

Statement of Heritage Impact

7-13 Norfolk Street, Liverpool NSW 2170

Report for Mosca Pserras Architects / Eagle Homes Pty Ltd



31 August 2015

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Definitions

Aboriginal object means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of New South Wales, including Aboriginal remains. Aboriginal objects may also be referred to as Aboriginal sites, relics or cultural material.

Aboriginal place means an area of land that it is, or was, of special significance to Aboriginal culture. An area can have spiritual, historical, social, educational or other significance or could have been used by Aboriginal people for its natural resources. Aboriginal places may not contain any Aboriginal objects or physical evidence of Aboriginal occupation or use.

Adaptation means changing a place to suit the existing use or a proposed use.

Environmental heritage means those places, buildings, works, relics, infrastructure, movable objects, landscapes and precincts of State or local heritage significance.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents and objects.

Interpretation means all the ways of presenting the significance of an item or place.

Interpretation plan is a document that provides the policies, strategies and detailed advice for interpreting a heritage item. It is based on research, analysis and plans to communicate the significance of the item, both during a conservation project and in the ongoing life of the item. The plan identifies key themes, storylines and audiences and provides recommendations about interpretation media. It includes practical and specific advice about how to implement the plan.

Maintenance means the continuous protective care of a place and its setting. Maintenance is to be distinguished from repair, which involves restoration or reconstruction.

Meanings denote what an item signifies, indicates, evokes or expresses. Meanings can be subjective and can vary from one individual or community to the next.

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Preservation means maintaining a place in its existing state and retarding deterioration.

Relic means any deposit, artefact, object or material evidence that relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and is of State or local heritage significance.

Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.

Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Executive Summary

ArchaeoMar (ark-ee-oh-mah) Australasia was engaged by Mosca Pserras Architects Pty Ltd to prepare a Statement of Heritage Impact (SoHI) for 7-13 Norfolk Street, Liverpool NSW 2170, in the Liverpool Local Government Area (LGA).

The purpose of this SoHI is to consider the potential heritage impacts of the proposed redevelopment works, which will result in the construction of a mixed-use residential development and associated landscaping. In accordance with NSW Heritage Office guidelines, this SoHI addresses the:

- heritage significance of the project area;
- impact that the proposal will have on that significance;
- measures proposed to mitigate any negative heritage impact; and
- considers other viable options (2002:2a).

The SoHI does not address the requirements of the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (DECCW 2010).

It is understood that the SoHI will form part of a Development Application (DA) to Liverpool City Council for approval of the proposed works.

European (Historic) heritage searches were undertaken on 4 August 2015. These searches confirmed that there are no items from the World Heritage List, National Heritage Register, Register of the National Estate (archive), Commonwealth Heritage List, State Heritage Register, or local heritage items within the project area (ADE 2015: online; OEH 2015: online). Likewise no items within the project area, or its vicinity, are subject to an Interim or Authorised Interim Heritage Order and no items within the project area, or its vicinity are subject to a Section 136 'stop work' order.

The searches identified that a private dwelling located near to the project area, at 115 Castlereagh Street (ID #77), is listed as an item of local heritage significance on Schedule 5 of the *Liverpool Local Environmental Plan 2008*, primarily for its historical, aesthetic and architectural significance. This heritage item will not be adversely affected by the proposed development.

Searches of the NSW Maritime Heritage Inventory and the Australian National Shipwrecks Database were not undertaken as the project area does include any inland or coastal waterways.

Historical research undertaken to inform this report identified that the project area contains a twentieth-century timber church and twentieth-century brick church located within the project area are the first structures to have been constructed within the 11-13 Norfolk Street portion of the project area, whilst the modern commercial building at 7-9 Norfolk Street was constructed post 1996. The archaeological and research potential of the project area is therefore considered low. It is also considered to have a low potential for buried relics of low archaeological potential, therefore an archaeological test excavation and associated excavation permit is not deemed necessary.

Principal Consultant, Sarah Ward (ArchaeoMar Australasia) undertook a visual inspection of the project area on Tuesday 6 August 2015. No heritage items were observed within the project area, which is assessed to have low-nil heritage value.

In accordance with *The Burra Charter Procedures for Undertaking Studies and Reports* (ICOMOSA 1988), the following recommendations have been formulated in consideration of all available information.

Recommendation 1

The proposed works at 7-13 Norfolk Street, Liverpool are acceptable on heritage grounds and should proceed, provided that Recommendations 2-5 are followed.

Recommendation 2

All relevant staff, contractors and subcontractors should be made aware of their statutory obligations for heritage under NSW *National Parks and Wildlife Act 1974*, NSW *Heritage Act 1977* and best practice as outlined in *The Burra Charter 2013*. This may be implemented as a heritage induction.

Recommendation 3

In the unlikely event that any Aboriginal objects or places of Aboriginal heritage significance are identified in the project area during proposed, all works in the area should cease. The area should be cordoned off and contact made with the Heritage Division, Office of Environment and Heritage, NSW Department of Planning and Environment (131 555), a suitably qualified archaeologist and the relevant Aboriginal stakeholders, so that the Aboriginal heritage can be adequately assessed and managed.

Recommendation 4

In the unlikely event that skeletal remains are identified during the proposed works, work in the vicinity of the remains must cease immediately. The area must be cordoned off. The NSW Police Coroner must be contacted in order to determine if the material is of Aboriginal origin. If determined to be of Aboriginal origin, the Client must contact the Heritage Division, Office of Environment and Heritage, NSW Department of Planning and Environment (131 555), along with a suitably qualified archaeologist and the relevant Aboriginal stakeholders, so that the remains can be adequately assessed and managed.

Recommendation 5

If, during the proposed works suspected archaeological relics, as defined by the *Heritage Act 1977* are uncovered, work should cease in that area immediately. The Heritage Division, Office of Environment and Heritage, NSW Department of Planning and Environment (131 555) should be notified and works only recommence when relevant permits and an appropriate and approved management strategy instigated.

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1.0 Introduction

ArchaeoMar Australasia was engaged by Mosca Pserras Architects Pty Ltd, on behalf of Eagle Homes Pty Ltd, to prepare a Statement of Heritage Impact (SoHI) and for the project area at 7-13 Norfolk Street, Liverpool, in the Liverpool Local Government Area (LGA).

The purpose of this SoHI is to consider the potential heritage impacts of the proposal. In accordance with NSW Heritage Office guidelines, this SoHI addresses the:

- heritage significance of the project area;
- impact the proposal will have on that significance;
- measures proposed to mitigate any negative heritage impact; and
- considers other viable options (2002a:2).

The SoHI does not address the requirements of the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (DECCW 2010).

It is understood that the SoHI will form part of a Development Application (DA) to Liverpool City Council for approval of the proposed aforementioned works.

1.1 Project area

The project area is located at 7-13 Norfolk Street, Liverpool in Greater Western Sydney, approximately 32 kilometres southwest of Sydney General Post Office (GPO). The project area is identified as Lot 34 DP 777411, Lot 2 DP 7541 and Lot 1 DP 7541 (Figure 1).

1.2 Proposed Works

The proposed redevelopment works will result in a mixed-use residential development with associated landscaping. The plans are contained Appendix 1.

1.3 Limitations

The report has not been unduly constrained by any timing or budgetary constraints, relative to its purpose and the questions being asked. It must be emphasised that, apart from analysis of historic graphics no detailed site-specific historical research has been undertaken. As is always the case with historical research, it is possible that further investigation will reveal relevant information not presented in this report.

1.4 Terminology

The terms relating to heritage conservation are consistent with the definitions contained in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013* and *Heritage Terms and Abbreviations* (NSW Heritage Office 2002c). For ease of reading several key definitions are provided in the prefix to this report.



Figure 1: Map of Liverpool identifying the project area (in red) at 7-13 Norfolk Street, Liverpool.
Photo: Google Maps / ArchaeoMar Australasia.

1.5 Report Structure

The report is structured as follows:

- Section 2 reviews the legislative and regulatory regime under which this investigation was carried out;
- Section 3 presents the historical context pertinent to understanding the significance of the project area;
- Section 4 outlines the heritage context within which the results of the SoHI can be interpreted;
- Section 5 provides the results of the visual inspection, including a site description;
- Section 6 presents the significance assessment using the NSW Heritage Office (2002) criteria;
- Section 7 investigates the potential heritage impacts of the proposal, presents design and construction considerations and discusses why an alternative proposal is not viable;
- Section 8 draws conclusions, provides measures to mitigate any heritage impacts and provides recommended management responses;
- Section 9 provides references; and is followed by the appendices.

1.6 Authorship and Acknowledgements

This report was prepared by ArchaeoMar Australasia Principal Consultant (Cultural Heritage), Sarah Ward and reviewed by Quality Manager, Andrew Stanton. The ArchaeoMar team gratefully acknowledge the assistance of the following individuals and organisations:

Table 1: Acknowledgements

Name	Organisation
Mr Frank Mosca	Mosca Pserras Architects Pty Ltd
Ms Joanne Morris	Liverpool City Library
Ms Julie Senior	Liverpool Museum
All Staff	State Archives of NSW

(Source: ArchaeoMar Australasia)

2.0 Legislative Context

Together with best practice principles outlined in documents such as *The Burra Charter* (ICOMOSA 2013), the following legislative and regulatory context forms basis of the framework within which heritage is managed in NSW.

2.1 *Environmental Planning and Assessment Act 1979*

The *Environmental Planning and Assessment Act 1979* (EPA Act) (NSW Government 2015a) regulates a system of environmental planning and assessment for New South Wales. Land use planning requires that environmental impacts, including those on cultural heritage, be considered.

Under the EPA Act, State and local government authorities prepare local environmental planning instruments, Local Environmental Plans (LEPs), to give statutory force to planning controls. These instruments may incorporate specific provisions for the conservation and management of heritage sites including buildings, works, relics, archaeological sites, cultural landscapes and features within lakes and rivers.

The EPA Act also includes requirements for the preparation of a Statement of Environmental Effects, Review of Environmental Factors, or an Environmental impact Statement for certain types of development. The latter are usually broad ranging studies that address a series of specific requirements by the Director General of Department of Planning and Environment. Both Aboriginal and non-Aboriginal archaeological sites are normally include in specified Director General's requirements for such studies.

2.1.1 *Liverpool Local Environmental Plan 2008*

The *Liverpool Local Environmental Plan* (LLEP) 2008 (NSW Government 2008) is a plan registered under s33A of the EPA Act. It adopts the mandatory provisions of the *Standard Instrument (Local Environmental Plans) Order 2006*, and provides environmental planning provisions for land in Liverpool LGA that are applied in determining the acceptability of development proposals including those impacting heritage items, including archaeological sites and relics.

With regard to heritage items, development consent is required by the LLEP in order to:

- demolish or move a heritage item, item or a building, work, relic or tree within a heritage conservation area (5.10(2)(a));
- alter a heritage item or a building, work, relic, tree or place within a heritage conservation area including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior (5.10(2)(b));
- alter a heritage item that is a building by making structural changes to its interior (5.10(2)(c));
- disturb or excavate 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 (5.10(2)(d));
- disturb or excavate a heritage conservation area that is a place of Aboriginal heritage significance (5.10(2)(e));
- erect a building on land on which a heritage item is located or that is within a heritage conservation area (5.10(2)(f)); and/or
- subdivide land on which a heritage item is located or that is within a heritage conservation area (5.10(2)(g)).

Before granting consent under this clause in respect of a heritage item, the consent authority, Liverpool

City Council, must consider the effect of the proposed development on the heritage significance of the item or area concerned (5.10(4)), notably if the development is on land:

- on which a heritage item is situated (5.10(5)(a));
- that is within a heritage conservation area (5.10(5)(b)); or
- is within the vicinity of land referred to in (a) or (b) above (5.10(5)(c)).

In accordance with the NSW Heritage Office *Local Government Heritage Guidelines* (2002b: 49), this Statement of Heritage Impact (SoHI) is a recognised heritage management document suitable for this purpose (5.10(5)).

2.2 Heritage Act 1977

The *Heritage Act 1977* (Heritage Act) (NSW Government 2013) administered by the Heritage Division, Office of Environment and Heritage (OEH), protects the cultural and natural history of NSW with emphasis on historic (European) heritage items, including places, buildings, works, relics, moveable objects, precincts, historic shipwrecks and archaeological sites of State or local significance, through protection provisions and the establishment of a Heritage Council and State Heritage Register (SHR).

It should be noted that Section 136 of the Heritage Act allows for the Minister or Chair of the Heritage Council to place a stop work order on a building, work, relic or place, such as that within the project area, that is not subject to an Interim Heritage Order or listed on the SHR, that is being or about to be harmed. Work can be stopped for 40 days, whilst the imposition of an Interim Heritage Order is considered.

Section 139 of the Heritage Act also prohibits the disturbance of archaeological relics without a gazetted exemption or an excavation permit issued by the Heritage Council of NSW.

Under s170 of the Heritage Act, State government agencies have responsibilities to identify, conserve and manage heritage assets owned, occupied or managed by that agency and in doing so, keep a publically accessible register of these heritage items. The register is called the State Government Agency Heritage and Conservation Register or more commonly, the Section 170 Register. Section 170 requirements do not apply to the project area described herein.

The Heritage Act protects also historic shipwrecks (Part 3C) and associated relics that have been situated in State Waters for 75 years or more. Part 3C does not apply to this study.

Although Aboriginal heritage is primarily protected by the *National Parks and Wildlife Act 1974* (NPW Act), if an Aboriginal site, object or place is of State significance, it may be protected by an Interim Heritage Order or by virtue of listing on the SHR. Penalties of up to \$1.1 million are in place for breeches of the Heritage Act and its Regulations.

