

## BIGGE PARK

LIVERPOOL



## HERITAGE IMPACT STATEMENT TO ACCOMPANY DEVELOPMENT APPLICATION

FOR LIVERPOOL CITY COUNCIL

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# 1 INTRODUCTION

## 1.1 BACKGROUND

This Heritage Impact Statement has been prepared for Liverpool City Council to accompany an application for development works at Bigge Park.

The subject site is a locally listed heritage item (Item No. 82) under *Liverpool Local Environmental Plan 2008* (LLEP 2008) and is within the vicinity of a number of locally listed items. Further, LLEP 2008 identifies the site as being located within the Bigge Park Heritage Conservation Area.

This report is to be read in conjunction with the documentation that forms this Development Application. This includes the following document prepared by Urbis:

**BP-200-FI – LANDSCAPE FINISHES PLAN issue D, 6<sup>th</sup> March, 2015.**

## 1.2 REPORT OBJECTIVES

The initial objectives of this Statement are to identify the heritage issues that relate to the subject site, including:

- historical overview;
- physical assessment of the site and its context; and
- heritage management framework.

This information is then used to assess the proposed development against relevant heritage principles and statutory controls, which relate to the conservation of the site, its buildings, its context and the heritage items that are in its vicinity. This assessment addresses:

- location;
- scale and bulk;
- architectural detailing;
- materials and finishes.

Where relevant, recommendations are made for the improvement of the heritage outcome of the proposal.

### 1.3 SITE IDENTIFICATION

Bigge Park is centrally located in the suburb of Liverpool. The Park site is bound by Elizabeth Street to the north, Moore Street to the south, College Street to the east and Bigge Street to the west. The site is described by NSW Land and Property Information as:

Lot 701 DP 1056246 (the Dr Pirie Centre); Lot 702 DP 1056246 (Bigge Park minus the Dr Pirie Centre); and, Lot 394 DP752060 (the Bowling Club site).

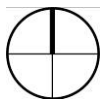


Figure 1.1 – Location plan of Bigge Park, Liverpool with the site boundaries highlighted red.  
(Source: Google Maps 2015)



Figure 1.2 – Locally listed heritage items within the vicinity of Bigge Park. (Source: LLEP 2008)

## 1.4 HERITAGE MANAGEMENT FRAMEWORK

Bigge Park is listed as a heritage item of local significance in the *Liverpool Local Environmental Plan 2012* (LLEP 2008). There are also a number of statutory listed heritage items in the vicinity of Bigge Park that are identified below in Table 1 (also refer to Figure 1.2).

| ITEM NAME   | ADDRESS  | SIGNIFICANCE | ITEM NO. (LLEP 2008) |
|---|--|--------------|----------------------|
| Liverpool Public School   | Bigge Street: Lots 8 and 9, Sec 61, DP 758620; Lots 1, 2 and 4, DP 878452; Lot 1, DP 50779; Lot 1, DP 178206; Lot 1, DP 178665; Lot 10, DP 303625; Lot 1, DP 956168; Lot 4, DP 797682; Lots 30 and 31 DP 1117676 | Local        | 71                   |
| Liverpool Railway Station Group, including station building, goods shed and jib crane | Bigge Street: Lot 31, DP 859887; Part Lot 5, DP 226933   | Local        | 72                   |
| Former Liverpool Court House  | Corner of Bigge & Moore St: Lot 442, DP 831058   | Local        | 73                   |

|   |  |       |     |
|---|--|-------|-----|
| Cast-iron letterbox   | College Street Adjacent to north-west corner of Lot 1, DP 863491 | Local | 79  |
| Liverpool College (TAFE) site, including Blocks A–G, chimneystack, fences, gatehouses and archaeological features (formerly Liverpool Hospital and Benevolent Asylum) | College Street Lot 1, DP 863491                                  | Local | 80  |
| All Saints Roman Catholic Church  | George Street: Lot 1, DP 782355                                  | Local | 85  |
| Dr James Pirie Child Welfare Centre Building (formerly Child Welfare Centre)  | Corner of Moore & Big St: Lot 701, DP 1056246                    | Local | 100 |

Table 1

Accordingly, the relevant heritage provisions of *Liverpool Local Environmental Plan 2008* (LLEP 2008) and *Liverpool Development Control Plan 2008* (LDCP 2008) apply to development of the Bigge Park site.

## 1.5 AUTHORSHIP

The report was prepared by OCP Architects Pty Ltd, written by Fiona Swan and reviewed by Otto Cserhalmi.

## 1.6 REPORT LIMITATIONS

This report is limited to a preliminary investigation of the European heritage in the vicinity of the site. It is based on a visual inspection of the site and its surroundings in conjunction with a review of available information on heritage items in the vicinity of the site, sourced via web based information.

## 2 BRIEF HISTORICAL CONTEXT

### 2.1 LIVERPOOL

European settlement in the Liverpool region began with land grants issued in the late 1700's. The first grants were supplied to George Johnston, James Healey, Michael Murphy, John Wixstead and Thomas Rowley in 1798. Following this, in 1804/5 grants were issued to Eber Bunker, the 'father of Australian whaling' who built Collingwood and Thomas Moore who built Moorebank. It was not until 1810 however that Liverpool Township was officially established by Governor Macquarie as the fourth permanent European settlement in Australia.

The urban planning of Liverpool is considered to be good example of early European colonisation. In particular, it is demonstrative of Governor Macquarie's approach toward the development of NSW from a penal colony to a free settlement, in which he is considered to have played an integral role. Initial plans for Liverpool as set out by Macquarie included a Church, school house, hospital, guard-house and town common, which were considered to be the essential elements of a township. Under the governorship of Macquarie, these foundational elements were realised and complemented by further initiatives.

