

CLUB BURWOOD RSL STAGE 1 DEVELOPMENT APPLICATION HERITAGE IMPACT STATEMENT

**BOUNDED BY GEORGE
STREET, MARMADUKE
STREET, DEANE STREET
AND SHAFTESBURY
ROAD, BURWOOD NSW
2134**

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Stephen Davies, B Arts Dip. Ed., Dip. T&CP, Dip. Cons. Studies
Associate Director	Fiona Binns, B Arts, M Arts (Curatorial Studies)
Senior Heritage Consultant	Karyn Virgin, B Arts (Adv.) (Hons Archaeology)
Heritage Consultant	Ashleigh Roddan, B Property Economics
Report Number	2017 05 12 – Draft 2017 06 09 – Final 2017 06 21 – Final 2

TABLE OF CONTENTS

Executive Summary	i
1. Introduction	3
1.1. Background	3
1.2. Site Location	4
1.3. Methodology	4
1.4. Author Identification	4
2. Study Area Description	5
2.1. Heritage Items in the Vicinity	8
3. The Proposal.....	10
4. Historical Overview	13
4.1. Area History	13
4.2. Study Area History	16
5. Heritage Significance	20
5.1. What is Heritage Significance?	20
5.2. Significance Assessment	20
5.3. Statement of Significance	24
5.4. Heritage Listing	25
6. Impact Assessment.....	26
6.1. Statutory Controls	26
6.1.1. Burwood Local Environmental Plan 2012.....	26
6.1.2. Burwood Development Control Plan 2013.....	28
6.2. Heritage Division Guidelines.....	32
7. Conclusion and Recommendations	35
8. Bibliography and References.....	36
8.1. Bibliography	36
8.2. References.....	36
Disclaimer	37
Figures:	
Figure 1 – Aerial diagram	i
Figure 2 – Locality diagram	4
Figure 3 – Aerial diagram	5
Figure 4 – Existing Development.....	7
Figure 5 – Extract of heritage map	8
Figure 6 – Extract of Proposed Envelope – North-east View	11
Figure 7 – Extract of Proposed Envelope – North-west View	11
Figure 8 – Extract of Proposed Envelope – South-west View	12
Figure 9 – Extract of Proposed Envelope – South-east View	12
Figure 10 - 1898 Concord parish map showing the location of land grants	13
Figure 11 – Map showing early land grants in the Burwood Area	14
Figure 12 – 1833. Map showing the subdivision of Burwood Farm.	15
Figure 13 – Extract of Parish of Concord Map, undated but showing configuration c.1812-33 during Alexander Riley’s ownership	16
Figure 14 – Extract of Parish of Concord Map, undated	16
Figure 15 – Extract of Certificate of Title Volume 151 Folio 250, dated 24 June 1872.....	17
Figure 16 – Extract of Parish of Concord Map, 1915	17
Figure 17 – Extract of 1943 aerial	18

Figure 18 – Photograph of the Burwood Council Library in 1954	19
Figure 19 – Extract of heritage map	25

PICTURES:

Picture 3 – Two Storey RFBS fronting Deane Street	7
Picture 4 – Vacant lot and scout hall on George Street	7
Picture 5 – Former church buildings, Deane Street Frontage	7
Picture 6 – Looking east along Deane Street	7
Picture 7 – Dwelling house fronting George Street	7
Picture 8 – Vacant lot looking west along Waimea Street.....	7
Picture 5 – Photo of vicinity local heritage item 56	8
Picture 6 – Photo of Burwood Railway Station Group heritage item 68 (state heritage item 01106).....	8
Picture 7 – Photo of vicinity local heritage item 56	25
Picture 8 – Photo of Burwood Railway Station Group heritage item 68 (state heritage item 01106).....	25

TABLES:

Table 1 – Table of properties within the subject development site.....	5
Table 2 – Burwood Local Environmental Plan 2012, relevant clause impact assessment	26
Table 3 – Burwood Development Control Plan 2013, relevant clause impact assessment	28
Table 4 – Heritage Division Guidelines, relevant guideline impact assessment	32

EXECUTIVE SUMMARY

Urbis has been engaged to prepare the following Heritage Impact Statement (HIS) for a Stage 1 Development Application (DA) for the proposed mixed-use development on the Study Area, associated with the proposed Club Burwood RSL in the suburb of Burwood, New South Wales.

The Study Area is outlined in the following aerial diagram.

Figure 1 – Aerial diagram



Source: Nearmap, 2017

The Study Area is not a heritage item, and the Significance Assessment included in Section 5.2 of this report concludes that the existing buildings and landscape within the Study Area have no heritage significance. The Study Area is, however, located in the immediate vicinity of several heritage items, which are listed on both local and state heritage schedules/registers.

Local heritage items located in the vicinity of the Study Area are shown in the Burwood LEP 2012 heritage map, below. These include Item I68, 'Burwood Railway Station Group', and Item I56, 'Victorian Semi-Detached Houses'. In addition, Burwood Railway Station is also listed on the State Heritage Register (SHR) as an item of state heritage significance (SHR ID 01106).