2.3 National Parks and Wildlife Act 1974

Aboriginal heritage within New South Wales is predominantly protected by the NPW Act, also administered by OEH. The object of the NPW Act is to consolidate and amend the law relating to the establishment, preservation and management of national parks, historic sites, certain other areas and the protection of certain fauna, native plants and Aboriginal objects. Measures in place to deter Aboriginal Heritage offences include:

- penalties of up to \$1.1 million apply in the case of companies who do not comply with the legislation;
- strict liability offences ensure companies or individuals cannot claim no knowledge in cases of serious harm to Aboriginal heritage places and objects;
- remediation provisions ensure those who illegally harm significant Aboriginal sites are forced to repair the damage, without need for a court order;
- unification of Aboriginal heritage permits into a single, more flexible permit, the Aboriginal Heritage Impact Permit (AHIP); and
- offences around breaches of AHIP conditions have been strengthened.

The NPW Act provides defences, applicable where a person harms an Aboriginal object without knowing what it was and without a permit from OEH. One of these defences is the due diligence defence (s87 (2)). This states that if a person or company has exercised due diligence to ascertain that no Aboriginal object was likely to be harmed as a result of the activities proposed for the site, then liability from prosecution under the NPW Act will be removed, or mitigated, if it transpires that an object was harmed.

The NPW Act also provides a generic code of practice to explain what due diligence means. Carefully following this code of practice, which is adopted by the Regulation made under the NPW Act, would be regarded as 'due diligence'. This code sets out the reasonable and practicable steps to: identify whether or not Aboriginal objects are, or are likely to be, present in an area; determine whether or not their activities are likely to harm Aboriginal objects, if present; and determine whether an AHIP is required.

The due diligence assessment is outside the scope of this report.

2.4 Native Title Act 1993

The Commonwealth Government enacted the *Native Title Act 1993* (NT Act) to formally recognise and protect native title rights in Australia following the decision of the High Court of Australia in *Mabo & Ors v Queensland* (No. 2) (1992) 175 CLR 1.

Although there is a presumption of native title in any area where an Aboriginal community or group can establish a traditional or customary connection with that area, there are a number of ways in which native title is extinguished. For example, land that was designated as having freehold title prior to 1 January 1994 extinguishes native title, as does any commercial, agricultural, pastoral or residential lease. Land that has been utilised for the construction or establishment of public works also extinguishes any native title rights and interests for as long as they are used for that purpose. Native Title is considered extinguished within the project area.

3.0 Historical Context

Until the development of the first scientific dating techniques around the beginning of the century, the dating of built heritage depended almost entirely on historical methods, by using a documented historical chronology. The historical period in New South Wales begins with European land settlement in 1788 when Governor Philip claimed possession of the land now known as Australia, on behalf of the British Government. The documentary evidence relating to this period helps us to better understand the patterning of European settlement and to contextualize its material remains. This section contains an overview of the development of Liverpool, as it pertains to the project area.

3.1 Development of Liverpool

The earliest European record of the Liverpool district dates to 1795 when George Bass and Matthew Flinders explored the Georges River in a small boat. The favourable reports of the countryside pleased Governor Hunter who named the area Banks Town and began to award grants of land in the area (Kass 1992: 3.12). One grant was to Thomas Moore, the former government boat builder, who in 1810 led the then Governor Lachlan Macquarie to a site that he felt was ideal for a township. Macquarie concurred.

Located at the head of the Georges River, Liverpool is one of the oldest urban settlements in Australia. The new town was formed to act as a major node for the convict-based economy on which the colony prospered (Kass 1992: 3.12). Macquarie named the town after Robert Banks Jenkinson, Earl of Liverpool, who was then the Secretary of State for the Colonies and the British city of Liverpool, upon which some of the area's architecture is based (Pollon 1990: 155).

The road from Sydney to Liverpool Road was completed in 1814. This drastically increased the number of people travelling to and through Liverpool. The first map of the town was produced in 1819 by Governor Lachlan Macquarie and Surveyor James Meehan.

By 1822 Liverpool was the '...leading thoroughfare to all southern districts' (Wells 1848: 236). Governor Macquarie invested greatly in Liverpool's public works, and it quickly became a viable settlement. With the recall of Macquarie to Britain in 1821, new Governor Thomas Brisbane curtailed expenditure on the building program, as a result of John Bigge's (after whom Bigge Street was named) Royal Commission reports (1822, 1823a, 1823b). Development subsequently moved into private hands, facilitated by convict labour.

By late 1823, Liverpool's land boundary's had not yet been reduced to order. Whilst Macquarie and Meehan had laid out the street pattern, it was colonial surveyor Robert Hoddle who compiled the first detailed survey of the town published in 1827. This plan did not extend to the project area.

Liverpool had become a major agricultural centre known for its poultry farming and market gardening. The end of convict transportation in 1840, however, led to an economic slowdown. The town lost many of the functions for which it had been formed. The arrival of the railway in 1856 had little positive effect. By then, the County of Cumberland was no longer the sole focus of rural activity for many of the colony's large landholders and the township had not spread far beyond the nucleus of dwellings established in the 1820s (Kass 1992: 3.16, 3.25).

Eventually the establishment of the Collingwood Paper Mill led to the subdivision of land to the south of Scott Street, the most southerly street in the original township. In the 1880s, the economic tide had turned. The 1882 census recorded a population of 1,768 and listed 211 dwellings, 119 of brick or stone



Figure 2: 1839 JJ Galloway Map of Liverpool with ‘Thomas Chipp 100 acres now Drummond now Hampton’ at the top of the map. There is no record of a transfer to either of these men, and this conflicts with the notation on the later undated St Luke Parish Map (Figure 4 below). Image: SR AO Map No. 3342 -1839 Plan of the Town of Liverpool.



Figure 3: Undated St Luke Parish Map, thought to be after 1843 but before the railway in 1856, shows the location of the grant and contains a notation re the cancellation of grant by way of a subsequent grant to William Mannix.
Image: LPI AO Map No. 281 St Luke Parish Map.

and the rest weatherboard. By 1891, the population had reached 4,093 with 7,760 dwellings; an increase of 267% (Havard & Havard 1939: 32; Keating 1996: 102; Casey, Lowe & Ireland 1996: 4).

By the early twentieth century, the surge of urban sprawl that had engulfed the rich flatlands west of Sydney reached Liverpool. Liverpool became an outer suburb of metropolitan Sydney with a strong working-class presence and several manufacturing facilities. In the 1910s a military training camp was established at Holsworthy. After the war, the 1920s saw another massive population growth, which lasted until 1929 when the depression slowed growth yet again.

Since the slum clearance and urban renewal programs in inner city Sydney in the 1960s, Liverpool has developed a reputation for its vast Housing Commission estates, providing affordable housing for thousands of low-income families. Liverpool is now on the cusp of another urban expansion.

3.2 History of the Project area

Following European occupation of Australia, the project area formed part of a 100-acre grant promised by Governor Macquarie to First Fleet Royal Marine Private Thomas Chipp (Galloway 1839). Born 1 February 1754 in Wiltshire England, Chipp joined the Royal Marines in 1775, transferred to the Royal NSW Corps in 1780 and arrived in the Colony aboard HMS *Friendship* on 26 January 1788 (State Records 2015).

Following his arrival in Sydney, Chipp joined Watkin Tench's company and was granted 60 acres of land at Cascade Stream on Norfolk Island. Chipp departed Sydney for Norfolk Island on *Atlantic* on 26 October 1788. He returned to the Colony on *Daedalus* in November 1794, at which time he enlisted in the Royal New South Wales Regiment. Chipp was granted a share of 200 acres at Mulgrave Place and a further share of 600 acres in the District of Toongabbie (State Records 2015). Upon his discharge in 1802, Chipp was granted 100 acres in the District of Banks Town and in 1810, another 100 acres at Upper Minto.

There is no record of Chipp receiving a grant at Liverpool in the Colonial Secretary papers (State Records 2015), however due to changes in historic land boundaries over time, it is possible that the Banks Town grant recorded in 1810, is the Liverpool grant. Chipp's Liverpool grant is well documented. It is described as the southern boundary of the Town of Liverpool in Wells (1848) work and in the following colonial maps:

- JJ Galloway's *Plan of the Town of Liverpool* May 1839;
- JJ Galloway's *Plan of the Boundaries of Liverpool* February 1843;
- an undated St Luke Parish Map undated; and
- HK James's *Plan of the Town of Liverpool* 1851.

Since no grant could be officially be awarded until a survey had been made - and there was a large backlog in surveying grants from the 1810s - the operation of market forces meant that some grants were sold out of the hands of the initial promises before an official deed of grant could be issued by the Crown. This problem continued into the 1830s until the backlog was finally eliminated in the 1840s (Kass 1992: 3.13).

It appears that this may have been the case with the Chipp grant. The 1839 JJ Galloway Plan (Figure 2) indicates that the Chipp grant was transferred to Drummond (later referred to as the 'Drummond Estate' and later to Hampton, however a notation on the St Luke Parish Map plan (Figure 3) indicates that the

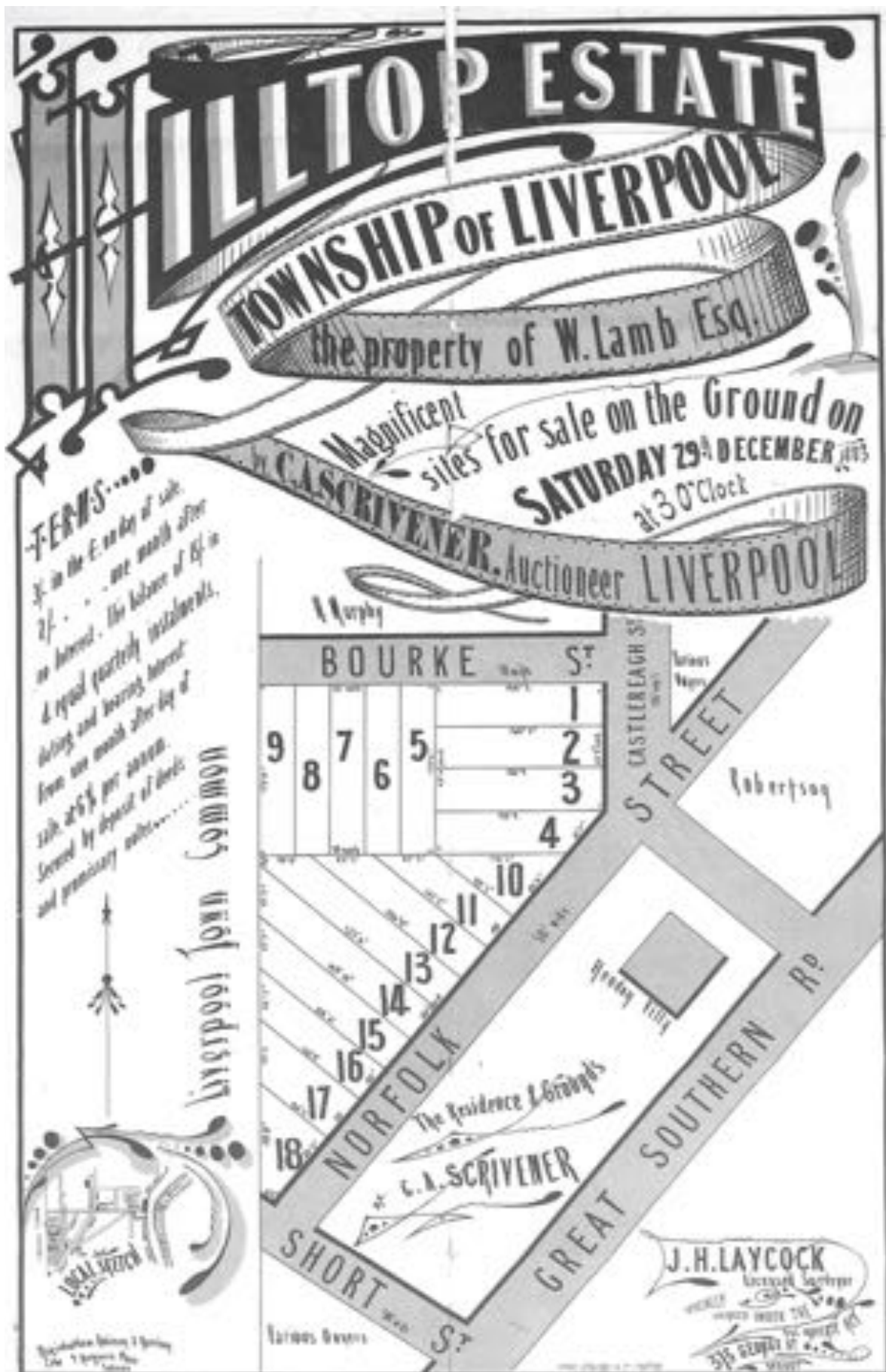


Figure 4: 1883 Hilltop Estate subdivision plan showing project are at top right, belonging to various owners. Note the map is for advertising purposes and is not to scale. Image: State Records of NSW.

grant was cancelled and the land transferred to William Mannix. This suggests that Chipp's grant was only a promise and did not proceed for reasons described above. Similarly, the historical record is scant in regard to the transfer of the grant to William Mannix or indeed to Drummond or Hampton.

For all the Macquarie towns there was a direct relationship between landholding in the town and in the nearby countryside. Partially this reflected access to refuge in time of flood. It was also an attempt to link town and hinterland. In time, as the right to Town allotments were sold and exchanged amongst colonists in a free market economy, this relationship became obscured.

As the locality developed land within the Town changed hands so that by the time the grants were finally issued for most of the Town allotments in the 1830s the holders of the title to the allotments were different men to those who had been promised land in the 1810s (Kass 1992: 3.13).

The first documented reference to the project area is on 29 December 1883. It is recorded on the Hilltop Estate the subdivision plan as having various owners (Figure 4). It appears again in an announcement in *The Cumberland Argus and Fruitgrowers Advocate* on 14 January 1937 about the Liverpool Baptist Church, moving to the project area (Anon. 1937). The item stated that building was to commence on Saturday 23 January, at a cost of £500 (1937: 5). A hall was added in 1962 and a second storey in 1975 (Liverpool Baptist Church 2015).

The Church can be seen in a 1943 aerial photograph (Figure 5). Two houses are situated at 7 Norfolk Street and 9 Norfolk Street, the present site of Eagle Homes. The church still stands today.



Figure 5: 1943 aerial photo of Liverpool identifying the project area (in red) at 7-13 Norfolk Street, Liverpool.
Photo: Google Maps / ArchaeoMar Australasia.