Due to the town's proximity to the Georges River, Liverpool was originally access by water. Under Macquarie's jurisdiction, roads were built to improve accessibility and encourage the settlement's growth. Leases were granted to free mechanics to encourage the expansion of the settlement and in 1813 the road from Sydney to Liverpool was completed. By 1819, the town ship support around 30 houses.

In the 1850's the railway was extended from Sydney to Liverpool, providing fast and safe transportation to the region. The accessibility provided by the railway ensured Liverpool's development into a major regional city.

Liverpool, being the first town established by Macquarie in his role as Governor, holds significance as a representation of his contribution to the colony's development. Bigge Park is recognised as an integral part of the historic significance of Liverpool. Set out as a public space since the city's inception, it has continued to operate as a community park for over 200 years.

### 2.2 BIGGE PARK

Bigge Park, originally Bigge Square, was established as a town common at the formation of Liverpool township in 1810. The Park was initially an allotment of six acres, extending from Elizabeth Street down to Scott Street and alongside the Georges River. Governor Macquarie intended the Park's use to be a Public Market Place and a location for an annual fair.

The location of the Park is representative of Macquarie's approach to urban planning. The Park was centrally located, surrounded by institutional buildings of great importance, which included the Hospital and the Gaol.

Documentary evidence indicates that Bigge Park remained as an open field for many years. The boundaries of the Park were altered in the 1850's when land was claimed for the extension of the railway line. The lower portion of the site, now marked by Moore Street was claimed for the railway corridor and railway station building.

The community's use of Bigge Park is generally unrecorded until the second half of the 19<sup>th</sup> Century when evidence indicates that it was utilised for sporting events and practice. The Square was dedicated for public recreation in 1868 and since that time displays a rich history of sporting association.

*In the 1920s the open space of Bigge Park appears to have been divided into two grounds, the upper and lower. The Liverpool District Football Club was granted permission in 1922 to use the lower football ground in Bigge Park, subject to the usual conditions. (Draft Conservation Management Plan for Bigge Park Liverpool, by MUSEcape, dated 2015)*

In 1920, the land area adjoining Moore St was allocated to the Liverpool Tennis Club, the area that remains active as tennis grounds today. In 1922, the Liverpool District Football Club was granted use of the lower football ground and in 1936, 'despite objections that the park was there as a quiet sanctuary for all sections of the community, Council approved Sunday use of the Park for football, cricket, baseball and other sports including hockey and cycling, provided they were played outside church hours.' (Draft CMP)

A bowling club house was erected in the mid 1930s, and the facilities were considerably expanded in 1968 when a large club house was built. The Liverpool Bowling Club operated until 2013 when the Club closed due to a decline membership.

Bigge Park remained an open and relatively un-landscaped site for many years. A sketch plan for landscaping works to the park was produced in 1939 which included garden beds and stone fencing, however the 1943 aerial photograph shown in figure 2.2a depicts Bigge Park as an open space devoid of landscaping.



Figure 2.2a- 1943 Aerial Survey. Source: Six maps

*Much of the development of the Park took place in the mid 1950s under the auspices of the Bigge Park Improvement Committee sponsored by Liverpool City Council... Their efforts transformed the park from open space with central sports field into a landscaped municipal park. Two significant architectural features were added to the park at this time – the Rotary clock tower and the T G Scott Memorial gateway. (Draft CMP)*



Figure 2.2b- Aerial View. Source: Six maps

Over the years Bigge Park has established numerous memorials to historic figures that influenced both Liverpool and the early colony, as well as memorials celebrating local individuals. The memorials contained within the park hold historic social significance for the park and locality in general.

*The Dr James Pirie Memorial Infant Welfare Centre, located on the corner of Bigge and Moore Streets was established in response to the baby boom that occurred after WWII. This centre, with its distinctive single storey curved arc plan, contained baby health care facilities, doctors' consulting rooms, a mothers' rest room and children's library. It honoured the late, local and highly respected local medical practitioner who had devoted his life's work to the welfare of mothers and babies. The centre became an important community facility, providing social support, occasional care services and educational resources for mothers and children throughout the post-war baby boom period. (Draft CMP)*

### **Bowling Club and Greens**

The Bowling Club (see Figure 2.2c), located in the south east corner of the park was built in 1968 to service the development of the sport at the time. The Club and bowling greens hold high social significance for the locality however the closure of the club and decommissioning of the greens indicates a trend away from the sport and consequently its relevance to the community.

During its 77 years of operation, Liverpool Bowling Club made a strong social and sporting contribution to the locality. Since its closure, a variety of items of heritage value have been removed from the site and are now stored in the Liverpool Historical Society archives at Liverpool Library. A number of external memorials remain on site.



Figure 2.2c Liverpool Bowling Club, viewed from across the green. Source: OCP 2015

### Music Shell

Located east of the Rotary clock tower, the Music Shell memorialises former Liverpool Mayor Alex Grimson. Constructed in 1974 this structure has been utilised for concerts in the park. In recent times it has been more commonly used as a shelter for the homeless. The Music Shell has been enclosed, presumably to discourage its use as a shelter.



Figure 2.2c The Music Shell has recently been painted by local Liverpool artist, Cam Wall to commemorate the ANZAC Centenary. Source: OCP Architects 2015

Through its maintenance as a public space for over 200 years, Bigge Park holds high social significance for the Liverpool area. Its development from an open field to a space for sporting events to its transformation into the landscaped park that exists today, the site tells the story of Liverpool's social and physical development. Today, Bigge Park services the surrounding commercial development as a green focus for the district and provides a visual break from the high density development that has become synonymous with the city.