Accordingly, this HIS has been undertaken to determine the potential impact of the proposed work on the heritage significance of proximate heritage items.

The Impact Assessment included herein in Section 6 of this report has assessed the following:

- The works are proposed to occur in an area that has already been, and will continue to be, subject to multi-storey development. At present, the maximum building allowed at the Study Area, as well as along the entire northern side of George Street, is 60 metres as per Section 4.3 of the Burwood LEP 2012. The height controls on the southern side of George Street are higher, at 70 metres. It is therefore expected that comparable multi-storey buildings will be developed in the immediate area in the future. Heritage items in the vicinity are therefore considered likely to be viewed in the context of further multi-storey development of an intensity greater than that which exists today.
- The Study Area is not a listed heritage item. The proposed works apply only to the Study Area, and do not include any alterations or additions to nearby heritage items.

- Heritage items in the vicinity will be wholly retained, and the proposed works will have no significant impact on the heritage significance of nearby items for the reasons discussed below.
- The proposed works will occur in the vicinity of heritage items. The works have, however, been designed and sited in a manner that is as sympathetic to the significance and setting of nearby heritage items as possible.

By its nature, the proposed new building is larger and will be more dominant than the proximate heritage items, as is envisaged by the zoning. However, any proposal over two floors in height would be larger than the proximate heritage items. The proposed developable building envelope form (the subject of this Stage 1 DA) has been developed having regard to what the potential future configuration and orientation of a new building within this envelope would potentially look like.

- The overall proposed building form has been designed to include a lower podium level to all four boundaries, and then a tower form well-set-back from the street-front, to reduce the immediate physical and visual impact of a large-scale development adjacent to local heritage items, particularly regarding local heritage item 56 (Victorian Semi-Detached Houses) located on George Street opposite the Study Area. Within this proposed podium form, a porte cochere is proposed to be located along George Street at street-level. While final design and location of this feature is yet to be determined, the drawings provided and listed herein at Section 3, propose that this feature is located directly opposite heritage item 56, and that the porte cochere will provide for a recessed building form, thereby drawing the immediate building mass away from the heritage item.

There are therefore no identified heritage constraints associated with the proposal, and the proposal is therefore recommended to Council for approval.

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged to prepare the following Heritage Impact Statement (HIS) for a Stage 1 Development Application (DA) for the proposed mixed-use development associated with the proposed Club Burwood RSL.

The Stage 1 DA seeks concept approval for the mixed-use redevelopment of the site, including;

- Uses, including registered club, hotel or motel accommodation, commercial premises, entertainment facilities, function centre and recreation facility (indoor);
- Building envelope associated with the podium;
- Building envelope for one tower above the podium, with a maximum height of 95 metres;
- Maximum GFA across the site if 37,173 square metres;
- Vehicle access points; and
- A maximum of 1,250 car spaces provided within the basement envelope.

The Stage 1 DA does not seek approval for;

- Any works, including demolition, excavation, construction and public domain improvements;
- The final arrangement of land uses;
- Layout, mix or number of hotel rooms;
- The design of the building exteriors including façades and roofs; and
- Public domain and landscape design.

Separate development applications (Stage 2 DAs) will be prepared and submitted to undertake physical works on the site.

The Study Area is not a heritage item and is not located in a heritage conservation area. The Study Area is, however, located in the immediate vicinity of several heritage items, which are listed on both local and state heritage schedules/registers.