4.0 Heritage Context

In preparing a Statement of Heritage Impact, it is necessary to include knowledge and information pertaining to Australia's European (historic) heritage. The primary purpose of reviewing the data contained in this section is to assist in identifying whether heritage buildings, works, relics, places or objects are present within the project area.

4.1 Heritage Literature Review

A review of previous heritage reports is required as part of the desktop assessment and was undertaken on 30 July 2015. The only two heritage reports directly address the project area. These are described below.

Neustein & Associates (1992) prepared a heritage study on behalf of Liverpool City Council. The aim of this study was to precisely and comprehensively identify those characteristics and components of the City of Liverpool which together comprise its environmental heritage and to make recommendations for the appropriate conservation and management of these heritage items (Neustein & Associates 1992: 1.2). The study contains a thematic history, along with an assessment of historic archaeology, built heritage (architecture and urban form), natural heritage along with a description of associated planning controls. **The study does not identify any archaeological sites or remains within the project area.**

With regard to Urban Form, the study identifies the project area as belonging to City Centre sub-precinct D 'fringe commercial' described as a secondary commercial zone (Neustein & Associates 1992: 6.11). The study acknowledges that this area was developed relatively early in the city's history, with subdivisions occurring as early as the 1880s. The study acknowledges that little remains of these early structures as a result of development pressures, with the 'one exception' being a brick cottage at 1 Terminus Street, which has remained standing (Neustein & Associates 1992: 6.11). The study also identifies the nearby property at 115 Castlereagh Street as an item of local heritage significance.

Casey, Lowe & Ireland (1996) prepared the recommended archaeological zoning and management plan on behalf of Liverpool City Council. The report inventoried heritage items within Liverpool and assessed these for archaeological potential. The report considers items on the basis of disturbance (low, medium, high, mixed, destroyed) and archaeological potential (high, medium, low).

At that time, 7 Norfolk Street was vacant and 9 Norfolk Street contained a two-story brick building and two-story church (Casey, Lowe & Ireland 1996: 71.1, 71.2). These buildings are both still standing, although the original church is one single story and the brick building is now part of the church and these are actually located in 11-13 (not 7-9) Norfolk Street.

According to this report, both properties contain the remains of twentieth century housing which is assessed to have a low degree of disturbance, a high degree of archaeological potential and a low degree of significance, despite no significance assessment being undertaken by the authors (Casey, Lowe & Ireland 1996: 71.1, 71.2). This assessed significance of these two properties is incongruous with the recommendation that no further archaeological assessment is required before the submission of a DA. The study also identifies the nearby property at 115 Castlereagh Street, as having heritage significance.

When the Archaeological Zoning and Management Plan was written in 1996, archaeological remains or relics, received legislative protection if they were 'fifty or more years old' (NSW Heritage Office 1996b: 2).

Relics were not protected on the basis of significance, which is currently the case. By the authors' own admission, their assessment of **'archaeological potential does not relate to a site's cultural or heritage significance'** (Casey, Lowe & Ireland, 1996: 14). As such, neither the archaeological potential nor the significance of potential relics, can be relied upon.

In 2009, *The Heritage Amendment Act 2009 - No.34* removed the '50 year rule' and replaced it with a definition that provided protection of relics based on their State or local significance (see Definitions). This means that relics, and the archaeological sites they contain, are protected on the basis of significance *only*. In light of current legislative standards and best practice, the assessment of archaeological potential and cultural significance is considered to be inadequate and outdated.

A significance assessment of the entire project area is contained in Section 6.0.

4.2 Review of Heritage Registers

Items considered being of heritage significance in Australia and NSW may be included on registers or schedules at the national, State, or local government level. The listing reflects the level of significance of that heritage item, with items of national significance recorded on the National Heritage List, items of significance to NSW on the SHR and items of local significance recorded on schedules within the Local Environmental Plans of local government. These registers are not static with sites recorded and removed as deemed necessary.

4.2.1 National Heritage Database

Archaeological sites and heritage items in Australia may be registered as significant at the National or International level and appear in the Australian Heritage Database, a searchable heritage list of all heritage items within Australia. The National Heritage List (and the Register of the National Estate before it), is the lead statutory document for the protection of heritage places considered to be of national significance. Although the Register of the National Estate no longer has statutory status, the Australian Minister for the Environment, is still required to consider this Register when making decisions under the EPBC Act, so searches of this Register must still be conducted. Like the State s.170 Register, the Commonwealth Heritage list contains all of the Australian Government assets considered to be of heritage significance.

Table 2: Heritage Items listed on the Register of the National Estate archive

Item	Address	Significance	Status	Class	Place ID
Liverpool Courthouse (former)	251 Bigge Street, Liverpool	N/a	Registered	Historic	RNE #3292
Liverpool Dam, also known as Liverpool Weir	Georges River, Heathcote Road, near Newbridge Road, Liverpool	State	Registered	Historic	RNE #3293
Liverpool Fire Station	70-78 Terminus St, Liverpool	N/a	Indicative Place	Historic	RNE #100846
Liverpool Hospital (former), also known as Liverpool Tare	College Street, Liverpool	N/a	Registered	Historic	RNE #3294
Collingwood House	Birkdale Crescent, Liverpool	N/a	Registered	Historic	RNE #3291
St Lukes Anglican Church	156 Northumberland Street, Liverpool	State	Registered	Historic	RNE #3295

(Source: Department of Environment/ArchaeoMar Australasia)

Searches of the Australian Heritage Database with reference to the World Heritage List, National Heritage List, Register of the National Estate (RNE) archive and Commonwealth Heritage List were made on 4 August (ADE 2015). The searches returned four items within Liverpool on the RNE archive (Table 2), however the significance of all of these items has not been assessed as part of the RNE listing.

With reference to Liverpool Fire Station, it is important to note that an 'Indicative Place' status means that data provided to, or obtained by, the Australian Heritage Council or the former Australian Heritage Commission was entered into the RNE database however a decision on whether the place should be entered in the RNE itself was not made before the RNE was closed in 2007. This is distinct from 'Registered' status, which means that the item was entered into the RNE prior to its closure in 2007. It is important to note that the existence of an entry for a place in the RNE does not in itself create a requirement to protect the place under Commonwealth law.

The searches have confirmed that **no items of universal or national heritage significance are located within or near to the project area.**

4.2.2 State Heritage Register

Heritage items in NSW may be registered as important at the State or local level. The Heritage Council of NSW (2009) has developed a set of seven criteria to help determine whether a heritage item is of State or local significance to the people of New South Wales (refer Section 7.1). If deemed eligible, i.e. of State significance, and nominated for listing, heritage items may be referred to the Minister for Heritage for Listing on the SHR, a statutory register of heritage items created by the Heritage Act. Note that an item may be State significance, however it may not (yet) appear on the State Heritage Register due to the absence of a nomination.

A search of the SHR on 4 August 2015 revealed six items of State heritage significance in Liverpool listed on the State Heritage Register (OEH 2015). An additional search of the State Heritage Inventory (see 4.3.2) revealed an additional two items and a third conservation area of State heritage significance, not listed on the SHR (Table 3). **No items of State Heritage Significance are located within or near to the project area.**

4.2.3 State Heritage Inventory

The State Heritage Inventory is the complete inventory of heritage items in NSW. It contains items of state heritage significance not listed on the SHR, along with heritage places that may be of local heritage significance (NSW Heritage Office 2001). Local heritage items contained within the SHI may also be listed on and afforded statutory protection under the LLEP or the State Government Agency Heritage and Conservation Register.

A search of the SHI on 4 August 2015 revealed 50 items of local heritage significance in the Liverpool LGA, 38 of which were listed on the LLEP (Table 4). **No items of local heritage significance and no archaeological sites are located within the project area .**

The SHI search confirmed that there are **no heritage items located within the project area subject to an Interim, or authorized Interim Heritage Order** and **no heritage items within the project area subject to an s.136 'stop work' order.**

Table 3: Items of State Heritage Significance in Liverpool

Item	Address	Significance	Register(s)	Item Number(s)
Liverpool Weir, also known as Liverpool Dam	Georges River, Heathcote Road, near Newbridge Road	State	State Heritage Register Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	SHR #01804 LLEP #87 SHI #1970179
Liverpool Hospital (former), also known as Liverpool Tafe, Liverpool College, Block F South Western Sydney Institute of Tafe,	College Street	State	State Heritage Register Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	SHR #01809 LLEP #82 SHI # 1970005 SHI # 1970204
Collingwood Heritage Precinct Group, also known as Collingwood Farm Group, includes Collingwood Farm Homestead (Collingwood House), Collingwood Farm Service Wing, Collingwood Farm, Other Works	Birkdale Crescent	State	State Heritage Register Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	SHR #01774 LLEP #43 SHI #1970006 SHI #1970104 SHI #1970046 SHI #1970155
St. Luke's Anglican Church Group, including St. Luke's Anglican Church, St. Luke's Anglican Church Hall, St. Luke's Anglican Church Landscaping and St. Luke's Anglican Church, Headstone & Memorial Gates (former St Luke's Church of England)	156 Northumberland Street	State	State Heritage Register Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	SHR #00086 LLEP #84 SHI # 1970217 SHI #1970108 SHI #1970022 SHI #1970138 SHI #1970184
Liverpool Railway Station Group, including station building, goods shed and jib crane	Great Southern Liverpool Railway, near Bigge Street	State	State Heritage Register Liverpool Local Environmental Plan 2008, Schedule 5 State Government Agency Heritage and Conservation Register State Heritage Inventory	SHR #01181 LLEP #72 SHI #4801090 SHI #1970181 SHI #1970143 SHI #1970189
Residential Building, also known as Rosebank (former Queens Cottage)	17 Speed Street	State	State Heritage Register Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	SHR #01729 LLEP #107 SHI #1970166
Apex Park	Elizabeth Drive	State	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #61 SHI #1970049
Bigge Park, includes Liverpool Tennis Courts	Bound by Moore, Elizabeth, Bigge and College Streets	State	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #82 SHI #1970025 SHI #1970481
Bigge Park Conservation Area, includes Bigge Park	Area bounded by and including College, Goulburn, Railway, Scott and Bigge Streets	State	Liverpool Local Environmental Plan 2008, Schedule 5	LLEP # N/a

(Source: Office of Environment and Heritage/ArchaeoMar Australasia)

The search identified that a private dwelling located near to the project area, at 115 Castlereagh Street (ID #77), is listed as an item of local heritage significance on Schedule 5 of the LLEP, primarily for its historical, aesthetic and architectural significance. This heritage item will not be adversely affected by the proposed development.

Table 4: Items of Local Heritage Significance in Liverpool

Item	Address	Significance	Register	Item Number
Georges River Bridge	Newbridge Road	Local	State Government Agency Heritage and Conservation Register State Heritage Inventory	SHI #4305035
Liverpool Fire Station	70-78 Terminus St	Local	State Government Agency Heritage and Conservation Register State Heritage Inventory	SHI #4690036 RNE #100846 LLEP #109
Liverpool Railway Viaduct	Shepherd Street	Local	State Government Agency Heritage and Conservation Register State Heritage Inventory	SHI #4803255
Avenue Planting	Elizabeth Street	Local	State Government Agency Heritage and Conservation Register State Heritage Inventory	SHI #3540102
All Saints Roman Catholic Church	Corner of George and Elizabeth Streets	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #85 SHI #1970029
Cast Iron Letter Box	Corner of College and Elizabeth Streets	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #79 SHI # 1970027
Collingwood Inn Hotel	401 Hume Highway	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #88 SHI #1970031
Commercial Building	14 Scott Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #101 SHI # 1970021
Commercial Building (former out-building to former Golden Fleece Hotel and former Eugene's laundry)	16 Scott Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #102 SHI #190036
Golden Fleece Hotel	Corner Scott and Terminus Streets	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #103 SHI # 1970026
The Corner Pub (former Liverpool Hotel)	180 Macquarie Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #95 SHI # 1970011
Residential Building, Del Rosa	7 Speed Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #106 SHI #1970033
Dr James Pirie Memorial Community Complex (former Child Welfare Centre)	124 Bigge Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #100 SHI # 1970035
Ground Zero Hotel, also known as Commercial Hotel (former Marsden's Hotel)	Corner of Scotts and Bigge Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #74 SHI # 1970032
Commercial building, also known as Harpers Solicitors, (formerly Rural Bank and State Bank)	291-293 Macquarie Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #91 SHI #1970023
Legend Hotel	267-269 Macquarie Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #97 SHI #1970028

Liverpool Courthouse (Former)	251 Bigge Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #97 SHI #1970105
Commercial Building, also known as Liverpool Exercise and Surgical, Murray's Camera House, Massong's Jewellery	275-277 Macquarie Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP # 98 SHI #1970019
Liverpool Footbridge, also known as Pylons (former Liverpool railway bridge)	Over the George's River (south of Liverpool Weir)	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP # 86 SHI #1970470
Liverpool General Cemetery	Bordered by Moore, Flowerdale and McLean Streets	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #47 SHI # 1970076
Liverpool Pioneer's Memorial Park (formerly Luke's Cemetery) also known as Liverpool Cemetery.	Bound by Macquarie, Campbell, Northumberland Streets and the Hume Highway	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #90 SHI # 1970077
Liverpool Public School, also known as Cumberland Assembly Rooms (Part) Masonic Hall	Bounded by Crawford Swy and Bigge, Railway and Moore Streets	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #81 SHI # 1970014
Lyndeer House & Stables	2 Charles Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP # 78 SHI #1970015
Mainsbridge Special School (former "Maryvale")	118 Flowerdale Road	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP # 45 SHI #1970469
McGrath Services Centre, also known as Collingwood Paper Mill, Challenge Woollen Mills, Australian Paper Company's Mill	SE cnr of Shepherd & Atkinson Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #104 SHI #1970074
Memorial School of Arts	306 Macquarie Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #99 SHI #1970016
Boer War Memorial, including memorial to Private A.E Smith	Cnr Memorial Avenue & Macquarie Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #92 SHI #1970090
Milestone	SW cnr of George & Elizabeth Streets	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #82 SHI #1970018
Pirelli Power Cables and Systems Building, also known as MM Cables Factory and Cable Makers Australia Factory Pty Ltd	Heathcote Road (N end), Off Newbridge Road	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #76 SHI # 1970078
Obelisk (Milestone), Discovery Park, Collingwood Heritage Precinct	Discovery Park, Cnr Atkinson Street & Charles Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #42 SHI # 1970089
Private Residence (Dwelling)	115 Castlereagh Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #77 SHI # 1970065
Private Residence	101 Flowerdale Road	Local	State Heritage Inventory	SHI # 1970038 (note not on LLEP)
Private Residence (Cottage)	27 Speed Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #108 SHI # 1970055
Private Residence (Dwelling)	20 Webster Road	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #49 SHI #1970058

Private Residence (Dwelling)	13 Bigge Street	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #75 SHI #1970095
Private Residence (Former)	37 Terminus Street	Local	State Heritage Inventory	SHI #1970024 (not on LLEP)
Railway Viaduct	Main Southern Railway Line, Shepherd & Mill Road	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #105 SHI #1970062
Railway Viaduct	Shepherd Street	Local	State Heritage Inventory	SHI #1970087 (not on LLEP)
Warwick Farm Racecourse, also known as Warwick Farm Racecourse Group	Hume Highway	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP #66 SHI #1970057
Liverpool Town Centre, Archaeological Precinct, also known as Plan of Town of Liverpool (early town centre street layout–Hoddle 1827)	Streets in the area Local bounded by the Hume Highway, Copeland Street, Memorial Avenue, Scott Street, Georges River and Main Southern Railway Line (excluding Tindall Avenue and service ways)	Local	Liverpool Local Environmental Plan 2008, Schedule 5 State Heritage Inventory	LLEP # 89 SHI # 1970552

(Source: ArchaeoMar Australasia)

4.3 Synthesis of Heritage Context

A review of the existing historical, and limited environmental data along with previous work undertaken in the area, suggests that although the project area was utilised by twentieth-century Australian communities since approximately 1937, primarily for religious purposes.