### 3 PHYSICAL DESCRIPTION

#### 3.1 CONTEXT

The Liverpool LEP 2008 describes Bigge Park as being located within the Bigge Park Heritage Conservation Area. The area's significance stems from the large number of heritage buildings supported in the locality as well as its historic function as the social centre of the township from the time of the city's inception. Many of the surrounding heritage buildings hold association with Bigge Park, in particular the former Liverpool Benevolent Asylum (current TAFE complex) which dates from the 1820s.

The former hospital was designed by Francis Greenway, a prominent colonial architect who was commissioned by Governor Macquarie to design a number of significant institutional and private buildings throughout the state. The visual connection between Bigge Park and the former hospital site holds high aesthetic value. Early photographs depict the park with the former hospital in the background, the park appearing an extension of the hospital's front garden. The Music Shell and bowling greens somewhat obscure and intrude upon this visual link, isolating the hospital from the park to some degree.

As one of the city's early buildings, the Anglican Church, located on Elizabeth Street, 300m west of Bigge Park holds a historic connection to the subject site. At its inception, there existed a footpath link from the former hospital, through Bigge Park to the Church. Today, the Church is visually remote from the Park site with high density commercial development existing between the two sites.

The former courthouse, located on the opposite corner of Moore and Bigge Streets had a visual association with Bigge Park prior to the construction of the Dr James Pirie Memorial Community Complex. The complex obstructs views to and from Bigge Park on this significant street corner, isolating the former courthouse to some extent. The courthouse, which is considered to be an expansion of the original gaol house is currently under care and management of Liverpool City Council.

The Dr James Pirie Memorial Community Complex, located on the corner of Bigge and Moore Streets, is a single storey face brick building with tiled roof. Built in the 1940's, the building, which is in good physical condition, has architectural significance as a rare representation in the Liverpool area, of the Post War International architectural style. The building demonstrates the history of a community health care facility's service to the community over the past 70 years.

The construction of the building disconnected Bigge Park from the major street intersection of Moore and Bigge Streets. Although it reduces the amenity of the streetscape and limits the potential of Bigge Park's contribution to the aesthetic value of this portion of the city, the Dr James Pirie Memorial Complex provides heritage value to the locality as a standalone item.

The Bigge Park conservation area is essentially a commercial district. Much development surrounding the park is new commercial development with heritage significant buildings interspersed between. The new development is generally of low aesthetic value.

#### 3.2 BIGGE PARK

The NSW Office for Environment & Heritage describes Bigge Park as follows:

*Bigge Park is bounded by Elizabeth, College, Moore and Bigge Street in Liverpool. Commercial premises, home units and the South Western Sydney Institute of TAFE take up the*

area surrounding the Park. The Park contains landscaped gardens, a War Memorial, bowling green and tennis courts.

The Park features border plantings of trees including Tallow wood (*Eucalyptus microcor*), Brush Box (*Lophostemon confertus*), Hill's Fig (*Ficus hillii*) and Red Ash (*Alphitonia excelsa*). The plantings along Bigge and Elizabeth Streets are particularly impressive. A variety of trees have been planted through the park in an informal layout. Included amongst these are trees planted to commemorate special events such as the Magnolia (*Magnolia grandiflora*) planted in 1982, the year of the Tree.

The Park also contains a variety of garden beds planted with shrubs and annuals. A number of these are associated with monuments and contribute to the significance of these items. The *Photinia glabrens* ("Rubens") hedge bordering the children's play area in the south-western corner of the Park is an item of interest.

The Park also contains a number of structures and monuments. The entrance gates at the south western corner of the Park were erected in 1956 as a memorial to T.G.Scott, a councillor of the then Nepean Shire Council from 1906 to 1948. A plaque on the gates commemorates the opening of the Park in 1956 and the work of the Bigge Park Improvement Committee in overseeing works in the Park during the early 1950s.

Towards the southern end of the Park is the Liverpool District War Memorial. The Memorial incorporates an obelisk on which are the marble plaques from the former memorial in Memorial Avenue in Macquarie Street and a fountain in the form of a stone cairn surmounted by a cross in the centre of a pool. The feature is symbolic of a battlefield grave with the pool being a pool of remembrance. The pool border features plantings of *Lomandra longifolia*, a native plant rarely used in urban parks.

A clock tower in the centre of the Park was erected in 1955 by the Rotary Club of Liverpool to commemorate the 50th Anniversary of Rotary. Nearby is a basalt rock with a plaque which was unveiled by the Governor of NSW then, Sir Roden Culter, on Liverpool Heritage Day, 7th November 1980. A brick monument (used as a drinking water fountain) located to the north of the park was erected in 1956 in memory of Thomas Moore, a pioneer of the Liverpool district.

An obelisk on the eastern side of the Park commemorates the founding of the township of Liverpool on the 7th November 1810. This date is also significant for the Park as this was when the area was set aside as part of the town common.

### **Bowling Club and Greens**

The Liverpool Bowling Club building was constructed in 1968 and is considered to have low aesthetic and architectural merit. The club is a single storey face brick building with colorbond mansard style roof. The interior spaces are typical of this type of use, with a reception area, bar, kitchen, dining area and stage for presentations. There are male and female amenities and a keg room below ground level. An upper level supports an open plan office space.

Since the closure of the club in 2013, the site has been leased by the Salvation Army as an office space. It appears as though no major alterations have occurred to the building's fabric.

There exists within the Bowling complex a number of memorials to local bowling club figures. Of note is the sandstone drinking fountain erected in 1964 in memory of Ernie Webb, the Club's treasurer from 1947-1964.

