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20th September

Sam Jabbour
VENTUS GROUP
Shop 4, 30-32 Herbert Street
WEST RYDE NSW 2114

Dear Sam,

9-13 GOULBURN STREET, WARWICK FARM – HIS LETTER

Urbis Heritage has been engaged to prepare the following heritage impact statement (HIS) in letter format to accompany a development application (DA) for 9-13 Goulburn Street, Warwick Farm (herein referred to as the 'subject site').

This DA involves the demolition of all existing structures within the subject site, and construct a multi-storey residential building in their place.

The subject site does not contain any locally listed heritage items and is not located in a heritage conservation area, as defined under the Liverpool Local Environmental Plan (LEP) 2008. It is located within the general vicinity of locally listed heritage item, being 'Dwelling' at 13 Bigge Street.

This HIS letter is therefore required to assess the potential heritage impacts of the proposal on the heritage item in the vicinity, and to accompany the DA to be submitted to Council.

SITE LOCATION AND DESCRIPTION

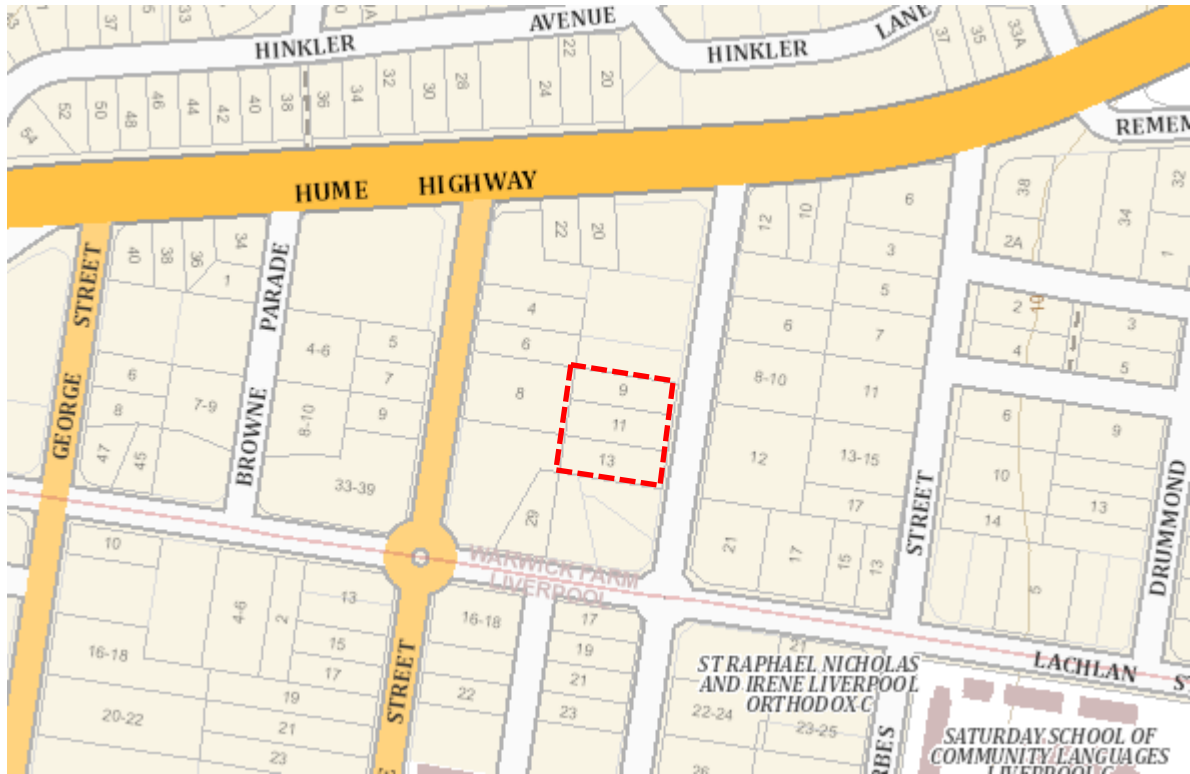
The subject site is located at 9-13 Goulburn Street, Warwick Farm, and within the Liverpool local government area (LGA). The location of the subject site is shown in Figure 1.