As no heritage items and no archaeological sites have been identified within the project area, there will be no impact on existing heritage fabric as a result of this development. Due to the nature, age, extent and limited use history the project area is, it is considered to have extremely low potential for buried archaeological remains to be present on with the project area.

The impact of the proposed development on the heritage values of the adjacent local heritage item at 115 Castlereagh Street will be discussed in Section 7.3, in line with NSW Heritage Office (2002d) guidelines. First, the results of the site inspection will be revealed in 5.0.

5.0 Visual Inspection and Site Description

Visual inspection are undertaken to identify whether historic European heritage items were present on within the project area. A qualified archaeologist and heritage consultant undertook this inspection.

5.1 Physical Description

A visual inspection of the project area (Figure 4) was undertaken at 07:030am on Thursday 6 April 2015 by ArchaeoMar Principal, Sarah Ward. As previously described, the project area is in the inner City of Liverpool, a major urban centre approximately 32 kilometres southwest of the Sydney CBD.

The project area is relatively flat, having been previously developed for religious and commercial occupation (Figure 12). It currently contains three one-to-two story buildings. The first, the Liverpool Baptist Church, is a rectangular, single-story brown brick building clad in white weatherboard to the windowsills and federation style fibro sheeting from sill to the eaves of the tiled apex roof. The church was constructed in 1937. It is of plain, conventional design, with one chamber, and having the symmetry, good proportions, and solid construction typical of earlier colonial Georgian buildings.

The church runs parallel to Castlereagh Street, the front of the building aligned to the Norfolk Street (Figure 6, Figure 7). The church has two entrances on either side of the narthex, the single story porch. Both entrances contain double wooden doors, set opposite one another. Once set of doors opens to Castlereagh Street, the second opens to Norfolk Street. Two concrete paths lead from each of the Castlereagh and Norfolk Street footpaths to each of the entry doors. The church has are three lancet-style timber-framed sash windows, each with a glass lunette, to the front of the building (one each site of the porch and one on the porch), and four along each side. A timber-edged garden bed runs the length of the building along Castlereagh Street.

The second building is a contemporary (1950s style) two-story double brick, glass and metal building church with timber window surrounds, adjoining the rear of the single-story church and facing Castlereagh Street (Figure 9, Figure 11). The adjacent property at 7-9 Norfolk Street is a two-story steel, brick and concrete warehouse/office building with a concrete slab carpark to the rear (Castlereagh Street) (Figure 8, Figure 10). With the exception of these three buildings, the project area is relatively undisturbed. The immediate area surrounding the project area is characterised by uniform two to three story modern brick, steel and concrete modern commercial and warehouse developments with a single residential unit development nearby in the Norfolk Serviceway and one selling off-the-plan in Castlereagh Street (see Shadow Diagrams Appendix 1). A DA has been lodged for a mixed-use residential block on the corner of Macquarie and Castlereagh Streets.

No historic European buildings, works, structures, objects or relics were observed within or near to the project area. Several areas have been excavated to provide for underground services (sewerage, water etc.). Inspection of these suggests that they are modern. The project area was previously subjected to bulk excavation for the driveway, car park and commercial building (now Eagle Homes) present at 7-9 Norfolk Street. This is considered to have removed any remaining archaeological features that may have remained after the historic demolition of the two dwellings previously located on this portion of the project area.

During the visual inspection, **no European (historic) heritage items, such as buildings, works or relics, were identified within the project area.** Given the modern development of the project area the archaeological potential for the project area is also therefore assessed as low.



Figure 6: Looking north toward the project area from the corner of Norfolk and Castlereagh Streets. Norfolk Street is in the foreground. Image: ArchaeoMar Australasia.



Figure 7: Looking northeast across the project area from Castlereagh Street. Note the original timber. Image: ArchaeoMar Australasia.



Figure 8: Looking southeast across the project area (11-13 Norfolk Street) from Castlereagh Street (foreground). Note the two-storey brick church hall. Image: ArchaeoMar Australasia.



Figure 9: Looking east toward the rear of Eagle Homes at 7-9 Norfolk Street from of Castlereagh Street. Image: ArchaeoMar Australasia.



Figure 10: Looking northwest across the project area from Norfolk Street. Note two-story brick church hall at 11 Norfolk Street, in image centre. Image: ArchaeoMar Australasia.



Figure 11: Looking north-northeast across the project area from Norfolk Street. Note two-story brick church extension to left of image and eagle homes building toward the right. Image: ArchaeoMar Australasia.

6.0 Significance Assessment

Before making decisions about the future of a heritage item it is first necessary to understand its heritage significance and the values it embodies. The aim of this particular significance assessment is to explain the heritage values embodied by the project area to enable an understanding of the likely heritage impact of the proposed development.

6.1 Basis for the Assessment

The *NSW Heritage Manual*, published by the then NSW Heritage Office and Department of Urban Affairs and Planning (1996a), sets out a detailed process for conducting assessments of heritage significance. The Manual provides a set of specific criteria for assessing the significance of an item, including guidelines for inclusion and exclusion. The following assessment has been prepared in accordance with these guidelines, also taking into consideration NSW Heritage Office (2008) information regarding levels of significance and the (2001) significance assessment guidelines.

The Heritage Council of NSW has adopted specific criteria for significance assessment, which have been gazette pertinent to the Heritage Act. The seven criteria upon which the following significance assessment has been prepared are as follows:

- Criterion (a)* *an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);*
- Criterion (b)* *an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);*
- Criterion (c)* *an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);*
- Criterion (d)* *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;*
- Criterion (e)* *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);*
- Criterion (f)* *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); and*
- Criterion (g)* *an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places, or cultural or natural environments.*

The International Council of Monuments and Sites in Australia (ICOMOSA) recommends in *The Burra Charter* (2013a) and its practice note on *Understanding and Assessing Cultural Significance* (2013b) that significance be assessed on the basis of aesthetic, historic, scientific, social and spiritual value (2013:1). Relative scientific value, that which connotes research potential and/or archaeological significance, is subject to the application of two comparative or modifying criteria (rarity and representativeness) in determining assess the significance of heritage items.

Regardless of whether the criteria are sourced from the *NSW Heritage Manual* (as these have been) or *The Burra Charter* (2013a), the criteria are intended to provide an overall framework for significance

assessment. The assessment of archaeological potential/significance will be addressed in the accompanying archaeological assessment. As the criteria used by *The Burra Charter (2013a)*, are included within the criteria outlined within the Heritage Manual, they have not been considered separately.

6.2 Historical Themes in Evidence

National and state-level patterns of historical development are useful in determining the historical value of a site. Nine historical themes have been developed and adopted by NSW Heritage Council. They are derived from the Australian historical themes prepared by the Australian Heritage Commission. The following table notes the NSW historical themes considered to be in evidence within the project area.

Table 5: Historical Themes related to the Project Area

Australian Theme	NSW Theme	Relevance to the project area
Tracing the evolution of the Australian Environment	Environment - naturally evolved	Not applicable
Peopling Australia	Ethnic Influences Migration	As the site of the Liverpool Baptist church, the project area is associated with activities and processes associated with the resettling of people from one place to another, the impacts of such movements and the ethnic influences on the Baptist Church as a result. The project area is further associated with the migrant communities that settled in south/Western Sydney following the Second World War and in more recent times with migrant refugees and is demonstrative of Liverpool's increasing multiculturalism.
Developing local, regional and national economies	Events	As the site of the Liverpool Baptist church, the project area is associated with activities relating to congregation, religious event and ceremonies.
Building settlements, towns and cities	Towns, villages and suburbs	The project area is significant for its role in the cultural, social and religious life of the Liverpool local community. More recently, the project area is associated with Eagle Homes, which is contributing to the residential revitalisation of Liverpool, is located on site and is the end client for whom this report is written.
Working	Labour	Not applicable
Educating	Education	Not applicable
Governing	Government and administration Law and Order	Not applicable
Developing Australia's cultural life	Religion	This project area is associated with religion as it is the location of the second Liverpool Baptist Church.
Marking the phases of life	Birth and death	Not applicable

(Source: ArchaeoMar Australasia)

6.3 Significance the project area

6.3.1 Criterion A (Historical Significance)

Not significant under this criterion.

6.3.2 Criterion B (Associative Significance)

The project area is associated with the Liverpool Baptist Church however is not significant under this criterion.

6.3.3 Criterion C (Aesthetic Significance)

The project area is not significant under this criterion.

6.3.4 Criterion D (Social Significance)

As the site of the second Liverpool Baptist church, the project area is associated with the impact of activities and processes associated with the resettling of people from one place to another and the ethnic influences on the Baptist Church as a result. The project area is further associated with the migrant communities that settled in south/Western Sydney following the Second World War and in more recent times with migrant refugees and is demonstrative of Liverpool's increasing multiculturalism. This association will continue with and through the Church once it is relocated and therefore the project area is not significant under this criterion.

6.3.5 Criterion E (Research Potential)

The project area has low to nil research potential and is therefore not significant under this criterion.

6.3.6 Criterion F (Rarity)

The project area is not significant under this criterion.

6.3.7 Criterion G (Representativeness)

The project area is not significant under this criterion.

6.4 Summary Statement of Significance

Although the project area is recognised for its association with the Liverpool Baptist Church, the social and religious role of the church in the local community and to a lesser extent, the current day redevelopment and revitalisation of Liverpool - via the connection with Eagle Homes - the project area is not assessed to be of local heritage significance as a result of these intangible associations.

The Church is in the process of moving premises and the social significance and attachment the local community has with the church will continue to exist in its new location, as it not invested in any heritage fabric or archaeological remains.



Figure 12: Panorama of the project area at 7-13 Norfolk Street, Liverpool, taken using the site inspection.
Photo: ArchaeoMar Australasia.

7.0 Assessment of Heritage Impacts

Generally, and consistent with best practice, physical changes to heritage components that are considered to have high or exceptional heritage value should be avoided. These components contribute the most to maintaining the heritage significance of the item. Any justified physical changes to components that have moderate or low heritage value should be considered with care and be sympathetic to original form, scale and location.

7.1 Proposed Works

The proposed works, if approved, will result in the construction of a mixed-use residential development and associated landscaping. The plans are contained Appendix 1.

As no physical heritage or archaeological remains have been identified on site and the project area is assessed to have no heritage significance, **the proposal will not have a detrimental impact on the heritage values or significance of the project area.**

7.2 Proposed Additions to Existing Structure

No alterations or additions are proposed to existing structures. These will be removed and replaced by the proposed new development. As there is no heritage fabric present within the project area, this will have no impact on heritage fabric.

7.3 New Development Adjacent to Existing Heritage Item

The proposed development, although not adjacent to an existing heritage item, is situated across Castlereagh Street from a locally listed private dwelling at 115 Castlereagh Street. As such, the impact on that dwelling needs to be considered. There several questions that the NSW Heritage Manual guideline on *Statements of Heritage Impact* (Heritage office 2002a:6) states need to be answered when considering new development adjacent to an existing heritage item. These are addressed below.

7.3.1 How is the impact of the new development on the heritage significance of the item to be minimized?

Any potential impact on heritage values of neighbouring heritage items will be minimised through implementation of the LDCP 2008 and LLEP 2008.

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

The new development is in the City Centre fringe commercial sub-precinct, a secondary commercial zone, established later than the core city commercial area. Although this sub-precinct contains a number of heritage items, including that at 115 Castlereagh Street, these items are much later than those in the city core. The new development will provide required new commercial office, retail and residential spaces in this part of the city, which will contribute to State's targets for lost-cost housing and the City's plans to revitalise Liverpool. As the Baptist Church has outgrown this property and is relocating to a suitable site nearby, this will leave the project area underutilized unless redeveloped. This is a prime opportunity to develop this space to help Liverpool grow into a world-class city by 2023.

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

The existing curtilage around the heritage item will contribute to the retention of its significance as it preserves the form, siting, and setting of the heritage item and its aesthetic, historic and architectural significance. Any potential impact on the heritage values of neighbouring heritage items, including 115 Castlereagh Street, will be further minimised through implementation of the LDCP 2008 and LLEP 2008 as part of the DA process.

