

74-80 Restwell Street and 1-9 Leonard Street, Bankstown

Statement of Heritage Impact



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Introduction

1.0

1.1 Background

This report has been prepared for Merhis Pty Ltd to accompany a development application for a proposed residential development at 74-80 Restwell Street and 1-9 Leonard Street, Bankstown.

The report evaluates the proposed development, designed by Marchese Partners.

1.2 Report Objectives

The main objective of this Statement of Heritage Impact is to determine the impact of the proposed development on the established significance of the heritage items in its vicinity.

1.3 Methodology and Structure

This Statement of Heritage Impact has been prepared in accordance with the guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as *The Burra Charter*, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, *NSW Heritage Manual*.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.4 Site Identification

The subject site is a 6,355 square meter area of land in the Bankstown CBD, located between Restwell and Leonard Streets, south of Stanley Street. It is known as 74-80 Restwell Street and 1-9 Leonard Street, and is described by NSW Land and Property Information (LPI) as:

Lots 10-13 DP 11718
Lot 81 DP 8448
Lots 1-3 DP 306558
Lot 40 DP 112897.

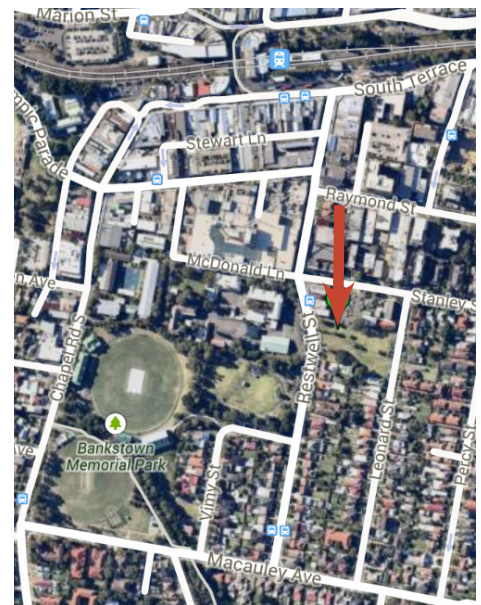


Figure 1.1
Location map and aerial photograph showing the subject site marked with a red arrow

Source: nearmap.com.au



Figure 1.2
Aerial photograph showing the subject site outlined in red

Source: NSW LPI SIX Maps

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1.5 Heritage Management Framework

The subject property is **not** listed as an item of heritage significance in any statutory instrument.

However, it is in the vicinity of the following items listed in Schedule 5 of the *Bankstown Local Environmental Plan (LEP) 2015*, as items of local heritage significance:

- I11 Bankstown Public School, 61 Restwell Street
- I14 Bankstown Chinese Baptist Church, 26 Stanley Street

As such, the property is subject to the heritage provisions of the *Bankstown LEP 2015* under the *NSW Environmental Planning and Assessment Act 1979*. Bankstown City Council must take into consideration the potential impact of any proposed development on the heritage significance of the adjacent heritage items.

1.6 Authorship

This report has been prepared by Gail Lynch, Associate Director, and Mark Mawdsley, of Graham Brooks and Associates Pty Ltd. This report has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by Graham Brooks and Associates Pty Ltd.

1.7 Report Limitations

This report is limited to the analysis of the European significance of the site. Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

1.8 Copyright

Copyright of this report remains with the author, Graham Brooks and Associates Pty Ltd.

Site Description & Context

2.0

The consolidated site at 74-80 Restwell Street and 1-9 Leonard Street, Bankstown, is located immediately south of the Bankstown Southern CBD Core. As such, the development to its north is predominantly commercial, while that to its south and east is residential. Bankstown Public School is located to the west of the site, on the opposite side of Restwell Street, with Bankstown City Gardens to its south.

The vacant land of the subject site extends between Restwell Street and Leonard Street, south of Stanley Street. Adjoining the site to the north, at 70 Restwell Street, is a property containing a one and two storey building used by the Bankstown Scout Groups. Also to the north are an open air carpark at 32-36 Stanley Street and the heritage listed Baptist Church complex at 26-30 Stanley Street, comprising the Chinese Baptist Church and the Fatherland Vietnamese Alliance Church, formerly known as the Baptist Church.