The subject site comprises the following elements:

- Three individual rectangular allotments that address Goulburn Street, being No. 9, No. 11 and No. 13;
- No. 9 Goulburn Street comprises vacant land;
- No. 11 Goulburn Street comprises a mid to late-20th century fibro residential dwelling and associated front and rear yards;
- No. 13 Goulburn Street comprises a mid to late-20th century fibro residential dwelling with cladding, and associated front and rear yards.

Surrounding development comprises a mixture of similar, single storey mid to late 20th century dwellings, as well as a number of larger scale multi-storey residential developments similar to that proposed at the subject site.

FIGURE 1 – LOCATION MAP, STUDY AREA INDICATED IN RED



Source: SixMaps 2016

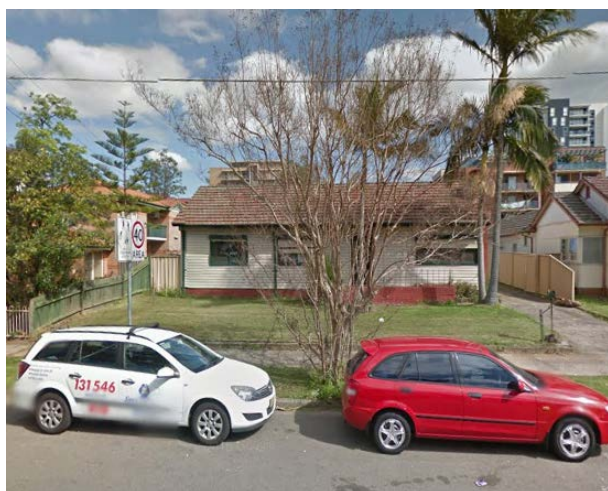
FIGURE 2 – VIEWS OF THE SUBJECT SITE AND SURROUNDS (GOOGLE STREET VIEW, SEPTEMBER 2015)



No. 9 Goulburn Street



No. 11 Goulburn Street



No. 13 Goulburn Street



Surrounding development (looking northwest from Goulburn Street)

1943 mapping of the subject site shows that the residential dwellings at No. 11 and 13 were not present at this time. The heritage item to the southwest is, however, visible. Since their construction, the dwellings at the subject site have been used for as general residences.

FIGURE 3 – 1943 AERIAL, STUDY AREA INDICATED IN RED

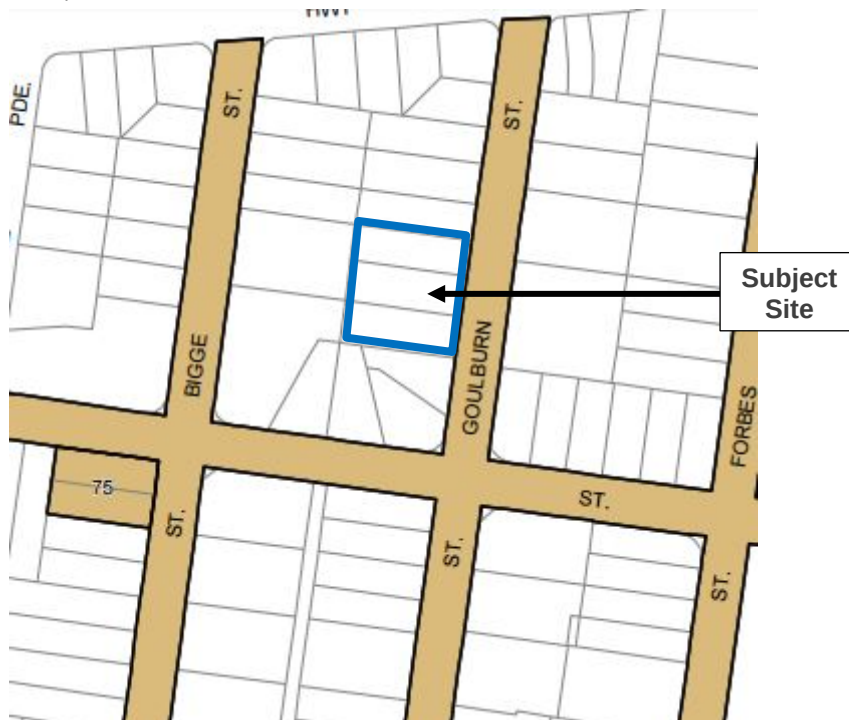


Source: SixMaps 2016

HERITAGE ITEM IN THE VICINITY

The subject site is located in the general vicinity of one locally listed heritage item, being 'Dwelling' at 13 Bigge Street.