There will be absolutely no physical impact on 115 Castlereagh Street as the proposal does not seek to alter 115 Castlereagh Street, as the project area is located on the opposite (western) side of Castlereagh Street. This proposal seeks to remove and replace one development with another. That portion of the project area facing 115 Castlereagh Street already contains a large two-story church, which will be replaced with a mixed-use residential tower, which will be set back from the boundary of Castlereagh Street. This will minimise the overshadowing of 115 Castlereagh and preserve the setting.

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

It is considered that the proposed development will have minor impacts on the views from 115 Castlereagh Street, as the single-storey dwelling currently looks onto the two-storey church. There will be new opportunities for public enjoyment of 115 Castlereagh Street, as residents of the proposed development will be able view and enjoy the item's aesthetics. The proposed development will also be set back from Castlereagh Street, which is approximately 25-30 metres from the project area on the western side of Castlereagh Street. There is a row of mature trees along the Bourke Street boundary and Castlereagh Street frontage of 115 Castlereagh Street. These trees and associated landscaping already obscures any views to/from the project area.

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

No - the proposed development is not situated on any known, or potentially significant archeological deposits for the reasons aforementioned. As such, no alternative sites have been considered and therefore no alternative sites have been rejected (see also 7.3.2).

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

The proposed development is sympathetic to the heritage item in that the finishes are in keeping with, and reflective of, those at 115 Castlereagh Street (see Appendix 1). The bricks (Pepper and Grecian Gold) bricks have been colour matched to those of the heritage item, as has bronze cladding, white paint, charcoal and grey laminates and the bronze laminated louvre, which picks up tones from the trees around the heritage item. The pepper brick will be dominant on Castlereagh Street, facing the heritage item, whilst the development will be set back from Castlereagh Street and sited to preserve the setting of the heritage item and minimize overshadowing. Further the strong geometric form of the developments picks up the pitch of the roof and federation patterning of the heritage item and reflects that in a modern way.

It should be noted that the heritage item at 115 Castlereagh Street been modified over time, its integrity and intactness diminished by the addition of non-sympathetic intrusive new materials.

The heritage item at 115 Castlereagh Street has numerous visible intrusive additions including a white metal picket-style fence, a metal-carport, concrete driveway, metal aerial, non-period landscaping and non-period finishes paints and finishes. Apartments at 111-113 and 117 Castlereagh Street have already comprised the setting.

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

The new development is not located immediately adjacent to the local heritage item at 115 Castlereagh Street, rather is separated by the wide roadway of Castlereagh Street. The heritage item is located a comfortable distance from the project area, set back from its site boundaries and surrounded by a generous lawn and landscaping. It sits comfortably within its own curtilage and will remain legible within its own setting.

There will be no physical or visual impact on the existing heritage curtilage and existing views to and from the heritage item will be retained. Although the proposed development will be seen in some views from the heritage item, there will be no adverse impact resulting from the proposal.

The visual and physical separation of the proposed development from the heritage item ensures that there will be no visual dominance and that the proposed development building will not visually detract from the heritage listed item. The setback of the new building from the Castlereagh Street site boundary will enlarge the open space near the heritage item, which will enhance the setting and views.

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

Yes – members of the public and the owners and residents of 115 Castlereagh Street will still be able to view and appreciate the historic, aesthetic. Additional new users, residents of the proposed new development, will have the added benefit of being able to view, appreciate and enjoy be able to view the heritage item, once the development has been constructed.

7.4 Alternative Proposals

Two options were identified for the future use of the project area:

- 1) Do nothing (base case); or
- 2) carry out proposed redevelopment.

The do nothing approach (Option 1) would involve no active measures to improve 7-13 Norfolk Street, Liverpool NSW. This would leave the project area as underutilized commercial/religious space in the City of Liverpool. The Liverpool Baptist Church has stated publically (Liverpool Baptist Church 2015) that the existing buildings within the project area are no longer sufficient for the Church's needs and that it will move to alternative premises nearby.

Option 2 involves this development proposal. This work will be carried out in a manner that improves the project area whilst contributing to State's target to create attractive, sustainable new communities for up to 500,000 people by supplying land linked to key infrastructure, employment areas, parks, health and education facilities, shops, services and public transport. Furthermore, development of project area will

make the City achieve its 2023 revitalisation goal whilst providing 170 residential lots, offices and retail space making this a vibrant, viable place to live and work.

7.5 Summary of Heritage Impact

Change is often necessary to retain cultural significance. In this case the proposed development it is necessary to enable full utilisation of the project area for residential, commercial and economic and development.

Although change is undesirable where it reduces heritage significance, the proposal will have no adverse impact on the heritage values of the project area, or adjacent heritage items. The heritage values of the item at 115 Castlereagh Street are derived principally from the item's historical, architectural and aesthetic significance; values which will not be impacted as a result of the proposed works.

Given this assessment, the statutory and regulatory requirements, the nature and location of the works, and that there will be no known impacts on Historic European heritage, the proposal is considered to be reasonable and acceptable in heritage terms.

8.0 Conclusions and Recommendations

The NSW Heritage Council Guidelines (2002a) require that the SoHI, together with supporting information, address what measures are proposed to mitigate the negative impacts of the proposal, and why more sympathetic solutions are not viable.

In accordance with *The Burra Charter Procedures for Undertaking Studies and Reports* (ICOMOSA 1988), the following recommendations have been formulated in consideration of all available information.

Recommendation 1

The proposed works at 7-13 Norfolk Street, Liverpool are acceptable on heritage grounds and should proceed, provided that Recommendations 2-5 are followed.

Recommendation 2

All relevant staff, contractors and subcontractors should be made aware of their statutory obligations for heritage under NSW *National Parks and Wildlife Act 1974*, NSW *Heritage Act 1977* and best practice as outlined in *The Burra Charter 2013*. This may be implemented as a heritage induction.

Recommendation 3

In the unlikely event that any Aboriginal objects or places of Aboriginal heritage significance are identified in the project area during proposed, all works in the area should cease. The area should be cordoned off and contact made with the Heritage Division, Office of Environment and Heritage, NSW Department of Planning and Environment (131 555), a suitably qualified archaeologist and the relevant Aboriginal stakeholders, so that the Aboriginal heritage can be adequately assessed and managed.

Recommendation 4

In the unlikely event that skeletal remains are identified during the proposed works, work in the vicinity of the remains must cease immediately. The area must be cordoned off. The NSW Police Coroner must be contacted in order to determine if the material is of Aboriginal origin. If determined to be of Aboriginal origin, the Client must contact the Heritage Division, Office of Environment and Heritage, NSW Department of Planning and Environment (131 555), along with a suitably qualified archaeologist and the relevant Aboriginal stakeholders, so that the remains can be adequately assessed and managed.

Recommendation 5

If, during the proposed works suspected archaeological relics, as defined by the *Heritage Act 1977* are uncovered, work should cease in that area immediately. The Heritage Division, Office of Environment and Heritage, NSW Department of Planning and Environment (131 555) should be notified and works only recommence when relevant permits and an appropriate and approved management strategy instigated.

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Appendix 1

Development Plans



1 ————— norfolk street



2 ————— casreagh street



2 ————— castleragh north

7-13 Norfolk Street, LIVERPOOL

PROPOSED MIXED-USE DEVELOPMENT

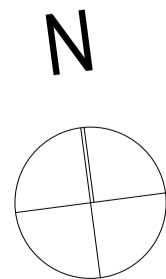
DWG. No:	TITLE	SCALE
AP01	Cover Sheet	
AP02	Data	
AP03	Site & Context Plan	1:500
AP04	Basements 4 & 3	1:200
AP05	Basements 2 & 1	1:200
AP06	Ground Floor & Level 1	1:200
AP07	Levels 2 & 3	1:200
AP08	Levels 4 & 5	1:200
AP09	Levels 6 - 10	1:200
AP10	Levels 11 - 22	1:200
AP11	Levels 23 & 24	1:200
AP12	Levels 23 & 24	1:200
AP13	Elevation	1:250
AP14	Elevation	1:250
AP15	Sections	1:250
AP16	Shadow Diagrams	1:1500

s c h e d u l e o f f i n i s h e s

1: Prefinished composite metal cladding 'Bronze Metallic' 504 External wall, concrete slabs, ceilings & upstands	2: Austral Bricks 'Urban One - Pepper' External wall & balcony balustrades	3: Austral Bricks 'Urban One - Grecian Gold' External walls	4: Dulux Powdercoat: 'Eternity-Charcoal Pearl Satin' (900-88394) Garage Door, Open Grill Commercial Door, Windows, Doors, Balustrades & Louvre frames	5: Dulux 'Vivid White' External wall and framing - painted finish	6: Dulux 'Namadij' External wall, concrete slabs, hobs & upstands - painted finish	7: Performance Glazing 'Grey Laminated' Windows, Doors & Balustrades	8: Performance Glazing 'Bronze Laminated' Louvres
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- ☐ this drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
- ☐ larger scale drawings and written dimensions take preference.
- ☐ do not scale from drawing
- ☐ all dimensions to be checked on site before commencement of work.
- ☐ all discrepancies to be brought to the attention of the author.

Notes



Rev	Description	By	Date
P1	Preliminary for consultants	SB	14.07.15
P2	Pre-DA Meeting	SB	30.07.15

project
Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

client
Eagle Developments & Cardile Developments

drawing title
Cover Sheet

date 23.06.15	checked no	project arch. SB	drawn SB
scale AS SHOWN @ A1	no 15011	AP01	issue P2



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7-13 Norfolk Street,LIVERPOOL

DATE : 29.07.15

UNIT	APARTMENT TYPE				GFA	NSA									
	1 BED	2 BED	3 BED	NOTES		INTERNAL	TERRACE	MISC	TOTAL	ADAPTABLE	STORAGE	ORIENTATION	living/bed	SOI	ACC
GROUND															
G.01				commercial		238			238						
G.02				commercial		120									
TOTAL	0	0	0			475	358	0	358	0					

LEVEL 1															
1.01				commercial		549	0		549						
TOTAL	0	0	0			549	549	0	0	549	0				

LEVEL 2															
2.01	2B					75	27		102		8	W			
2.02	2B					75	13		88		8	W			
2.03	2B					75	13		88		8	W			
2.04		3B				97	65		162		10	W			
2.05		2B				81	21		102		8	W/E			
2.06	1B			studio		42	15		57		6	S/W			
2.07	1B					50	15		65		6	S/W			
2.08	1B					50	15		65		6	S/W			
2.09	1B					50	15		65		6	S/W			
2.10	1B					50	24		74		6	S/W			
TOTAL	5	4	1			723	645	223	0	868	0				

LEVEL 3															
3.01	2B					75	13		88		8	W			
3.02	2B					75	13		88		8	W			
3.03	2B					75	13		88		8	W			
3.04		3B				97	65		162		10	W			
3.05	2B					77	21		98		8	W/E			
3.06	1B					50	15		65		6	S/W			
3.07	1B					50	15		65		6	S/W			
3.08	1B					50	15		65		6	S/W			
3.09	1B					50	15		65		6	S/W			
3.10	1B					50	24		74		6	S/W			
TOTAL	5	4	1			660	649	209	0	858	0				

LEVEL 4															
4.01	2B					75	13		88		8	W			
4.02	2B					75	13		88		8	W			
4.03	2B					75	13		88		8	W			
4.04		3B				97	65		162		10	W			
4.05	2B					77	21		98		8	W/E			
4.06	1B					50	15		65		6	S/W			
4.07	1B					50	15		65		6	S/W			
4.08	1B					50	15		65		6	S/W			
4.09	1B					50	15		65		6	S/W			
4.10	1B					50	24		74		6	S/W			
TOTAL	5	4	1			660	649	209	0	858	0				

LEVEL 5															
5.01	2B					75	13		88		8	W			
5.02	2B					75	13		88		8	W			
5.03	2B					75	13		88		8	W			
5.04		3B				97	65		162		10	W/E			
TOTAL	0	3	1			325	322	104	0	426	0				

LEVEL 6															
6.01	2B					75	19		94		8	N/W			
6.02	2B					75	13		88		8	W			
6.03	2B					75	13		88		8	W			
6.04		3B				95	15		110		10	W/E			
6.05	2B					75	25		100		8	E/S			
6.06	2B					75	16		91		✓	8	N/W		
6.07	2B					78	47		125		8	N/E			
6.08	2B					77	11		88		8	E/S			
TOTAL	0	7	1			675	625	159	0	784	1				

LEVEL 7															
7.01	2B					75	19		94		8	N/W			
7.02	2B					75	13		88		8	W			
7.03	2B					75	13		88		8	W			
7.04		3B				95	15		110		10	W/E			
7.05	2B					75	25		100		8	E/S			
7.06	2B					75	16		91		✓	8	N/W		
7.07	2B					78	47		125		8	N/E			
7.08	2B					77	11		88		8	E/S			
TOTAL	0	7	1			675	625	159	0	784	1				

LEVEL 8															
8.01	2B					75	19		94		8	N/W			
8.02	2B					75	13		88		8	W			
8.03	2B					75	13		88		8	W			
8.04		3B				95	15		110		10	W/E			
8.05	2B					75	25		100		8	E/S			
8.06	2B					75	16		91		✓	8	N/W		
8.07	2B					78	47		125		8	N/E			
8.08	2B					77	11		88		8	E/S			
TOTAL	0	7	1			675	625	159	0	784	1				

LEVEL 9															
9.01	2B					75	19		0		8	N/W			
9.02	2B					75	13		0		8	W			
9.03	2B					75	13		0		8	W			
9.04		3B				95	15		0		10	W/E			
9.05	2B					75	25		0		8	E/S			
9.06	2B					75	16		0		✓	8	N/W		
9.07	2B					78	47		0		8	N/E			
9.08	2B					77	11		0		8	E/S			
TOTAL	0	7	1			675	625	159	0	0	0	1			

LEVEL 10															
10.01	2B					75	19		0		8	N/W			
10.02	2B					75	13		0		8	W			
10.03	2B					75	13		0		8	W			
10.04	2B					75	25		0		8	E/S			
10.05	2B					75	16		0		8	N/E			
TOTAL	0	5	0			415	375	86	0	0	0				

LEVEL 11															
11.01	2B					75	19		0		8	N/W			
11.02	2B					75	13		0		8	W			
11.03	2B					75	13		0		8	W			
11.04	2B					75	25		0		8	E/S			
11.05	2B					75	24		0		8	N/E			
TOTAL	0	5	0			415	375	94	0	0	0				

LEVEL 12															
12.01	2B					75	19		0		8	N/W			
12.02	2B					75	13		0		8	W			
12.03	2B					75	13		0		8	W			
12.04	2B					75	25		0		8	E/S			
12.05	2B					75	24		0		8	N/E			
TOTAL	0	5	0			415	375	94	0	0	0				

LEVEL 13															
13.01	2B					75	19		0		8	N/W			
13.02	2B					75	13		0		8	W			
13.03	2B					75	13		0		8	W			
13.04	2B					75	25		0		8	E/S			
13.05	2B					75	24		0		8	N/E			
TOTAL	0	5	0			415	375	94	0	0	0				

LEVEL 14															
14.01	2B					75	19		0		8	N/W			
14.02	2B					75	13		0		8	W			
14.03	2B					75	13		0		8	W			
14.04	2B					75	25		0		8	E/S			
14.05	2B					75	24		0		8	N/E			
TOTAL	0	5	0			415	375	94	0	0	0				

HIGHWAY

HUME

MEMORIAL

AVENUE

BATHURST

STREET

BOURKE

STREET

STREET

CASTLEREAGH

STREET

NORFOLK

SEBASTIAN

NORFOLK

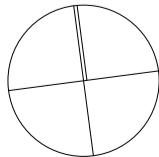
CASTLEREAGH

SITE PLAN
1:500

Notes

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- all discrepancies to be brought to the attention of the author.