Figure 2.1
Aerial photograph showing the subject site and its immediate context

Source: NSW LPI SIX Maps

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Figure 2.2
Looking south along Restwell Street, with the subject site on the left of the image and the adjoining residential development seen at the rear



Figure 2.3
Looking north along Restwell Street towards the subject site, showing the residential development to its south



Figure 2.4
View of the subject site from Restwell Street



Figure 2.5
Bankstown Public School, opposite the subject site in Restwell Street



Figure 2.6
Looking south along Restwell Street from the vicinity of the Stanley Street intersection, with the subject site seen in the background on the left of the image



Figure 2.7
View to Bankstown Public School from the vicinity of the subject site



Figure 2.8
View of the subject site from Leonard Street



Figure 2.9
The Fatherland Vietnamese Alliance Church (left) and the Bankstown Chinese Baptist Church at 26 Stanley Street, immediately to the north of the subject site as seen from Leonard Street



Figure 2.10
The Bankstown Chinese Baptist Church at 26 Stanley Street, at the corner of Leonard Street



Figure 2.11
The Fatherland Vietnamese Alliance Church, immediately north of the subject site



Figure 2.12
View looking south along Leonard Street, with the subject site seen beyond the Fatherland Vietnamese Alliance Church



Figure 2.13
View looking south along Leonard Street with the subject site seen on the right and its residential context on the left

Description of the Proposal

3.0

The proposed development, designed by Marchese Partners, is detailed in the plans and Statement of Environmental Effects that accompany this application. The proposed new six and seven storey residential flat building, with two levels of basement carparking, addresses both Restwell Street and Leonard Street and has extensive landscape setbacks to the adjoining properties to the north and south.



Figure 3.1
The proposed development as viewed from Leonard Street, north of the subject site

Source: Marchese Partners



Figure 3.2
The proposed development as viewed from Restwell Street

Source: Marchese Partners

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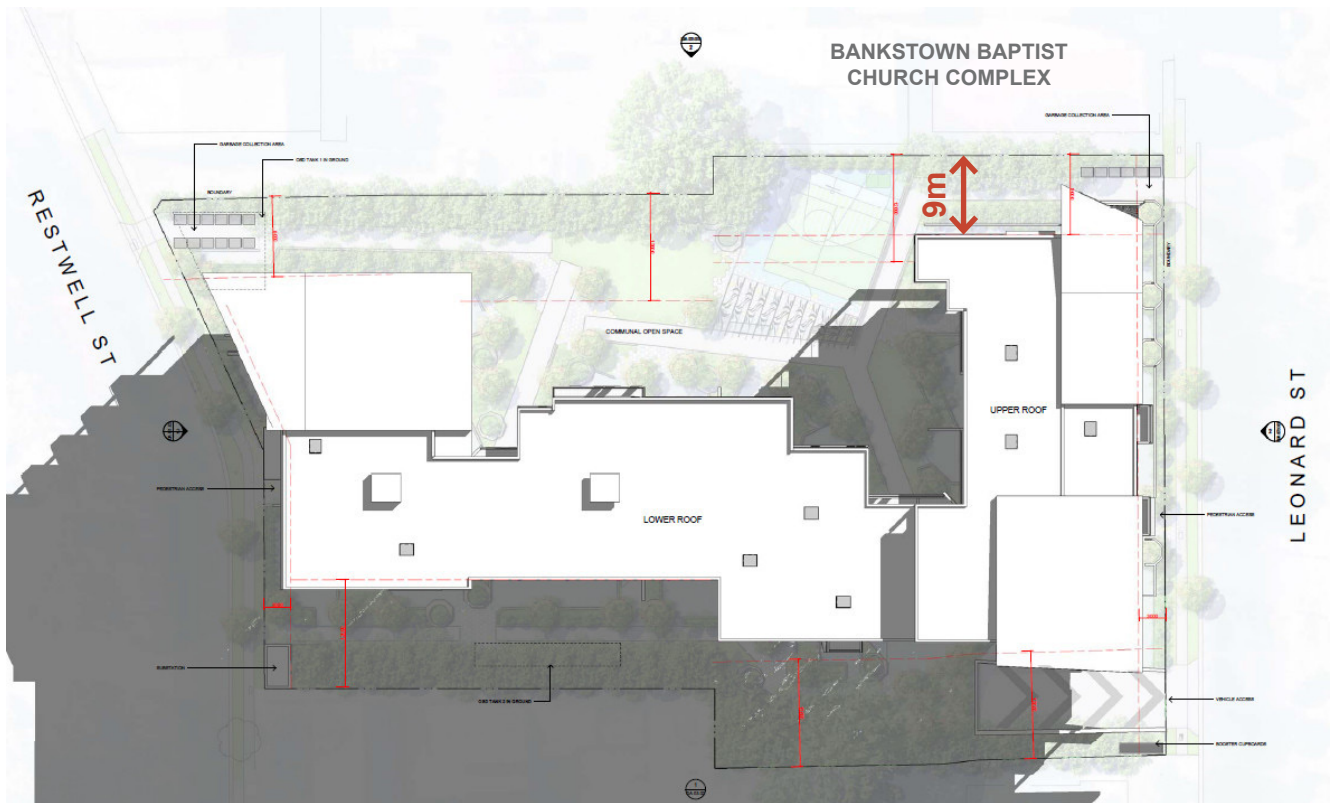


