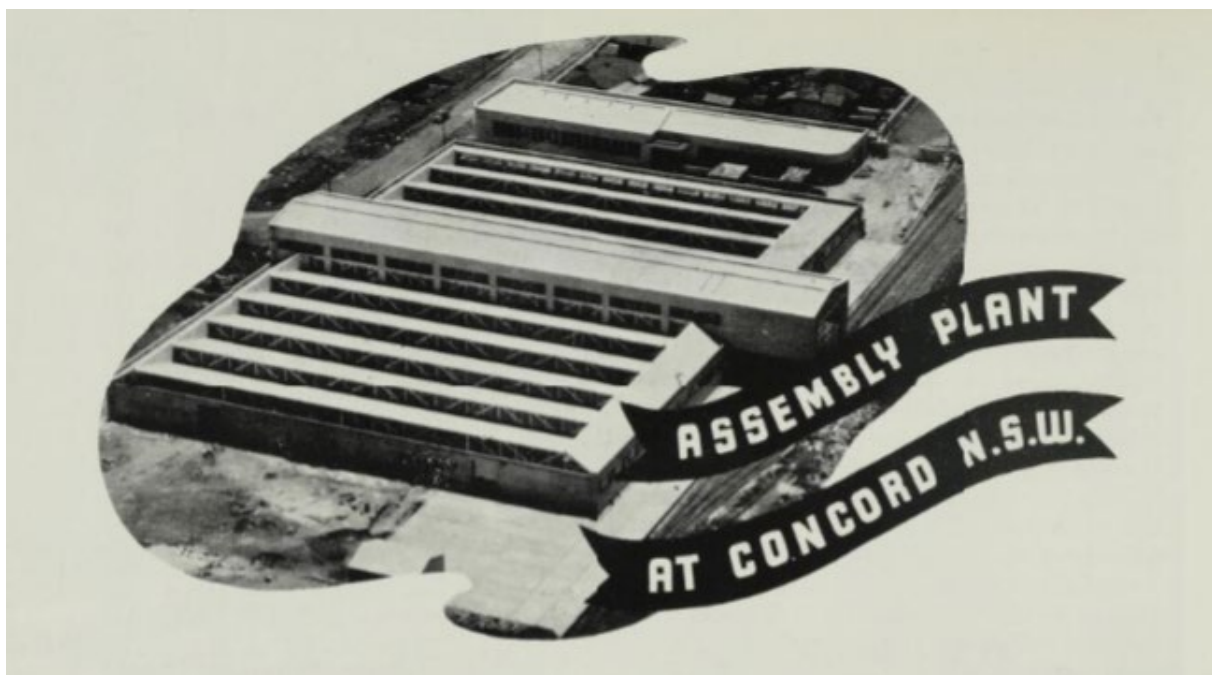


Figure 3.3 Image of the assembly plant building designed by Stephenson, Meldrum and Turner in 1937, which previously occupied the subject site. (Source: *Decoration and Glass*, Vol. 3 No. 11 March 1938, p 20)

In 1937, H. V. McKay Massey Harris Pty Ltd built an assembly plant and administrative block at Concord West on the subject site. The architects were Stephenson, Meldrum & Turner. The builders of the factory were Wm. Hughes & Co. Pty Ltd. The design was progressive for that period—an open plan for the general office and parquet flooring. The building was designed to house the company's assembly plant, provide storage for



farm machinery, and operate as a showroom and offices. The site adjoined the railway line and station, which allowed goods to be easily transferred from the railway line into the factory and vice versa. The plant and storage building measured 100,000 square feet, while the office block and showroom extended to 14,000 square feet.<sup>8</sup>



Figure 3.4 Exterior view of the assembly plant in 1938. (Source: *Decoration and Glass*, Vol. 3 No. 11 March 1938, p 21)