N



Rev	Description	By	Date
P1	Preliminary for consultants	SB	14.07.15
P2	Pre-DA Meeting	SB	30.07.15

project
Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

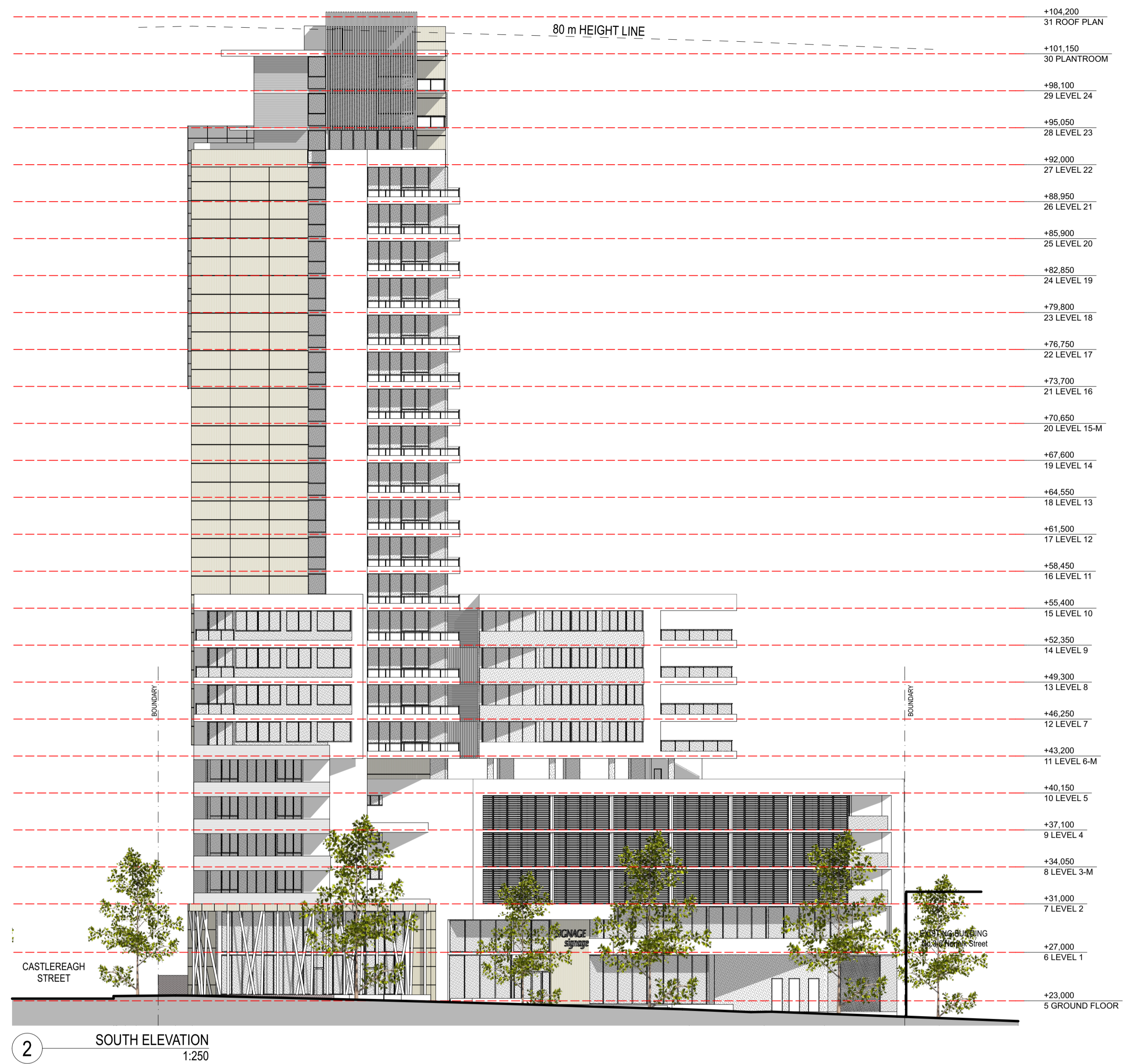
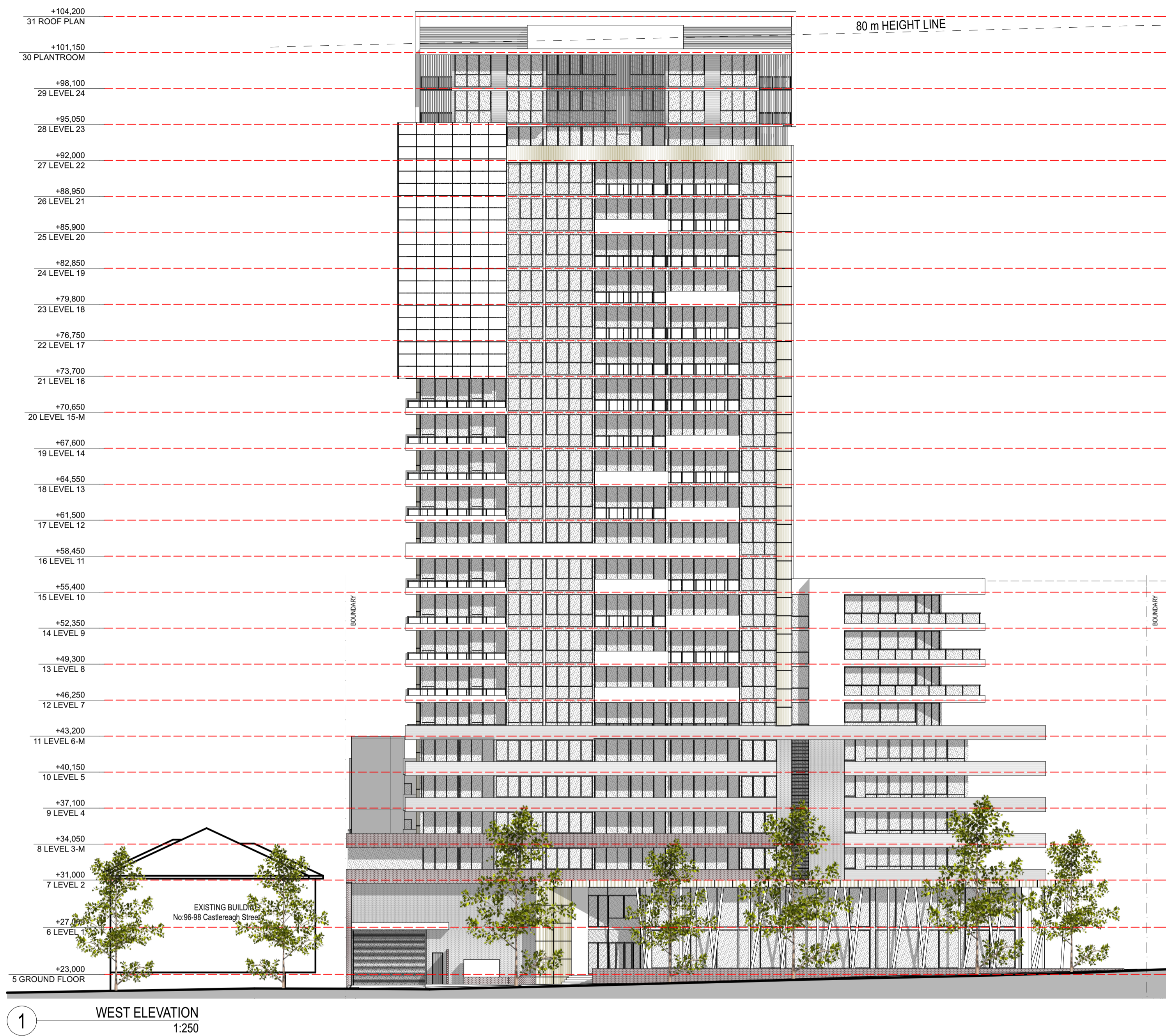
client
Eagle Developments & Cardile Developments

drawing title
Site & Context Plan

date
23.06.15
checked
no
15011
project arch.
AP03
drawn
SB
issue
P2

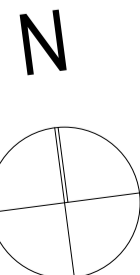
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mosca pserras architects

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a po box 3353, liverpool westfield nsw 2170



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Notes



Rev	Description	By	Date
P1	Preliminary for consultants	SB	01.07.15
P2	Preliminary for client	SB	08.07.15
P3	Preliminary for consultants	SB	14.07.15
P4	Pre-DA Meeting	SB	30.07.15

project
Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

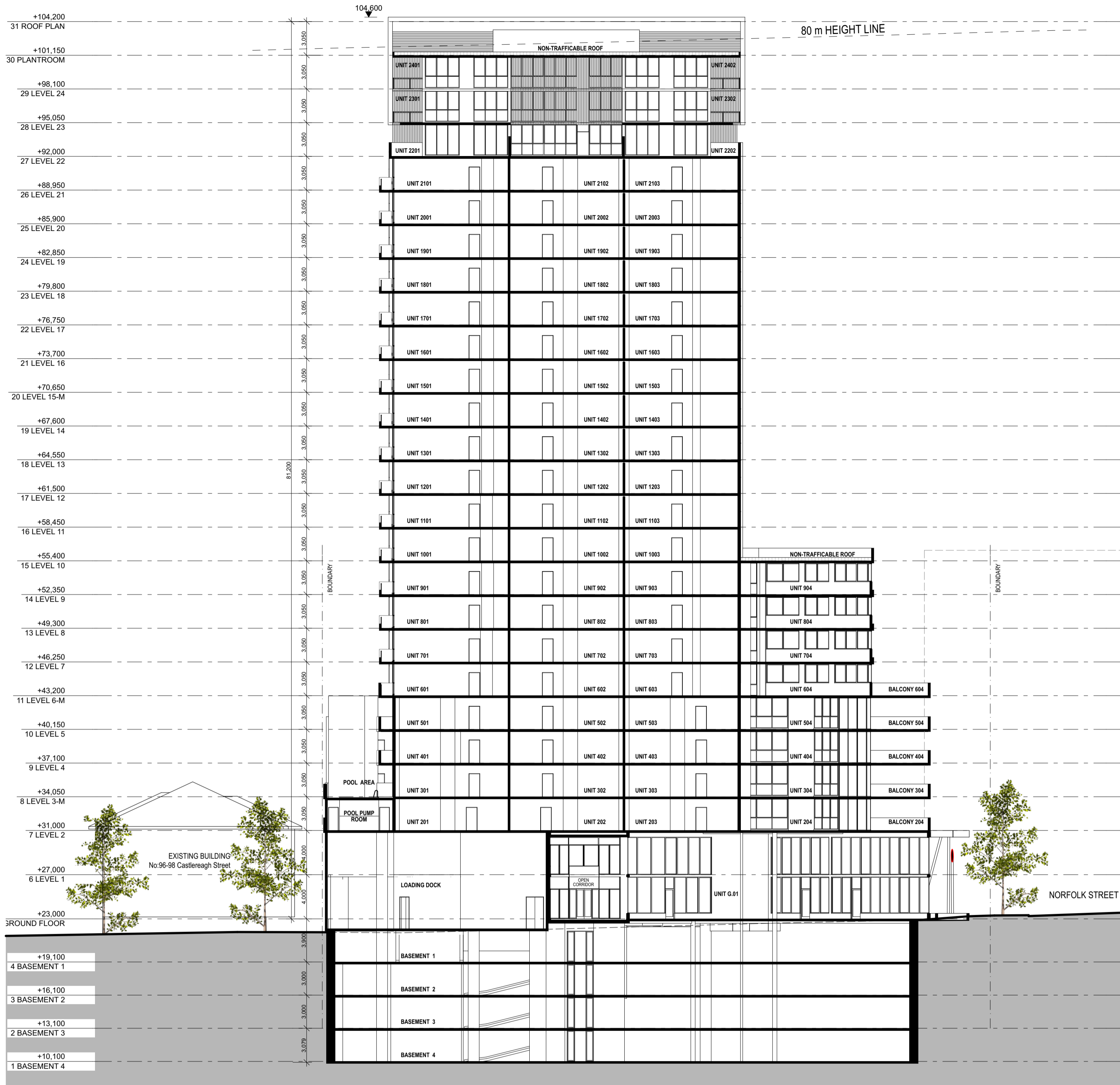
client
Eagle Developments & Cardile Developments