Figure 3.3
The site plan of the proposed development. The Bankstown Baptist Church Complex is located to the north of the subject site. Refer Figure 4.1

Source: Marchese Partners



Figure 3.4
The Leonard Street elevation of the proposed development. The Bankstown Baptist Church Complex is located to the north of the subject site (right of the image).

Source: Marchese Partners

Assessment of Heritage Impact

4.0

4.1 Introduction

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria, the *Bankstown LEP 2015* and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

This section of the report provides a detailed analysis of the statutory controls applying to this site, with regard to heritage.

4.2 Established Significance of the Heritage Items in the Vicinity of the Subject Site

There are two individually listed heritage items in the vicinity of the subject site. These are listed as items of local heritage significance on Schedule 5 of the *Bankstown LEP 2015*.

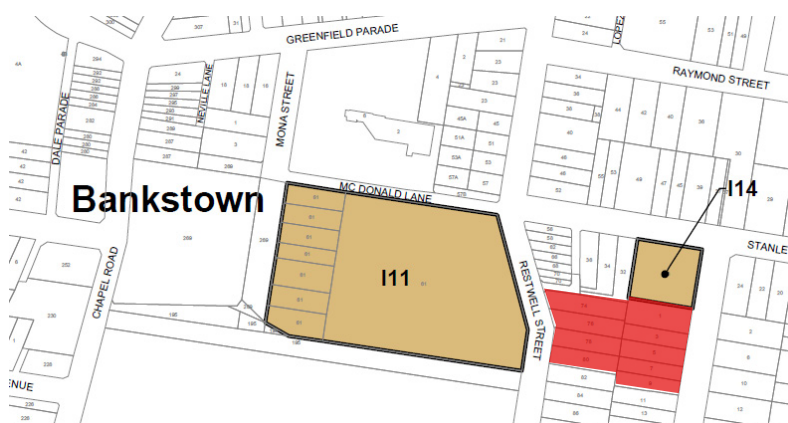


Figure 4.1
Extract from the *Bankstown LEP 2015* Heritage Map 5 showing the location of the subject site coloured red and the heritage items in its vicinity, I11 Bankstown Public School and I14 Bankstown Chinese Baptist Church

Source: www.legislation.nsw.gov.au

Bankstown Chinese Baptist Church

The whole of the Baptist Church complex at 26-30 Stanley Street is identified on the *Bankstown LEP 2015* Heritage Map as the listed item. The site contains a varied collection of buildings, including the Post-war Chinese Baptist Church at the corner of Stanley and Leonard Streets and the earlier Baptist Church, now known as the Fatherland Vietnamese Alliance Church, in Leonard Street, immediately north of the subject site. (Refer to Figure 2.9)

The NSW Heritage Inventory has the following information for this item which it notes is the Vietnamese Baptist Church, database entry number 1060013:

Statement of Significance:

Evidence of changed immigration policies and resultant changes in Bankstown's population.

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Description:

Brick church with Marseilles tile roof.

Historical Notes:

Founded as Baptist Church. Foundation stone laid June 1920.

Bankstown Public School

The NSW Heritage Inventory has no information for the Bankstown Public School, database entry number 1060011. The school was established in 1915 and is assumed to be heritage listed for its historical association with the provision of education in the local area. It contains a collection of contemporary and historic school buildings.

4.3 Evaluation Against the Guidelines of the NSW Heritage Division

The NSW Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines relating to development adjacent to a heritage item are addressed below, with the questions noted in italics.

The following aspects of the proposal respect or enhance the heritage significance of the adjacent item for the following reasons:

- Retention of significant views to and from the heritage items in the vicinity, and their setting

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

The likely heritage impact of the proposal on its surroundings is considered to be acceptable and no additional measures are deemed necessary to minimise any impact.

The proposed development will introduce new built elements to the locality which are consistent with the current zoning of the area. The impact of this change has been minimised by the landscape buffer provided to the north of the proposed buildings.