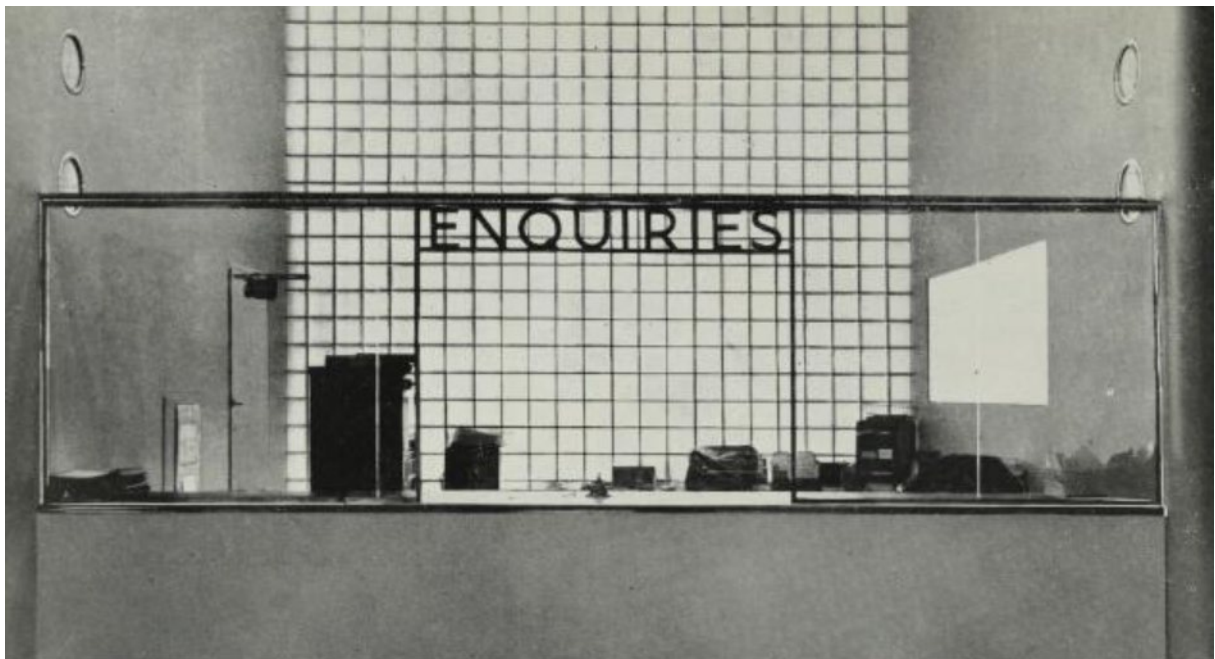


Figure 3.5 Enquiries desk at the assembly plant. (Source: *Decoration and Glass*, Vol. 3 No. 11 March 1938, p 22)



Figure 3.6 The open plan interior of the building with parquetry flooring. (Source: *Decoration and Glass*, Vol. 3 No. 11 March 1938, p 20)



Figure 3.7 Detail from 1943 aerial survey showing the HVK Massey assembly plant on the subject site. (Source: SIX Maps with GML overlay)

The assembly plant on the subject site was subsequently taken over by Telecom Australia, which had a training school nearby in George Street, North Strathfield. At this location, about 200 technicians and 100 linesmen received basic training and refresher instruction in the two large buildings. In 1977, the company expanded and set up a second Telecom office in the old assembly plant factory on the subject site.

The portion of Concord, north and west of Concord Golf Club and Majors Bay Reserve, was designated a separate suburb under the name Concord West and gazetted in 1993. In 1996, the assembly plant was demolished and a new warehouse was built. It was designed by architects SJPH Design Partnership and took twelve months to complete.<sup>9</sup> In

1997, Westpac Bank relocated its cheques and loans processing and inquiries department into the new building. The historic industrial character of the area continues and about 20% of Concord is currently zoned for industrial purposes.

## 3.5 Endnotes

- <sup>1</sup> Jo McDonald Cultural Heritage Management Pty Ltd, Archaeological Salvage Excavation of Site RTA-G1 109-113 George Street Parramatta, NSW, report prepared for Landcom.
- <sup>2</sup> Dominic Steele Consulting Archaeology, Cultural Heritage Assessment Report, Parramatta Park Storage Depot, Marquee Site and Carpark, report prepared for the Parramatta Park Trust.
- <sup>3</sup> Lerryn Mutton's Maiden Speech in Parliament on the History of Concord and Yaralla, presented to Concord Historical Society to commemorate the opening of the Concord Historical Museum on 12 August 1972.
- <sup>4</sup> Abbotsford Walk, City of Canada Bay Library Service. City of Canada Bay.
- <sup>5</sup> Lerryn Mutton's Maiden Speech in Parliament on the History of Concord and Yaralla, presented to Concord Historical Society to commemorate the opening of the Concord Historical Museum on 12 August 1972.
- <sup>6</sup> City of Canada Bay Heritage Society, 'The Long-gone Industries of Concord', extracted from Coupe, S 1983, *Concord – a centenary history*, <https://canadabayheritage.asn.au/blog/2019/02/25/the-long-gone-industries-of-concord/>
- <sup>7</sup> City of Canada Bay Heritage Society, 'The Long-gone Industries of Concord', extracted from Coupe, S 1983, *Concord – a centenary history*, <https://canadabayheritage.asn.au/blog/2019/03/19/the-long-gone-industries-of-concord-pt-2/>
- <sup>8</sup> *Decoration and Glass*, 1 March 1938, Vol 3, No. 11, pp 20–23.
- <sup>9</sup> 'How Westpac took the trauma out of moving', *Financial Review*, 14 August, 1998 <https://www.afr.com/politics/how-westpac-took-the-trauma-out-of-moving-19980814-k89tg>