drawing title
Elevation

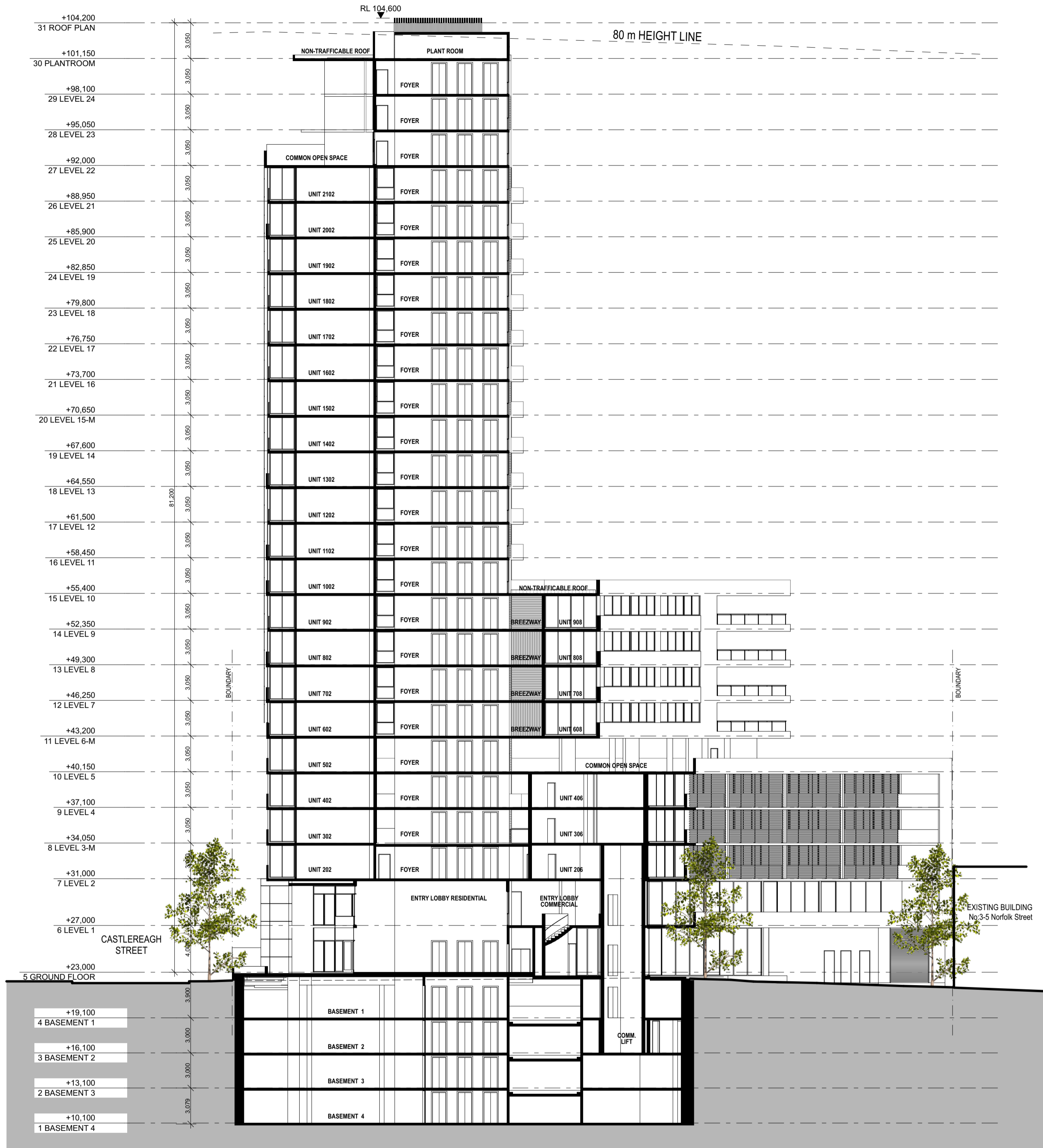
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a po box 3353, liverpool westfield nsw 2170



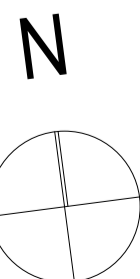
1 Section 1
1:250



2 Section 2
1:250

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Notes



Rev	Description	By	Date
P1	Pre-DA Meeting	SB	30.07.15

project
Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

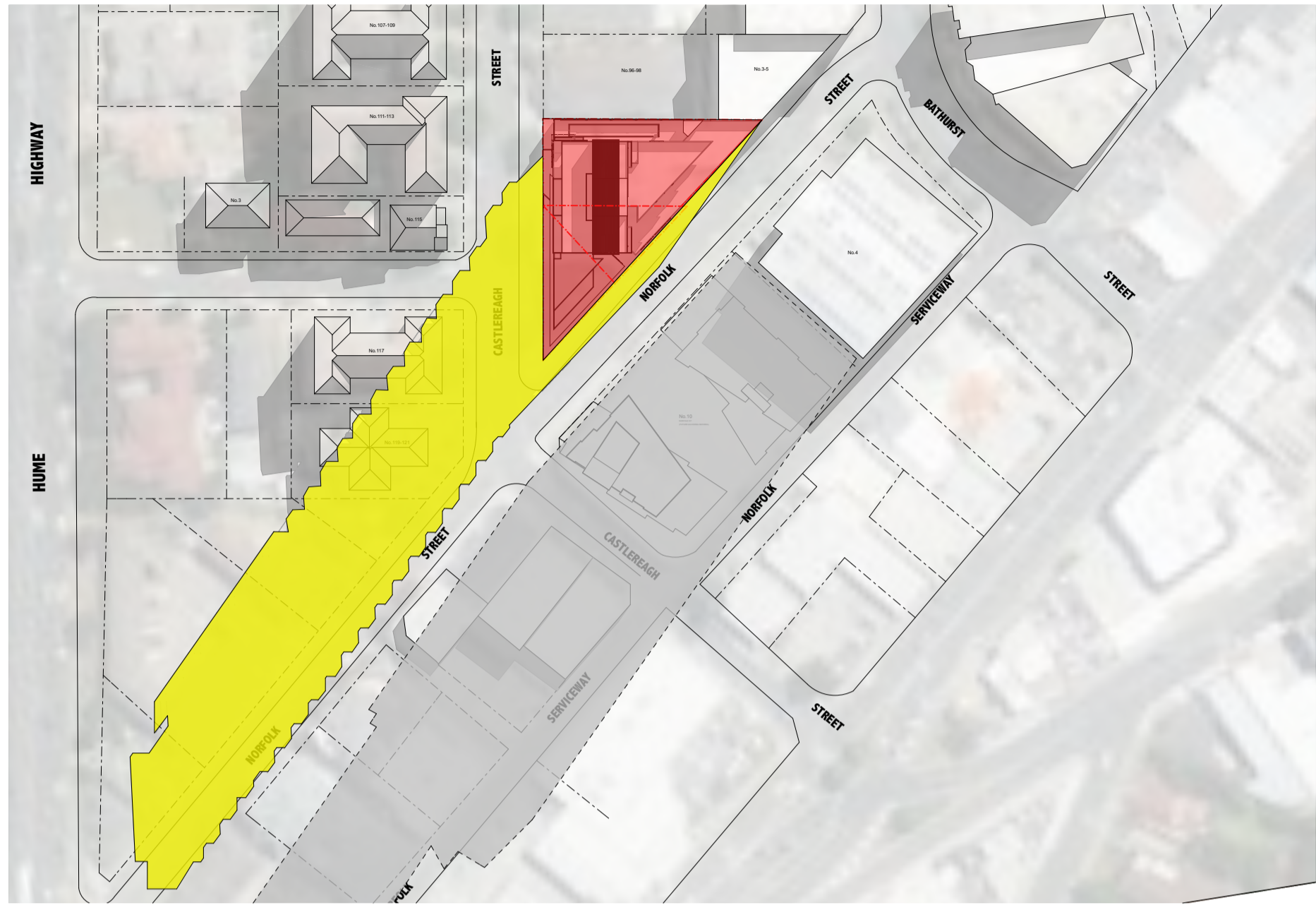
client
Eagle Developments & Cardile Developments

drawing title
Sections

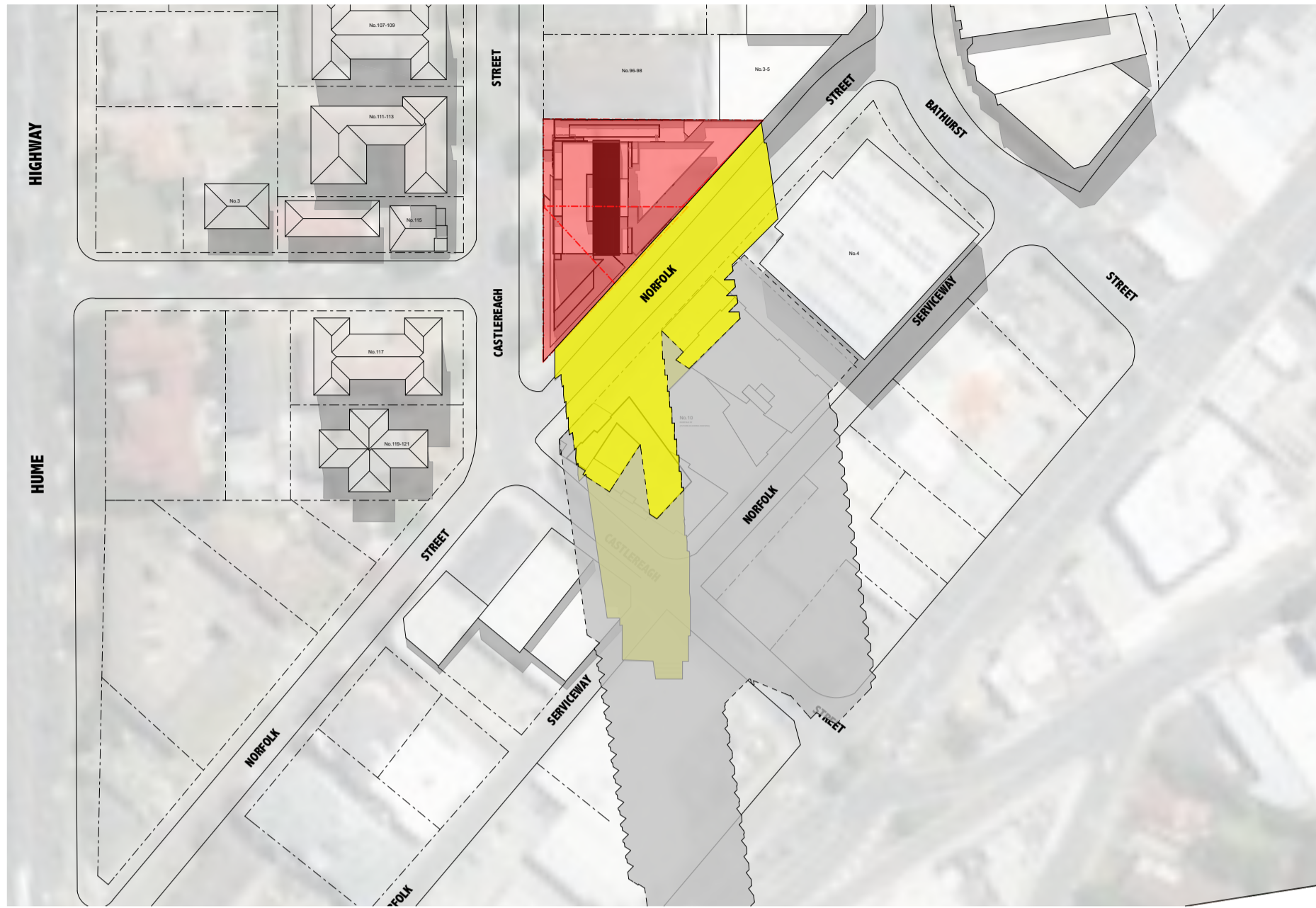
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scale AS SHOWN @ A1	no 15011	AP15	issue P1

m p a
mosca pserras architects

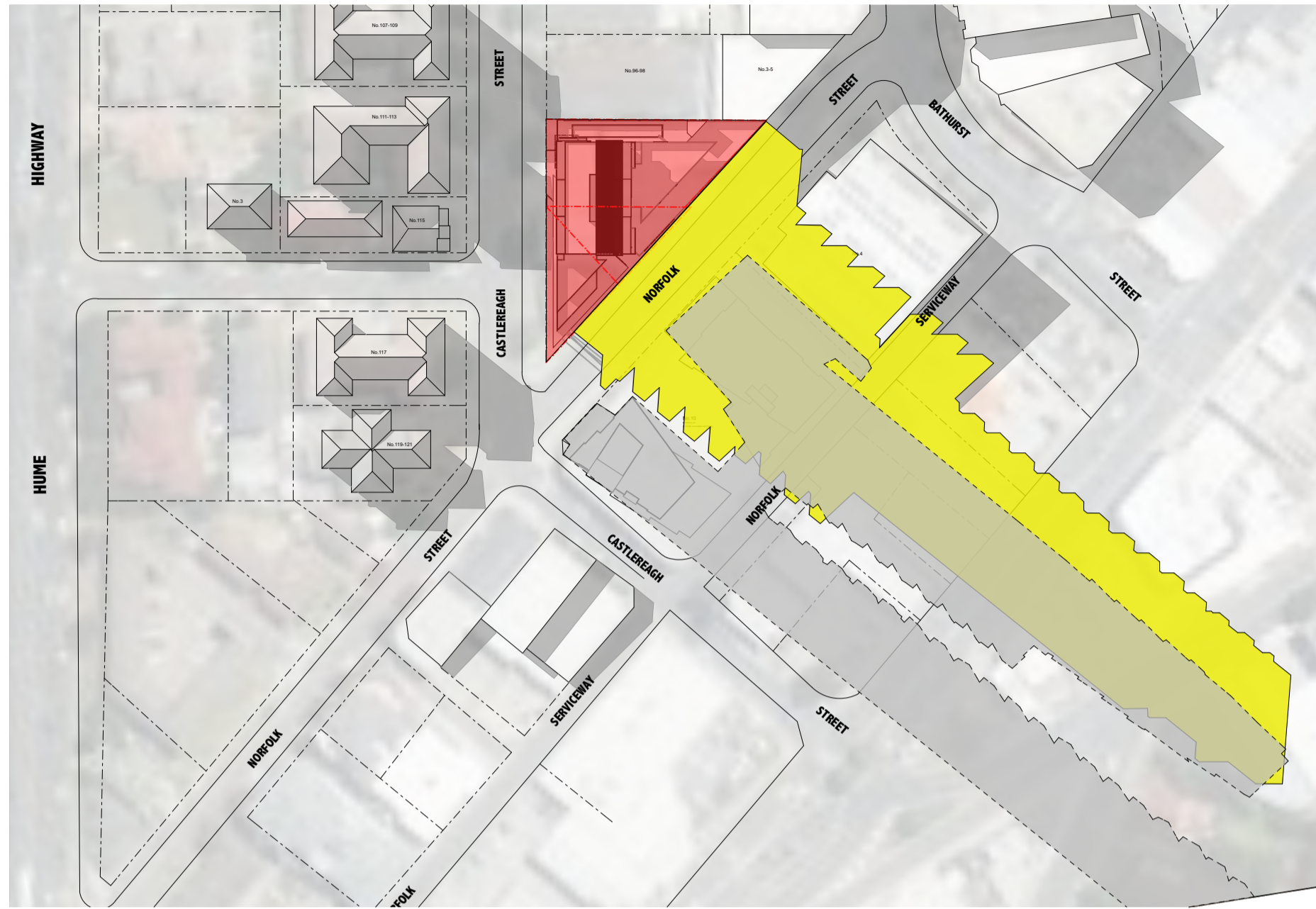
p 02 9601 3244 **f** 02 9601 6336
a po box 3353, liverpool westfield nsw 2170