FIGURE 4 – LIVERPOOL LOCAL ENVIRONMENTAL PLAN 2008 (HER_011) SHOWING THE SUBJECT SITE (OUTLINED BLUE) AND HERITAGE ITEMS



Source: Liverpool LEP 2008, Heritage Map HER_011

The relevant state heritage inventory (SHI) citation for this locally listed item describes it as:

*'... a substantial single storey brick Inter-War Californian Bungalow situated on a corner site not far from the business district of Liverpool. The building has a low-pitched terracotta tile roof, square brick chimney, dark stained shingled gable ends and bracketed purlins. Some of the window openings are emphasised with brick soldier course borders which read as architraves. Flat terracotta tiles are a built-in feature of the brick fence to Bigge Street, window sills and the chimney.'*¹

The significance of the item is described as follows:

*'No 13 Bigge Street demonstrates the history of settlement in the environs of Liverpool city centre. It is representative of the Inter-War Californian style of domestic architecture and one of the more intact examples to be found in Liverpool. It is aesthetically pleasing within the streetscape. There is the potential to gain more information on the site from further architectural, archaeological and documentary research.'*²

Photographs of the heritage item are provided below.

¹ <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1970095>

² <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1970095>

FIGURE 5 – VIEWS OF THE HERITAGE ITEM AT 13 BIGGE STREET (SOURCE: CATHY FISHER, LIVERPOOL HERITAGE STUDY)



Principal façade



Principal façade from the street

HERITAGE SIGNIFICANCE

The subject site comprises two residential dwellings that date from the mid to late 20th century. Both dwellings are of a simple, utilitarian design that is widely represented in existing building stock throughout the local area and wider LGA. As such, they do not have any identified aesthetic significance. Although they can be considered to be loosely representative of mid to late 20th century dwellings of a similar style, they are not considered to be particularly good or fine examples of their type.

There are also no identified connections or associations between these dwellings and any historically significant events, groups, or individuals. Further investigation of these dwellings is highly unlikely to reveal any information that is not readily available elsewhere (either through extant building stock or the historical record), or any information that would contribute meaningfully to our understanding of the local area's history.

For the reasons discussed above, the buildings currently present at the subject site are not assessed to meet any of the seven criteria for heritage significance, and therefore do not warrant retention.

IMPACT ASSESSMENT

As identified above, the buildings present at the subject site do not have any identified heritage significance, and do not warrant retention. There is therefore no identified heritage impact associated with their demolition.

In terms of visual impacts to the heritage dwelling located in the vicinity at 13 Bigge Street, the following assessment is made:

- The heritage item is located to the southwest of the subject site, and a sufficient distance away so as to ensure that any development within the subject site will not result in any visual impacts to the heritage item;
- The heritage item is already surrounded to the north, east and west by contemporary, multi-storey developments of a comparable and/or greater scale than that proposed at the subject site. As such, the setting of the heritage item has already been significantly compromised by surrounding development, as have all views to and from the item;

- Given the distance between the subject site and the heritage item at 13 Bigge Street, it is considered that the proposed redevelopment and new building will have a considerably lesser visual impact on the heritage item than contemporary, multi-storey development in the vicinity of the item already has;
- The proposed redevelopment of the subject site will in no way physically impact the heritage item.

CONCLUSION

As assessed above, the proposed redevelopment of the subject site will have no identified heritage impacts, and is therefore recommended to Council for approval.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Karyn Virgin", with a long horizontal line extending to the right.

Karyn Virgin

Senior Heritage Consultant