## 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 the heritage values of the place—why it is important and why a statutory listing was made to protect these values.

Levels of significance are determined to be of local or state significance. These are defined as follows:

- Local heritage significance, in relation to a place, building, work, relic, movable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.
- State heritage significance, in relation to a place, building, work, relic, movable object or precinct, means significance to the state in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

### 4.2 Assessment against standard criteria

This section assesses the heritage significance of 1 King Street, Concord West in accordance with the standard criteria established in the NSW Heritage Office guidelines (Appendix A of this report). The evaluation considers the original and subsequent layering of fabric, uses, associations and meanings of the place, and its relationship to both the immediate and wider setting.

The NSW Heritage Manual guidelines, prepared by the NSW Heritage Office and Department of Urban Affairs and Planning (July 2001), provide the framework for the assessment and the Statement of Significance in this report. These guidelines incorporate the five types of cultural heritage values identified in the Burra Charter into a specially structured framework, which is the format required by heritage authorities in New South Wales.

Under these guidelines, items (or 'places' in Burra Charter terminology) are assessed in accordance with a specific set of criteria, as set out below. An item is significant in terms of the criterion if the kinds of attributes listed in the inclusion guidelines help to describe it. Similarly, the item is not significant in terms of that criterion if the kinds of attributes

listed in the exclusion guidelines help to describe it. The inclusion and exclusion guidelines are checklists only—they do not cancel each other out. The exclusion guidelines should not be applied in isolation from the inclusion guidelines, but should be used to help review and qualify the conclusions reached about the item’s significance.

To apply the assessment criteria, both the nature and degree of significance for the place need to be identified. This is because items vary in the extent to which they embody or reflect key values and in the relative importance of their evidence or associations.

The assessment also needs to relate the item’s values to its relevant geographical and social context, usually identified as either local or state contexts. Items may have both local and state significance for similar or different values/criteria.

#### **4.2.1 Criterion A (historical significance)**

An item is important in the course, or pattern, of NSW’s—or the local area’s—cultural or natural history.

The current building on the site was built in 1997 and no historical remnants remain from the 1937 assembly plant designed by Stephenson, Meldrum and Turner. Therefore, the current building does not meet this criterion.

#### **4.2.2 Criterion B (associative significance)**

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s—and/or the local area’s—cultural or natural history.

The current buildings on the site (the warehouse and adjacent childcare centre) have no link to the life or works of a particular person or to the history of New South Wales and therefore do not meet the criterion for associative significance.

#### **4.2.3 Criterion C (aesthetic significance)**

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW—or the local area.

The two buildings on the site are recently constructed from concrete and metal sheet cladding, and do not demonstrate any aesthetic significance, creative or technical achievement.

#### **4.2.4 Criterion D (social significance)**

An item has strong or special association with a particular community or cultural group in NSW—or the local area—for social, cultural or spiritual reasons.

The warehouse was occupied by Westpac Bank and used as a service and call centre. Employees largely travelled from outside Concord West to work there. The adjoining childcare facility will run for a further five years before demolition, when Only About Children (the current occupants of the building) will likely open another facility nearby due to high demand for childcare services in the area. The buildings on the site do not have any particular association with any community or cultural group, and therefore do not meet the criterion for social significance.

#### **4.2.5 Criterion E (research potential)**

An item has potential to yield information that will contribute to an understanding of NSW's—or the local area's—cultural or natural history.

The buildings have little research potential that could contribute to the area's cultural or natural history. This criterion is not met.

#### **4.2.6 Criterion F (rarity)**

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

The buildings on the subject site were built in the 1990s and do not possess an uncommon, rare or an endangered aspect of New South Wales's cultural or natural history. This criterion is not met.