While the structures are considered to be in fair condition, the buildings themselves are listed within the site's CMP as being intrusive elements within the landscape. The building and associated greens are no longer in operation and as such are occupying valuable space which could be better incorporated back into the main park area.

### **Music Shell**

The Music Shell is a concrete structure built in the mid 1970's as the stage for concerts held within Bigge Park. Although described as being of little significance within Bigge Park's Draft CMP, the structure exhibits some architectural merit as representative of the era of its inception.

## **4 STATEMENT OF SIGNIFICANCE FOR BIGGE PARK**

The following statement of significance has been sourced from the Draft CMP for Bigge Park.

*Bigge Park has historical significance at a State level as an example of the town squares included by Governor Lachlan Macquarie in his plans for the towns he established in the colonies of New South Wales and Van Diemen's land between 1810 and 1822. As an area of public open space in continuous use since it was created, Bigge Park has been a key part of Liverpool for more than 200 years. The park is one of the few colonial places (along with the former Court House, former Hospital, St Luke's Church and the street grid plan) remaining which demonstrate the history of the town. The park also has a long history as a place for memorials to important events and persons associated with Liverpool.*

*The park (formerly Bigge's Square, then Bigge-square Park) named after Commissioner John Thomas Bigge has strong associations with important figures in the early colonial planning and development of the colonies of New South Wales and Van Diemen's Land, including Governor Lachlan Macquarie and Surveyor James Meehan as well as Bigge. The park contains memorials to several figures important in the development of Liverpool including Thomas Moore (drinking fountain), T G Scott (gateway), Alex Grimson (music shell) and Dr James Pirie (former baby health clinic, later community centre). The park has contained two war memorials including the current Liverpool Regional War Memorial and is the focus of annual Anzac Day and Armistice Day commemorations. There are strong associations at a local level with local sports including football, cricket, tennis and bowls, the park being the former headquarters of the Liverpool City Bowling Club and the Southern Districts Tennis Association. There are more minor associations with dignitaries who unveiled memorials including former NSW governors Sir Eric Woodward and Sir Roden Cutler VC.*

*Bigge Park has aesthetic significance at a local level as a designed cultural landscape with several prominent buildings and structures and mature tree plantings. Significant built elements include the Dr Pirie Centre, the T G Scott Memorial Gateway and the Rotary clock tower. The aesthetic values of the park derived from its open spaces and ornamental plantings are compromised to some extent by relatively recent buildings including the bowling club house and tennis club house and the additions and disabled access ramps to the Dr Pirie Centre.*

*It is likely that Bigge Park has high social significance for particular groups within the contemporary Liverpool community, particularly local sporting groups, those who use the park for passive recreation or attendance at ceremonies such as Anzac Day commemorations and the homeless people who use the park's Music Shell for overnight shelter. Aboriginal land claims over the park by the Gandangara Local Aboriginal Land Council indicate the park has special significance to a group representing local Aboriginal people.*

*Bigge Park has some technical significance as an example of Macquarie's town planning for the colony of New South Wales and there is potential for further information about the history of the place through ongoing research of archival sources.*

*Bigge Park has rarity value at a State level as a relatively intact example of one of the few town squares ordered by Governor Lachlan Macquarie and surveyed by James Meehan in the second decade of the 19th century.*

*Bigge Park is representative of early town squares later dedicated as municipal parks. While some of the original area of Bigge's Square was appropriated for railway use in the 1850s, the present boundaries are largely unchanged since that time although some sections have been alienated for sectional sporting interests.*

## 4.1 ASSESSMENT OF SIGNIFICANCE

This section assesses the significance of the place against the criteria set out by the Heritage Division, NSW Office of Environment and Heritage.

### 4.1.1 SHR Criterion A Historical Significance

Bigge Parks represents an example of commons that traditionally formed part of the early settlements established by Governor Macquarie. The site has historical significance for its continual operation as an open, communal space servicing the inhabitants of Liverpool. This significance is strengthened by the Parks relationship to a number of surrounding heritage significant buildings, such as the former Hospital and former Court House.

### 4.1.2 SHR Criterion B: Associative Significance

Bigge Park holds significance for its association with several key figures that helped form the early colony. These include Governor Lachlan Macquarie who is recognised as playing an integral role in the development of NSW, James Meehan, who surveyed Liverpool, along with other prominent colonial settlements and James T Bigge, a British official appointed to oversee the administration of the colony and namesake of the Park.

Numerous memorials throughout the Park represent important figures in Liverpool's development. These include Thomas Moore (drinking fountain), T G Scott (gateway), Alex Grimson (music shell) and Dr James Pirie (former baby health clinic). The park also supports the Liverpool Regional War Memorial and has strong historical associations with a number of local sporting clubs.

### 4.1.3 SHR Criterion C: Aesthetic Significance

The aesthetic significance of Bigge Park lies in its open space and ornamental plantings. The vistas afforded from the Park to surrounding historic sites, such as the former hospital, contribute to the aesthetic significance of the site.

There are a number of recent structures on site which diminish the aesthetic significance of the Park, 'including the bowling club house and tennis club house and the additions and disabled access ramps to the Dr Pirie Centre'. (CMP)

### 4.1.4 SHR Criterion D: Social Significance

Bigge Park has historically operated as a public, open space from the inception of the settlement. The number of memorials on display within the Park indicate associative significance with a number of community groups within the Liverpool region.

The site's historic association with a number of sporting activities would further suggest a level of social significance to the local community.

#### 4.1.5 SHR Criterion E: Research Potential

*There is the potential to gain more information on the group from further architectural, archaeological and documentary research. (Office of Environment and Heritage)*

#### 4.1.6 SHR Criterion F: Rarity

Bigge Park is considered rare in that it is one of the few remaining squares set out by Macquarie during his time as Governor. The site's continued use as a public square since the early 1800's is rare within the State.