Bankstown Public School is physically and visually separated from the subject site by the width of Restwell Street and the established vegetation within its grounds.

Why is the new development required to be adjacent to a heritage item?

The owners of the subject site wish to develop their land, as permitted in the Bankstown LEP. The proposed development is on a separate land parcel with no known historical relationship with the adjacent heritage item to its north. Bankstown Public School, opposite the site in Restwell Street, is physically and visually separated from it by the width of the roadway.

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

The curtilages of the Bankstown Baptist Church site and Bankstown Public School are limited to that of their Lot Boundaries, which provide their settings, and the views available from the public domain.

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

No significant views to and from the heritage items in the vicinity of the site have been identified.

Although the proposed development will be seen in some views from Bankstown Public School there will be limited impact resulting from the visual change to the urban context.

There are currently limited views to the school available from Leonard Street across the vacant land of the subject site. As these views will be lost with any development of the site, this is not unreasonable and is not considered to be an adverse heritage impact.

The proposed development is physically separated from the Bankstown Public School campus by the width of Restwell Street, and will not affect views to the school from the public domain in Restwell Street.

The proposed development is separated from the Chinese Baptist Church building at the corner of Stanley and Leonard Streets by the earlier church building in Leonard Street. As such, it will not affect views to this building. Given that the church is oriented to Stanley Street, there will be no change on views from this building resulting from the proposed development.

The earlier church in Leonard Street, now known as the Fatherland Vietnamese Alliance Church, is immediately north of the subject site and the proposed development will be seen as a background element in some views to this building. The potential negative effects of the change to the setting for this building have been minimised

by the setback of the proposed building and the landscaped open space to be provided at the northern edge of the site. Views from the public domain to the principal elevation (east), the south elevation and pitched roof of the Fatherland Vietnamese Alliance Church will remain.

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

Archaeological assessment is outside the scope of this report.

Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?

The siting of the proposed building is setback from the northern boundary, the total setback to the external wall is 9m with unenclosed and projecting balconies located within this setback zone.

The setback from the northern boundary and adjoining heritage item in Leonard Street provides a visual separation between the two elements and ensures that proposed development is sympathetic to it. Views to the principal south elevation and pitched roof of the Fatherland Vietnamese Alliance Church from the public domain will remain.

As there is no established relationship between the subject site and the heritage items in its vicinity, it is not considered necessary for the design of the new buildings to relate to these heritage items.

Will the additions visually dominate the heritage item? How has this been minimised?

As the proposed development is separated from Bankstown Public School by the width of Restwell Street, and will not be readily visible in views to the school from the public domain, it will not visually dominate this heritage item.

The proposed building will be seen as a background element in some views to the Fatherland Vietnamese Alliance Church when approaching from the north. The impact of the proposal is mitigated by the setback from the northern boundary.

The distinctive presentation of the Chinese Baptist Church at the corner of Stanley and Leonard Streets will not be affected by the proposed development.

There will be no impact on the historic or social significance of the church complex resulting from the proposed development.

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

The proposed development will have an acceptable impact on the heritage items in the vicinity of the subject site as the public will still be able to view and appreciate the significance of Bankstown Public School and the Baptist Church complex.

4.4 Evaluation Against Bankstown LEP 2015 Heritage Provisions

The proposed development is considered to be acceptable, from a heritage perspective, as there will be no adverse impact on the established heritage significance of the listed heritage items in the vicinity of the site. There is no physical modifications proposed for either of the heritage items.

The proposed development will be visible in the background, over the Baptist Church complex, however this is considered an acceptable impact. The curtilage of both of the heritage items is limited to their lot boundary.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Bankstown LEP 2015*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Bankstown,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

Conclusions and Recommendation

5.0

5.1 Conclusions

- The subject site at 74-80 Restwell Street and 1-9 Leonard Street, Bankstown, is **not** listed as an item of heritage significance in any statutory instrument.
- It is located in the vicinity of the listed heritage items at 61 Restwell Street and 26 Stanley Street, namely Bankstown Public School and the Bankstown Chinese Baptist Church.
- The proposed development will have no adverse impact on the established heritage significance of the heritage items in its vicinity
- The impact upon the setting, and views, of heritage items in the vicinity of the subject site is considered to be acceptable from a heritage perspective.
- The proposed development is consistent with the heritage provisions of the *Bankstown LEP 2015*.

5.2 Recommendation

- Council should have no hesitation, from a heritage perspective, in approving the application.

Bibliography

6.0

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