#### **4.2.7 Criterion G (representativeness)**

An item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local area's):

- cultural or natural places; or
- cultural or natural environments

The warehouse building on the subject site is representative of the area's industrial heritage, which is a key characteristic of Concord West.



## **4.3 Statement of significance**

The two buildings at 1 King Street, Concord West, date from the latter half of the 1990s. No remnants from the former 1937 assembly plant exist at the site. While the warehouse building represents some continuity of the area's industrial character, it is a recent construction and bears no direct link with the historical industries of the area. The social significance of the building is low. The two buildings on the subject site are assessed as having little heritage significance.

## **4.4 Heritage Items in the Vicinity**

### **4.4.1 Concord West Memorial Garden Park (I395)— Statement of significance**

The following statement of significance is taken from the State Heritage Inventory Item ID: 2890362 Inventory Sheet for Concord West Memorial Garden Park:

"Park with layout and some intact elements and characteristic planting from c.1930 period now uncommon. Notable in streetscape."

### **4.4.2 Powells Creek Reserve (I467)—Statement of significance**

The following statement of significance is taken from the State Heritage Inventory Item ID: 2890371 Inventory Sheet for Powells Creek Reserve:

"Reserve with planting of indigenous species from c.1970/80s. Notable landscape element adjacent to freeway leading to Olympic Games site."

## 5 Heritage impact assessment

### 5.1 Introduction

Table .1 describes the terminology used in this report when assessing the heritage impacts of the proposed development.

Table 5.1 Heritage impact rating definitions.

| Rating            | Definition  |
|-------------------|---|
| Major adverse     | <p>Actions which will have a severe, long-term and possibly irreversible impact on the heritage item.</p> <p>Actions in this category would include partial or complete demolition of a heritage item or addition of a new structure in its vicinity that destroys the visual setting of the item. These actions cannot be fully mitigated.</p> |
| Moderate adverse  | <p>Actions which will have an adverse impact on a heritage item. Actions in this category would include removal of an important aspect of a heritage item's setting or temporary removal of significant elements or fabric. The impact of these actions could be reduced through appropriate mitigation measures.</p>                           |
| Minor adverse     | <p>Actions which will have a minor adverse impact on a heritage item. This may be the result of the action affecting only a distant/small part of the setting of a heritage place.</p> <p>The action may also be temporary and/or reversible.</p>   |
| Neutral           | <p>Actions which will have no heritage impact.</p>  |
| Minor positive    | <p>Actions which will bring a minor benefit to a heritage item, such as an improvement in the item's visual setting.</p>  |
| Moderate positive | <p>Actions which will bring a moderate benefit to a heritage item, such as removal of intrusive elements or fabric, or a substantial improvement to the item's visual setting.</p>  |
| Major positive    | <p>Actions which will bring a major benefit to a heritage item, such as reconstruction of significant fabric, removal of substantial intrusive elements/fabric or reinstatement of an item's visual setting or curtilage.</p>   |

## 5.2 Canada Bay Local Environmental Plan 2013

The proposed works are addressed in the table below in relation to the relevant clauses in the Canada Bay LEP 2013.

Table 5.2 Canada Bay LEP 2013 Clause 5.10 compliance table.


| Part 5 Clause 10—<br>Heritage conservation   | Analysis  |
|--|---|
| <p><b>Clause 5.10 (1) Objectives</b></p> <p>(a) To conserve the environmental heritage of Canada Bay,</p> <p>(b) To conserve the heritage significance of heritage items and conservations areas, including associated fabric, settings, and views,</p> <p>(c) To conserve archaeological sites,</p> <p>(d) To conserve Aboriginal objects and Aboriginal places of heritage significance.</p> | <p>The subject site is not listed as a heritage item on the NSW SHR nor in Schedule 5 of the Canada Bay LEP 2013.</p> <p>The subject site is not within an HCA.</p> <p>The site is in the direct vicinity of the following two heritage items listed in Schedule 5 of the Canada Bay LEP 2013.</p> <p><b>Concord West Memorial Garden Park (I395)</b></p>  <p>Figure 5.1 Concord West Memorial Garden Park.</p> <p>This heritage item is situated to the northeast of the subject site and separated from the site by the railway tracks and the two storey Concord West Station.</p> <p>Although listed as a heritage item, as explained above, the park is a small remnant of a larger heritage item that was destroyed when the new Concord West Station was newly built in 2014.</p> |



Figure 5.2 The view from Concord West Memorial Park to the subject site.