#### 4.1.7 SHR Criterion G: Representativeness

*The site, as part of the former early 19th century Liverpool Commons, is representative of land use in the early planning of urban centres in the Colony, particularly those compiled by Gr Macquarie. The site's present recreational use is representative of urban parklands throughout the State. (Office of Environment and Heritage)*

## 4.2 GRADING OF SIGNIFICANCE

The following table, produced by the Heritage Council of NSW, provides a guide for grading the significance of heritage items and items on a heritage listed site.

| Grading            | Justification  | Status   |
|--------------------|--|--|
| <b>Exceptional</b> | Rare or outstanding item of local or State significance. High degree of intactness. Item can be interpreted relatively easily.       | Fulfil criteria for local or State listing.          |
| <b>High</b>        | High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance. | Fulfil criteria for local or State listing.          |
| <b>Moderate</b>    | Altered or modified elements. Elements with little heritage value but which contribute to the overall significance of the item.      | Fulfil criteria for local or State listing.          |
| <b>Little</b>      | Alterations detract from significance. Difficult to interpret.   | Does not fulfil criteria for local or State listing. |
| <b>Intrusive</b>   | Damaging to the item's heritage significance.  | Does not fulfil criteria for local or State listing  |

The following table represents the grading of significance outlines in the Bigge Park Draft CMP, prepared by MUSEcape.

| Element                  | Grading   |
|--------------------------|---|
| Overall site             | Exceptional (State)   |
| Path layout              | Moderate (local)  |
| Dr Pirie Centre          | High (local)  |
| Tennis courts            | Moderate (local)  |
| Tennis club house / cafe | Moderate (local)  |
| Bowling greens           | Moderate (local)  |
| Bowling club house       | Building: Nil / intrusive; Associations / Social Values: High (local) |

|   |   |
|---|---|
| T G Scott Memorial Gateway  | High (local)  |
| Liverpool Regional War Memorial   | High (local)  |
| Rotary clock tower  | High (local)  |
| Music shell   | Building: Nil; Association: High (local)  |
| Former Dressing Shed / Pump House   | Little  |
| Children's playground   | Little  |
| Liverpool Foundation Commemorative Obelisk  | High (local)  |
| Thomas Moore Memorial drinking fountain   | Structure: Moderate (local);<br>Association: High (local)   |
| Basalt boulder & plaque memorial  | Moderate (local)  |
| Memorial against sexual violence  | Structure: Low (local); Association and<br>Social value: High (local)   |
| Year of the Tree memorial and planting  | Moderate (local)  |
| Cook Memorial Obelisk (currently in Discovery<br>Park but previously in Bigge Park) | High (State)  |
| Boundary tree plantings along Bigge Street and<br>Elizabeth Street                  | High (local)  |
| Individual ornamental tree plantings within Bigge<br>Park                           | High (local)  |
| Shrub and herbaceous plantings at War Memorial<br>and Pirie Centre                  | Low (local)   |
| Retaining walls along Bigge Street and Elizabeth<br>Street boundaries               | Little (local)  |
| Relationship with adjoining heritage items  | Exceptional (State) for relationship<br>with former Liverpool Hospital, former<br>Court House, St Luke's Church and<br>Liverpool street grid pattern. |
| Intangible values e.g. associations with special<br>events                          | High (local)  |

## 5 STATEMENTS OF SIGNIFICANCE FOR HERITAGE ITEMS IN THE VICINITY OF THE SITE

Bigge Park is located within the Bigge Park Conservation area which is a precinct of considerable historical significance. The following Statements of Significance pertaining to the heritage listed items in the vicinity of Bigge Park have been sourced from the online database of the Heritage Division, NSW Office of Environment and Heritage.

### 5.1 LIVERPOOL TAFE COLLEGE (FORMER LIVERPOOL HOSPITAL)

*The former Liverpool Hospital complex is of State significance as one of the oldest, substantially intact colonial hospital complexes in Australia. The former hospital is also State significant for its long-standing, continuous history of servicing the health needs of, first the convicts and then of the wider Liverpool community from 1810 to 1958.*

*Built by convict labour, the main 1820s Colonial Georgian building (Block B), its design initiated by Governor Macquarie and attributed to Francis Greenway, is considered one of the finest colonial buildings remaining in Australia, demonstrating the high standard of workmanship carried out by the convict labour gangs. Convict labour was also used to construct the Gate-Keepers Cottages (Blocks S & T), c1820s, and the brick wall that continues, in the most part, to encircle the complex.*

*The surviving complex of buildings associated with the hospital period (Blocks A, B, C, S, T, F & G), are a fine representation of the high standard of architectural design and construction in the colony. Flanking the main hospital building, the Edmund Blacket-designed Blocks A and C complement the original 1820s building while the Walter Liberty Vernon-designed Block F was a sympathetic addition to the complex, c1902.*

*Liverpool Hospital is State significant for its associations with Governors Lachlan Macquarie (1810-21), Sir Thomas Brisbane (1821-25) and Sir Ralph Darling (1825-31), the Civil Architect, Francis Greenway (1816-22) and the Colonial/Government Architects, Edmund Blacket (1849-54) and Walter Liberty Vernon (1890-1911).*

*In situ archaeology of the original 1810 convict-built Macquarie hospital has State significance for its potential to demonstrate the development of hospital facilities from the earliest years of settlement, as well as the techniques and materials used by the convict labour gangs. The presence of pre-1850 archaeology is rare in NSW.*