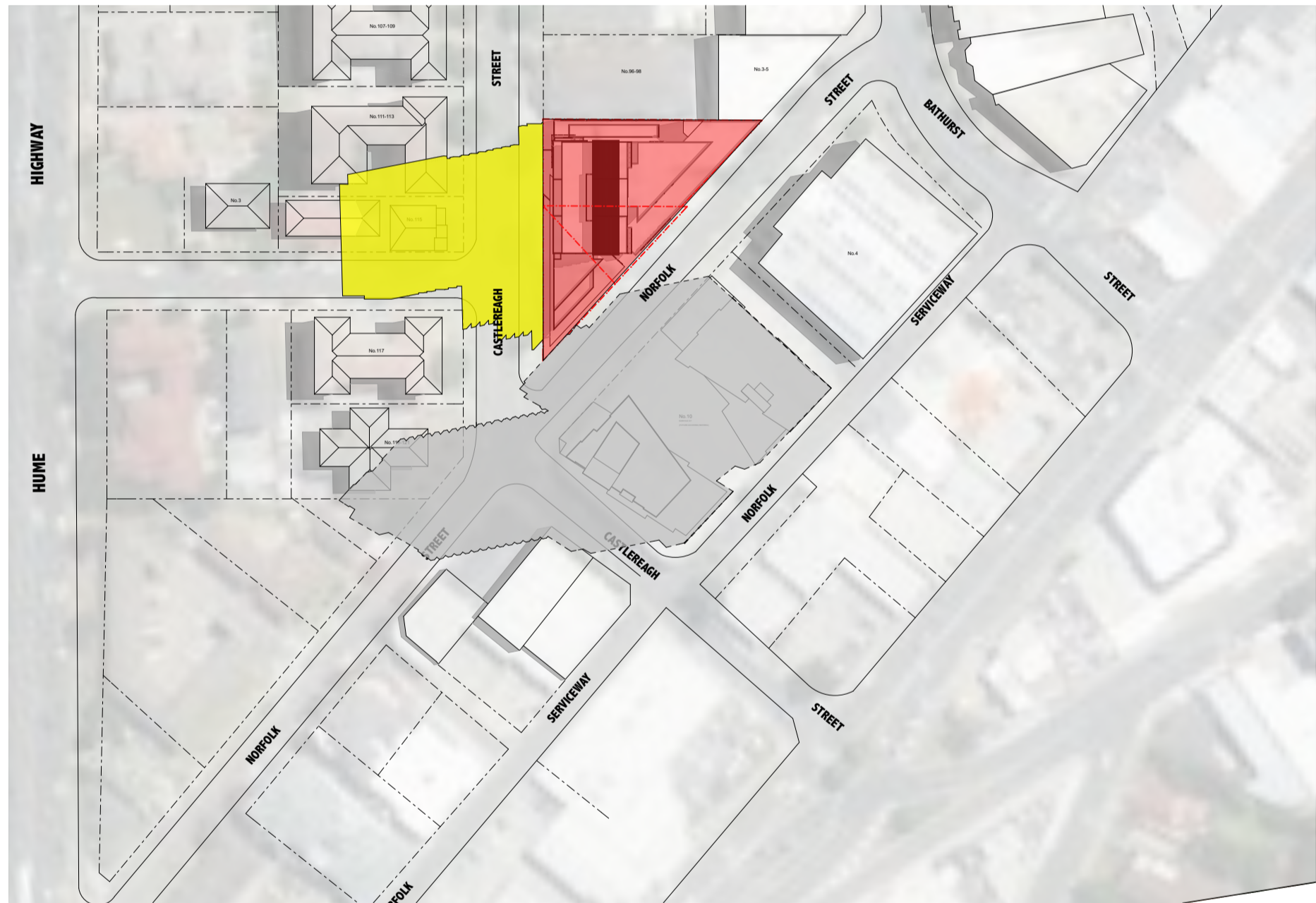
JUNE 21 9AM
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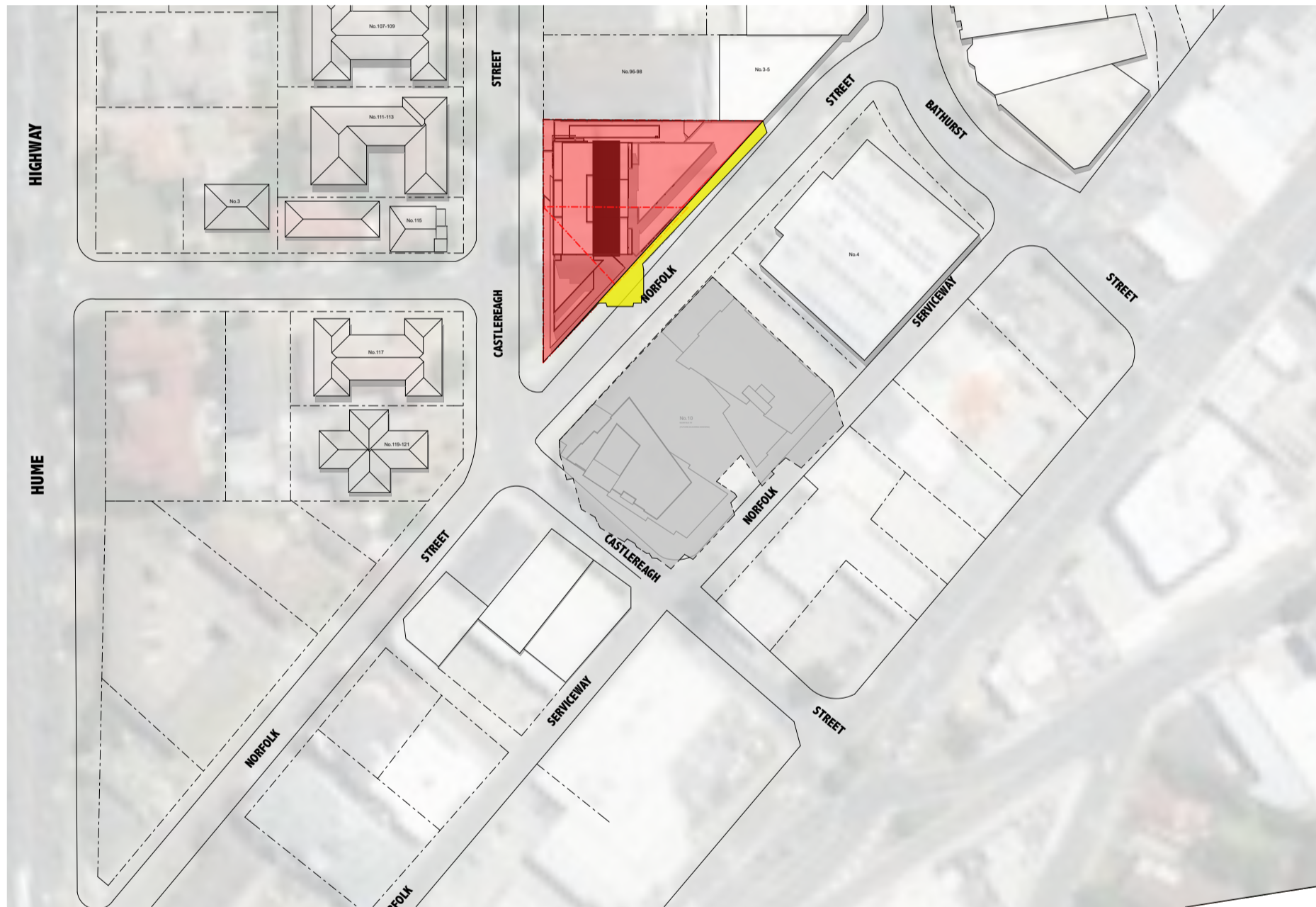
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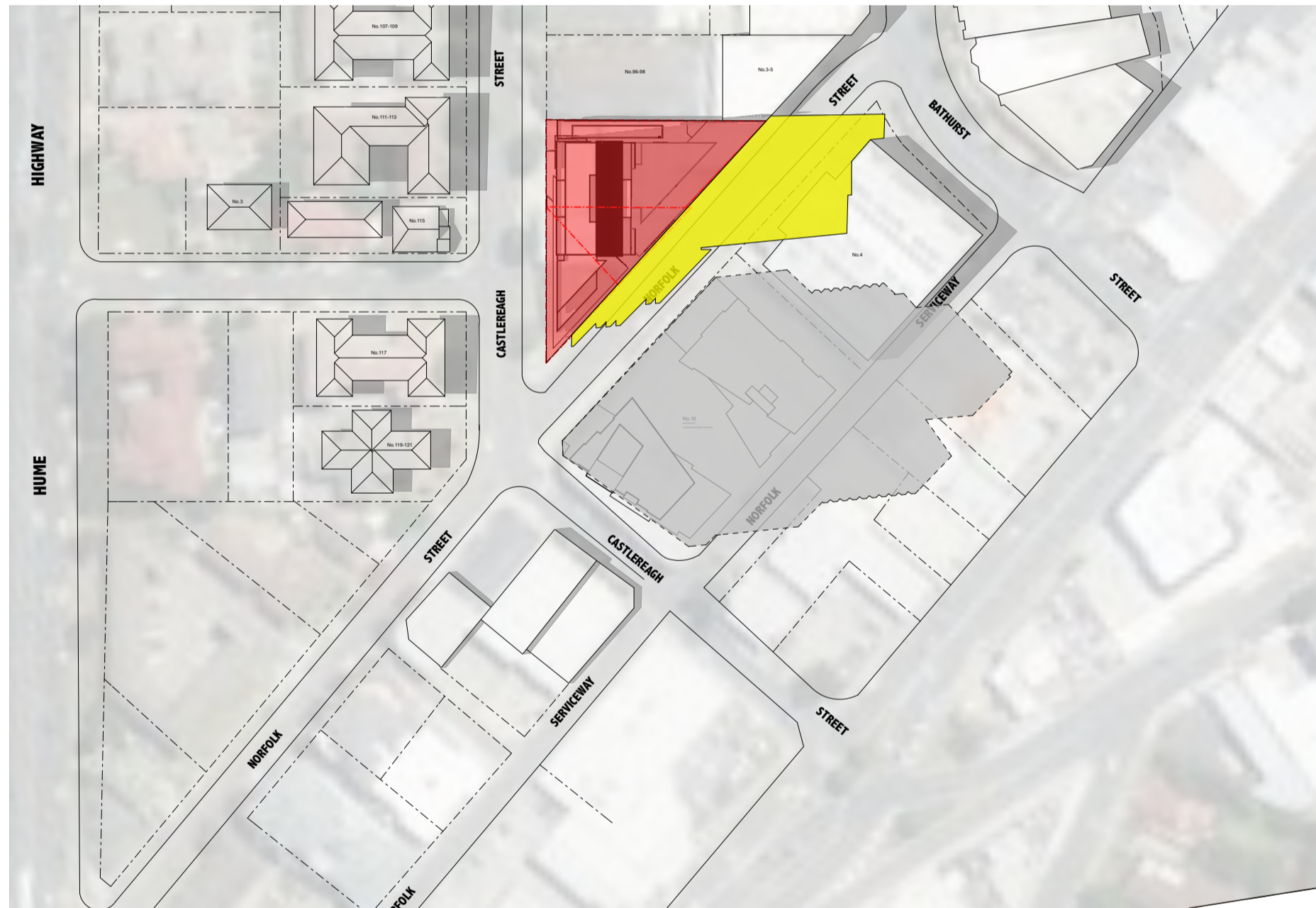
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DECEMBER 21 9AM
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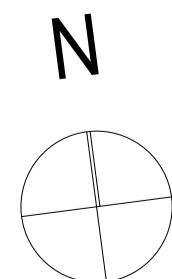
DECEMBER 21 3PM
1:1500

LEGEND:

- Site
- Shadow of Proposed Development
- Shadow of Approved Future Adjoining Massing at No. 100 Castlereagh Street, LIVERPOOL

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Notes



Rev	Description	By	Date
P1	Pre-DA Meeting	SB	30.07.15

project
Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

client
Eagle Developments & Cardile Developments

drawing title
Shadow Diagrams

date 23.06.15	checked SB	project arch. SB	drawn SB
scale AS SHOWN @ A1	no 15011	AP16	issue P1

m p a
mosca pserras architects

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