The inventory sheet for the item states that the item is 'notable in streetscape'<sup>1</sup>. Although the proposed development will be visible from the park across the railway tracks, the views along Queen Street will be maintained. The construction of the proposal would involve a **minor adverse physical** and **minor to moderate adverse visual impact** on the park. Local community will retain access to the park.

#### **Powells Creek Reserve (I467)**

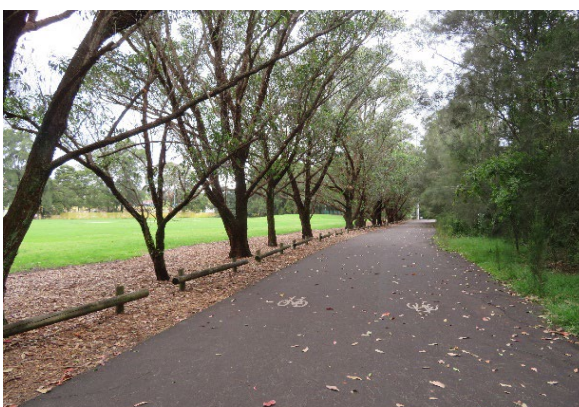


Figure 5.3 View into Powells Creek Reserve.

This heritage item is situated to the west of the subject site. It is a reserve made up of green space, playing fields and mangroves running alongside the creek. The area is notable for its indigenous species from the 1970s and 1980s, such as Port Jackson figs,

## Part 5 Clause 10— Heritage conservation

### Analysis

melaleuca species, blue gums, swamp casuarinas and acacia glauca<sup>2</sup>.



Figure 5.4 View from Powells Creek towards the subject site.

The proposed development is likely to compromise close and distant views from this heritage item. The trees on western perimeter of the subject site currently obscure the warehouse. The views from Powells Creek Reserve consist of green space with mature tree plantings dominating the skyline. A multi storey tower is likely to dominate this landscape setting and have a **minor to moderate adverse visual impact** on this heritage landscape.

There are no known archaeological sites within the subject site. The Aboriginal heritage of the subject site has been assessed as part of a separate due diligence report. The findings of this due diligence assessment are:

- The nature of the Archaeological record in the wider context of the study area is such that Aboriginal objects are unlikely to remain after previous the disturbances and construction on the subject site.
- Any and all works within the study area are unlikely to harm any Aboriginal objects.

#### Clause 5.10 (2) Requirements for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case

The subject site is not a heritage item, is not known as a place containing Aboriginal objects or archaeological relics and is not located within a heritage conservation area.

However, given the subject site is located in close proximity to two heritage items, a heritage impact statement (HIS) needs to be prepared to assess the impact of the proposed development on these places.

| Part 5 Clause 10—<br>Heritage conservation   | Analysis   |
|--|--|
| <p>of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p>                 | <p>Once details have been provided that outline the form and height of the proposed development for the subject site, a comprehensive HIS will be prepared.</p> <p>n/a</p> |
| <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p>                                      | <p>n/a</p> <p>n/a</p>  |
| <p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</p> | <p>Please refer to the Aboriginal Due Diligence Report completed by GML.</p> <p>n/a</p> <p>n/a</p>   |
| <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p>  | <p>n/a</p>   |
| <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area,</p> <p>or</p> <p>(ii) on which an Aboriginal object is located or that is</p>                                   |  |

| Part 5 Clause 10—<br>Heritage conservation   | Analysis |
|--|----------|
| <p>within an Aboriginal place of heritage significance,</p> <p>(f) subdividing land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p>  |          |
| <p><b>Clause 5.10 (4) Effect of proposed development on heritage significance</b></p>  |          |
| <p>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).</p> | n/a      |
| <p><b>Clause 5.10 (5) Heritage assessment</b></p>  | n/a      |
| <p>The consent authority may, before granting consent to any development:</p>  | n/a      |



| Part 5 Clause 10—<br>Heritage conservation  | Analysis  |
|---|---|
| (a) on land on which a heritage item is located, or   |   |
| (b) on land that is within a heritage conservation area, or   | Given the subject site is located in close proximity to two heritage items and the proposed development will potentially be within the visual catchment of other heritage items and a heritage conservation area, a heritage impact statement will be required to accompany any development application for the site. |
| (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),  |   |
| (d) 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. |   |

## 5.3 Heritage Division guidelines

The proposed development to the site at 1 King Street, Concord West are addressed in relation to relevant questions taken from the Heritage Division (now Heritage NSW) guidelines for 'Statement of Heritage Impact'.