*There are few sites around Australia comparable to the former Liverpool Hospital complex which has State significance for its historic, associative, aesthetic, social, research, rarity and representative values.*



Figure 5.1 Former Liverpool Hospital; Source OCP Architects, 2015

## 5.2 DR JAMES PIRIE MEMORIAL COMMUNITY COMPLEX

*The Dr James Pirie Memorial Community Complex demonstrates the history of a community health care facility in the Liverpool area. It is associated with Dr. James Pirie. The house is representative of Post War International style architecture and exhibits a number of unusual architectural details that are rare within the Liverpool area. It has a prominent location in the streetscape and is aesthetically pleasing. There is the potential to gain more information on the site from further architectural, archaeological and documentary research.*



Figure 5.2 Dr James Pirie Memorial Community Complex; Source Google maps 2015

## 5.3 THE FORMER LIVERPOOL COURTHOUSE

*The former Liverpool Courthouse, as a working courthouse for over 150 years, demonstrates the history of the judicial service in the Colony of NSW and the Liverpool area. The site as an example of an early Colonial Georgian Courthouse with later Victorian additions and embellishments, indicating a level of technical achievement in its design and construction. It is representative of the early building styles and detailing of simple Colonial Georgian buildings. It demonstrates a high level of technical achievement and is an aesthetically pleasing building with landmark qualities. The location of the Courthouse opposite Bigge Park (SHI No. 1970025) and in the vicinity of a number of other historic sites in the Liverpool city centre contributes to the significance of the precinct within which it is located. There is the potential to gain more information from further architectural, archaeological and documentary research.*



Figure 5.3 Former Liverpool Courthouse; Source Google maps 2015

## 5.4 LIVERPOOL RAILWAY STATION GROUP

*Liverpool station building is a good example of a third class station building in the centre of a large scale redevelopment of the site. It indicates the change in technology and approach to railway construction. Liverpool goods shed is a rare brick structure on the State system which is substantially intact with platforms and jib crane. It is located in an historic town and is*

*the last remnant of the early station and yard complex at the site. It is rare as one of the last two surviving brick goods sheds in the State.*

## 5.5 ST. LUKE'S ANGLICAN CHURCH

*Evidence of Governor Macquarie's initiatives in opening up settlement in NSW. One of the three oldest surviving Anglican churches in Australia. A fine example of Francis Greenway's public architecture in NSW. Widely regarded with St James, Sydney and St Matthew's, Windsor as a 'foundation' colonial church. The clock in tower is rare in Australia, being one of 3 Thwaites (UK) clocks in Australia, sent (gifted) by King George III (one in Parramatta at the Former Female Factory, one in Hobart). (Brown, 2002)*



Figure 5.4 St Luke's Anglican Church; Source Google maps 2015

*St Luke's Anglican Church Group as part of Macquarie's original survey of Liverpool demonstrates the history of the early settlement of the city and is a physical link to the character of the early township. It also demonstrates the history of the Anglican Church from the early establishment of the Colony from which period it has been a centre for local worship. The group is associated with many key Colonial figures, including the Architect Francis Greenway and is representative of his early colonial architectural style. Located within the heart of Liverpool the group is a historic, aesthetically pleasing landmark in an otherwise modernised city centre. It is one of only three surviving early Anglican churches in the country. There is the potential to gain more information on the site from further architectural, archaeological and documentary research (LEP)*

## 6 DESCRIPTION OF PROPOSED WORKS & ASSESSMENT

Development works proposed at Bigge Park intend to remove non-significant fabric to restore the square to its former open-natured plan and optimise the vistas afforded to surrounding significant development.

### 6.1 DEMOLITION OF THE MUSIC SHELL

The proposed development seeks demolition of the Music Shell. The Draft CMP identifies the Music Shell building structure as being of little significance but the associative value as being of high local significance. The CMP supports the removal of this structure, if an interpretation strategy is implemented.

Removal of the Music Shell will open up the view between the Rotary clock tower and the former hospital site. The Rotary clock tower is identified as being of high local significance and as such, re-establishing the axial view between this structure and the former hospital is considered to provide greater heritage benefit than the conservation of an under-utilised structure.

## 6.2 DEMOLITION OF THE BOWLING CLUB, MAINTENANCE BUILDING & BOWLING GREENS

The proposed development seeks approval for the demolition of the Bowling Club building and associated maintenance shed. These buildings are identified as being intrusive within the park and the CMP supports their removal if the areas are integrated back into the common park area. Similarly, the greens are identified as being of moderate significance and their integration back into the park is considered to provide greater value to the heritage significance of the park than their retention.

As the social value of the Bowling Club site is considered to be of high significance, the CMP advises that the removal of the associated structures should be replaced with an interpretation strategy that communicates the history of the site and its contribution to the community.

## 6.3 PROPOSED LANDSCAPE WORKS

As detailed in the Landscape Finishes Plan, BP-200-FI, revision D, dated 6<sup>th</sup> March, 2015, prepared by URBIS, the landscape works that form part of the proposed scheme for Bigge Park include:

- Making good of the perimeter path adjoining the streets surrounding Bigge Park;
- Planting of new turf throughout the park;
- Planting of new trees throughout the park;
- Reinstatement of original footpaths across the site;
- Upgrade of park entry to College Street and connection to the TAFE site.
- Provision of numerous areas for children's playground equipment;
- Provision of new bench seating throughout the park;
- New bike stands.

## 6.4 ASSESSMENT OF HERITAGE IMPACT

The proposed demolition and landscape works at Bigge Park as described above are considered to provide a positive contribution to the park, its heritage value and its contribution to the Bigge Park conservation area. The Bowling complex monopolises a large portion of the park site which could be considered to offer greater value if integrated back into the main park area. The demolition of the associated structures would further provide a positive contribution to the streetscape through softening the boundaries of the park and offering better connection between the park and adjoining public spaces.

The provision of new facilities and soft landscaping throughout the park offer a much-needed upgrade to the park and support the site's unification. Improvements to the footpaths across the site enhance the axial link between the park and the former hospital site which will provide a positive contribution to the heritage value of the locality. Further, the consideration given to the interface between the park and streetscape, through both hard and soft landscaping, allows Bigge Park to offer greater aesthetic value to the locality and conservation area generally.

## 6.5 ASSESSMENT OF HERITAGE IMPACT ON SURROUNDING HERITAGE ITEMS & CONSERVATION AREA

Section 5 of this report outlines the heritage significance of items within the vicinity of the subject site. The following provides an assessment of the impacts of the proposed development upon the heritage significance of these items.

### 6.5.1 Bigge Park Heritage Conservation Area

The Bigge Park Heritage Conservation Area supports extensive physical evidence of the development of Liverpool since the time of the city's inception. The association of the heritage significant buildings to one another and their contribution to the streetscape are to be preserved and where possible, improved upon.

The proposed demolition and landscaping works at Bigge Park are considered to enhance the park's presentation to the street and provide a general upgrade to the appearance of the locality in general.

### 6.5.2 Liverpool TAFE College (former Liverpool Hospital)

The association between Bigge Park and the former hospital holds high local and historical significance. The CMP describes the demolition of the bowling greens and bowling club for reintroduction into the general park as a desirable outcome for future development of the Bigge Park site. Demolition of the green and bowling club will in fact improve the visual and axial link between Bigge Park and the Hospital site which will restore the historic association of the two sites. Similarly, demolition of the Music Shell will open up views from the Rotary clock tower to the Hospital building.

### 6.5.3 Dr James Pirie Memorial Community Complex

The community complex is somewhat remote of the Bowling Club, maintenance building, bowling greens and Music Shell, all proposed for demolition. The existing tennis courts and Tennis Club House are located between the bowling site and the Community Complex. As such, the demolition of the bowling club, maintenance building and the bowling greens are not considered to have an impact on the heritage significance of the Community Complex.

### 6.5.4 The Former Liverpool Courthouse

The association of the Courthouse with Bigge Park was diminished by the post war construction of the Dr James Pirie Memorial Community Complex which obstructs the once existent visual link between the two sites. As the proposed demolition works at Bigge Park are remote from the former Courthouse, the proposal is not considered to adversely impact upon the heritage significance of the item, its presentation to the street or further lessen the historic association of the two sites.

### 6.5.5 Liverpool Railway Station Group, including Station and Goods Shed

The Liverpool Railway Station Group holds State significance as a representation of the development of railway technology. The site supports the original goods shed and railway station which are heritage significant items.

The proposed works at Bigge Park are remotely located from the station group, will have no impact upon the site's historic use and will thus have no impact upon the heritage significance of the group.

### 6.5.6 St. Luke's Anglican Church

St Luke's Anglican Church is considered to be sufficient distance from the subject site to be unaffected by the proposed development. In continuing the site's historic function as a park, the association of the park and Church will be maintained.

## 7 STATUTORY PLANNING INSTRUMENTS

Bigge Park is a locally listed heritage items under LLEP 2008. The statutory listed heritage items in the vicinity of Bigge Park are identified in Table 1 in Section 1.4 of this report.

Accordingly, the relevant heritage provisions of *Liverpool Local Environmental Plan 2008* (LLEP 2008) and *Liverpool Development Control Plan 2008* (LDCP 2008) apply to development of the Bigge Park site. The following sections identify relevant provisions as they relate to heritage requirements, and do not comprise a complete study of the requirements of LLEP 2008 and LDCP 2008.

### 7.1 LIVERPOOL LOCAL ENVIRONMENTAL PLAN 2008

As the proposed development is on a heritage listed site, is in the vicinity of a number of heritage items and located within a Heritage Conservation Area, the heritage conservation requirements of LLEP 2008, apply to the site. Relevant sections are shown below.

Objectives:

- (a) to conserve the environmental heritage of Liverpool,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

| Liverpool LEP 2008  | Comment  |
|---|--|
| <p><b>(2) Requirement for consent</b><br/>Development consent is required for any of the following:</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(i) a heritage item,<br/>(ii) an Aboriginal object,<br/>(iii) a building, work, relic or tree within a heritage conservation area.</p>  | <p>The proposed demolition works at Bigge Park affect a locally listed heritage site and are within a heritage conservation area.</p>  |
| <p><b>(4) Effect of proposed development on heritage significance</b><br/>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> | <p>This report describes how the intended removal of fabric will enhance the heritage significance of the site and surrounding heritage items through establishing vistas between heritage items within the Bigge Park conservation area. Further the demolition of the Bowling Club complex will open the park for use by the larger community as per the park's original intent.</p>                                 |
| <p><b>(6) Heritage conservation management plans</b><br/>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>  | <p>The Bigge Park Draft Conservation Management Plan, written in 2015 by MUSEcape identifies the items to be demolished as being of the following significance:</p> <p>Music Shell: Little</p> <p>Bowling Club House: Intrusive architecturally<br/>High socially</p> <p>Maintenance Shed: Little</p> <p>Bowling Greens: Moderate</p> <p>This report assesses the proposed works against these defined parameters.</p> |
| <p><b>(10) Conservation incentives</b><br/>The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place</p>   | <p>The Bigge Park Draft Conservation Management Plan identifies a number of improvements the Park that would increase the amenity of the park and the streetscape and the association of Bigge Park with surrounding heritage items.</p>   |

|   |   |
|---|---|
| <p>of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:</p> <p>(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and</p> <p>(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and</p> <p>(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and</p> <p>(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and</p> <p>(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.</p> | <p>The Music Shell is identified as being of little significance. The removal of this structure is supported within the CMP if an interpretation strategy is prepared for the Music Shell.</p> <p>The Bowling Club and maintenance shed are described within the CMP as being intrusive to the heritage significance of the park. Their removal is supported if the area is returned to general park use and the site's previous use is interpreted.</p> <p>The bowling greens are identified as being of moderate local significance. The CMP advises that if it the greens are to be removed, the area should be returned to general park use, an interpretation strategy should be implemented to communicate the previous use of the site as bowling greens and the axial link between the park and former hospital should be reinstated.</p> |
|---|---|