Table 5.3 Discussion of heritage impacts according to Heritage Division guidelines.

| Heritage Division Guidelines   |  |
|--|--|
| Question   | Discussion   |
| The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons: | The buildings that occupy the subject site are not heritage listed items and the subject site is not within a Heritage Conservation Area. There are two listed heritage items in close proximity to the site: Concord West Railway Station Park and Powell's Creek Reserve.            |
| The following aspects of the proposal could detrimentally impact   | A multi-storey tower will have a <b>minor adverse physical</b> and <b>minor to moderate adverse visual impact</b> to Concord West Railway Station Park, and <b>minor to moderate adverse visual impact</b> to Powell's Creek Reserve. In order to minimise the heritage impacts of the |

## Heritage Division Guidelines

on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

proposed development, consideration should be given to overall height and massing of future development on the site. This should take into consideration Council's response to the site's scoping proposal and appropriate height limits for the subject site to minimise potential impacts on the heritage context and setting of the site.

The following sympathetic solutions have been considered and discounted for the following reasons:

These are yet to be determined.

### **Demolition of a building or structure**

- Have all options for retention and adaptive re-use been explored?
 

The proposed development is at an early stage so these options could still be considered.

The buildings that currently occupy the site have little heritage value.

Demolition could possibly be postponed.
- Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?
 

Yes.
- 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?

## Heritage Division Guidelines

### **New development adjacent to a heritage item (including additional buildings and dual occupancies)**

This whole area has historically been industrial in character however this has shifted more recently and much of the current built environment is low density single or double storey residential. The new multi-storey development would be first of its kind in the area.

The curtilages around these two heritage items are crucial to maintaining their significance.

- How is the impact of the new development on the heritage significance of the item or area to be minimised?

The numbers of storeys are as yet unclear but any multi storey development over 8.5 metres will have a **minor adverse physical** and **minor to moderate adverse visual impact** to Concord West Railway Station Park, and **minor to moderate adverse visual impact** to Powell's Creek Reserve.

This is yet to be ascertained as details of the proposed development are not yet available.

This is yet to be ascertained as details of the proposed development are not yet available.

This is yet to be ascertained as details of the proposed development are not yet available.

- How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?
- How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?
- 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

## Heritage Division Guidelines

this been minimised?

- Will the public, and users of the item, still be able to view and appreciate its significance?

### Tree removal or replacement

- Does the tree contribute to the heritage significance of the item or landscape?

Yes the trees around the western boundary of the site have potential for heritage landscape values.

The trees are not necessarily being removed as part of the development.

The proposed development is still in the early stages but this should happen in due course.

The proposed development is still in the early stages so this is as yet unclear.

- Why is the tree being removed?
- Has the advice of a tree surgeon or horticultural specialist been obtained?
- Is the tree being replaced? Why? With the same or a different species?

## 5.4 Endnotes

- <sup>1</sup> State Heritage Inventory, 'Concord West Railway Station Park': <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2890362>
- <sup>2</sup> State Heritage Inventory, 'Powell's Creek Reserve': <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2890371>

## 6 Conclusions and recommendations

1 King Street, Concord West is not a listed heritage item on the Canada Bay LEP 2013. However, the proposed demolition of this site requires that a Statement of Heritage Impact (HIS) be 'prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measure to ensure they are minimised and mitigated'.

This HIS report has been prepared as a stand-alone document to address the above requirement. Section 4 is a preliminary assessment of the site's significance, based on material evidence and historical background.

This HIS concludes the following:

1. The site of 1 King Street, Concord West, is assessed as having little heritage significance and would not reach the threshold for heritage listing.
2. The site contains several mature trees in the north-western corner of the site. These trees have some potential for heritage landscape values. An arboricultural report on the mature trees is required to understand the value of the trees and any proposed mitigation methods. Other trees on the site are smaller and have little amenity value.
3. No assessment of historical archaeological potential has been undertaken as part of this HIS. Any subsurface excavations would require a historical archaeological assessment to mitigate any potential impacts.
4. 1 King Street, Concord West, is in the vicinity of two listed heritage items. As demonstrated in Section 4 and Section 5, the proposed works on the subject site 1 King Street, Concord West, are assessed to have a **minor adverse physical** and **minor to moderate adverse visual impact** to Concord West Railway Station Park, and **minor to moderate adverse visual impact** to Powells Creek Reserve, the two heritage items in its vicinity.
5. To align with the heritage context and setting of the subject site, consideration should be given to the architectural design, massing, articulation and materiality of the future development on the site.