## 7.2 LIVERPOOL DEVELOPMENT CONTROL PLAN 2008

The purpose of the Liverpool Development Control Plan 2008 (LDCP 2008) is to provide objectives and provisions for the development of buildings, including those with heritage significance, either individually or as part of their street or area. The overall objectives for heritage of LDCP 2008 are as follows:

- a) To facilitate the conservation and protection of heritage items and heritage conservation areas and their settings.*
- b) To reinforce the special attributes and qualities of heritage by ensuring that development has regard to the fabric and prevailing character of the item or conservation area eg. scale, proportions, materials and finishes.*
- c) To conserve, maintain and enhance existing views and vistas to buildings and places of historic and aesthetic significance.*

The Conservation Criteria set out in the LLEP 2008 considered relevant to development works at Bigge Park have been detailed below.

| <b>Liverpool DCP 2008</b>  | <b>Comment</b>  |
|--|---|
| 1. Any new development within the study area must ensure that the significance of heritage items and their setting are retained and enhanced. Any new development within the study area must ensure that the | Demolition works proposed to be undertaken at Bigge Park intend to open vistas between the park and historic sites within the vicinity. Further, removal of |

| Liverpool DCP 2008   | Comment  |
|--|--|
| significance of heritage items and their setting are retained. Development Applications relating to heritage listed sites or sites within heritage conservation areas must demonstrate how the proposed work will not adversely affect the heritage significance of the site and the area around it.   | redundant and intrusive fabric will allow more of the park to be open for use by the larger community and offer greater landscaped space for general use and aesthetic contribution to the city.   |
| 2. For sites in the vicinity of heritage items or heritage conservation areas, an assessment of the impact of the proposal on the setting of nearby heritage items or heritage conservation areas are to be undertaken.  | As noted elsewhere in this report, the demolition of the Music Shell and Bowling complex is considered to provide a positive outcome for the streetscape and the general setting. The removal of non-significant fabric will improve the relationship between Bigge Park and the Former Hospital.  |
| <p>3. Relevant criteria to be considered will vary for each proposal depending on the nature of development, the proximity of the development to surrounding heritage items and conservation areas as well as other factors. For this reason, each proposal will need to be considered on a case by case basis using the following general principles:</p> <p>Scale, sitting, architectural form, architectural detailing, materials and finishes, use, original fabric, the aging process, curtilage, infill development.</p> | <p>As the building of new structures does not form part of this development proposal, the majority of these principles do not apply. The curtilage is relevant to the significance of the park and surrounding heritage significant sites as their appreciation and aesthetic value are somewhat co-dependant.</p> <p>The removal of non-significant and intrusive fabric will open vistas between the sites, specifically the former hospital and Bigge Park.</p> <p>The removal of the Music Shell will provide an unobstructed view from the Rotary clock tower to the former hospital, re-establishing the historic vista.</p> <p>The removal of the Bowling Club will improve the amenity of the streetscape on the corner of Moore and College Streets and provide greater connection to the park with direct access to the park from this location.</p> |

## 8 CONCLUSION

The review of the statutory planning controls relevant to heritage considerations together with the contextual analysis provided by this report indicates that the proposed development of the Bigge Park site provides a sensitive response to the heritage significance of the site and its locality. The following principles summarise the development's positive heritage contributions:

- The removal of the Music Shell will re-establish the significant visual link between the Rotary Clock Tower and the Former Hospital site.
- Demolition of the redundant Bowling Club complex will remove non-significant fabric from the site.
- Demolition of the Bowling complex will allow a greater area of the park to be accessible to the general public.
- Demolition of the Bowling complex will provide a better contribution to the streetscape.
- Demolition of the Bowling complex will restore the historic visual connection between the south east corner of Bigge Park and the Former Hospital site.
- The proposed development will facilitate the ongoing historic use of the site as a public park.

It is proposed that the following measures are undertaken to ensure the ongoing conservation of the heritage significance of Bigge Park:

- Prior to the commencement of any works on site, an Archival Photographic Record should be prepared to record the internal and external fabric of the structures proposed to be demolished.
- An interpretation strategy to memorialise the items proposed to be demolished should be reviewed by Council and implemented on site. This should incorporate the sandstone fountain that is currently located within the Bowling Club site.
- The Landscape Plan prepared by Urbis should be implemented and maintained.

With the implementation of the above recommendations, the proposed development of Bigge Park will not have an unacceptable level of heritage impact, is considered to make a positive contribution to the site, for the local community and the heritage conservation area and is therefore worthy of the support of Council.

## 9 BIBLIOGRAPHY

*Chris Betteridge & Margaret Betteridge MUSEcape, Draft Conservation Management Plan for Bigge Park, Liverpool, 20<sup>th</sup> April, 2015*

### WEBSITES

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<http://www.environment.nsw.gov.au/>

#### **Liverpool City Council**

<http://www.liverpool.nsw.gov.au/>