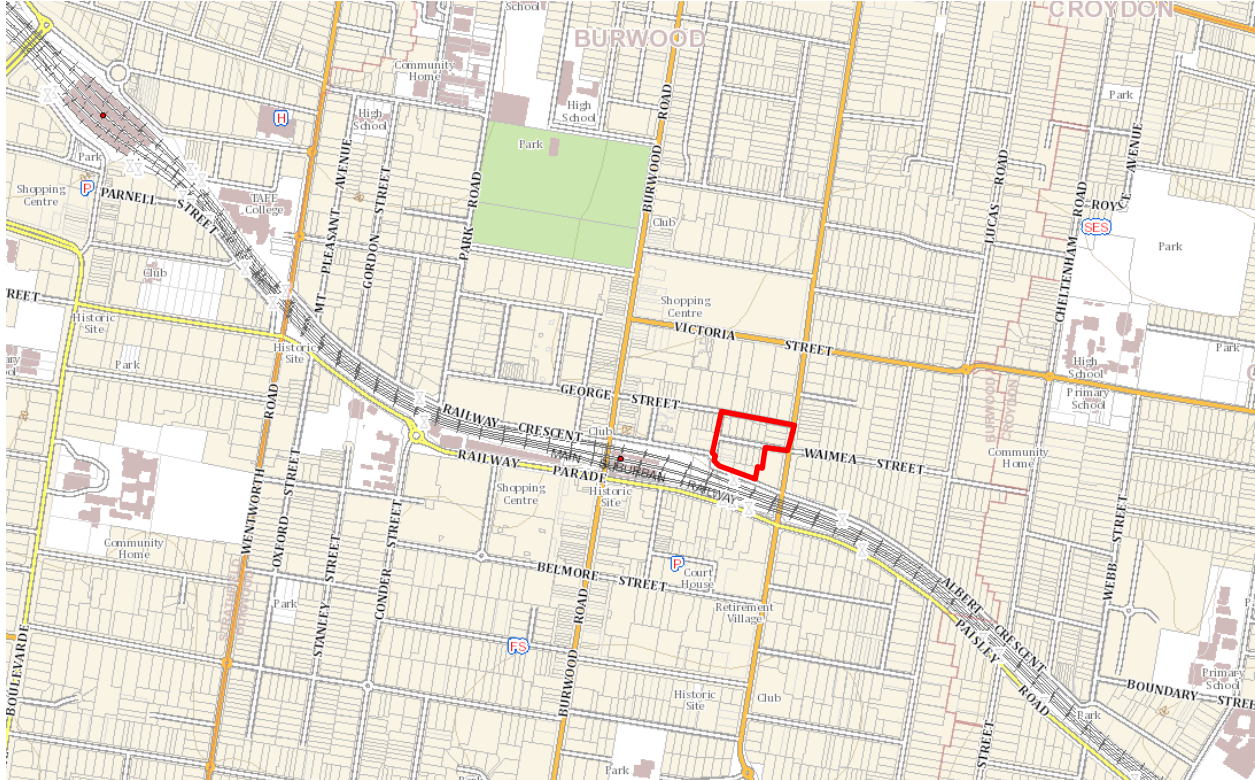
Local heritage items located in the vicinity of the Study Area are shown in the Burwood LEP 2012 heritage map, below. These include Item I68, 'Burwood Railway Station Group', and Item I56, 'Victorian Semi-Detached Houses'. In addition, Burwood Railway Station is also listed on the State Heritage Register (SHR) as an item of state heritage significance (SHR ID 01106).

Accordingly, this HIS has been undertaken to determine the potential impact of the proposed work on the heritage significance of proximate heritage items.

1.2. SITE LOCATION

The site has an area of 9,248 square metres and is bound by George Street to the north, Shaftesbury Road to the east, Deane Street to the south and Marmaduke Street to the west. The site includes the area of Waimea Street that is now closed, and part of Marmaduke Street adjacent to the site that has been closed. The site excludes 59-63 Shaftesbury Road.

Figure 2 – Locality diagram



Source: Nearmap, 2017

1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Branch guideline 'Assessing Heritage Significance' (2001). The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Burwood Local Environmental Plan 2012 and the Burwood Development Control Plan 2013 (updated 2016).

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Karyn Virgin (Senior Heritage Consultant) and Ashleigh Roddan (Heritage Consultant).

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

2. STUDY AREA DESCRIPTION

The Study Area comprises an amalgamation of 18 properties over 25 individual lots, as well as two freehold titled streets (Waimea Street and Marmaduke Street). The Study Area is just over 9,248 square metres in area and is generally bound by George Street to the north, Shaftesbury Road to the east, Deane Street to the south and Marmaduke Street to the west. The site includes Waimea Street, Marmaduke Street and part of Deane Street but excludes 59-63 Shaftesbury Road. The Study Area is shown outlined in the following aerial diagram.

Figure 3 – Aerial image



Source: Nearmap, 2017

Table 1 – Table of properties within the subject development site

Street Address	Legal Description	Description
25 Waimea Street, Burwood	Lot 1, DP 7862	Three storey brick residential flat building
23 Waimea Street, Burwood	Lot 2, DP 7862	Single storey interwar bungalow
21 Waimea Street, Burwood	Lot 3, DP 7862	Single storey interwar bungalow
19 Waimea Street, Burwood	Lot 4, DP 7862	Single storey interwar bungalow
17 Waimea Street Burwood	Lot 15, DP771950	Single storey brick Scout Hall
15 Waimea Street, Burwood	Lot 16, DP 771950	Vacant land

Street Address	Legal Description	Description
2 George Street, Burwood	Lot 7, DP 7862	Single storey interwar bungalow
57C Shaftesbury Road, Burwood	Lot 8, DP 7862	Single storey interwar bungalow
57A Shaftesbury Road, Burwood	Lot 9, DP 7862	Vacant (open grassland)
42A Waimea Street, Burwood	Lot 22, DP 797	Two storey interwar residential flat building
42 Waimea Street, Burwood	Lot 21, DP 797	Single storey interwar bungalow
44 Waimea Street, Burwood	Lot B, DP 316923	Single storey Victorian cottage (modified)
44A Waimea Street, Burwood	Lot A, DP 316923	Single storey interwar bungalow
46 Waimea Street, Burwood	Lot 18, DP 797	Single storey Federation bungalow
5 Deane Street, Burwood	Lot B, DP 346003	Two storey interwar residential flat building
3 Deane Street, Burwood	Lot A, DP 346003	Two storey interwar residential flat building
2- 4 Marmaduke Road, Burwood	Lot 1 DP73880, Lot 1 DP 999247, Lot 14 DP 71890, Lots 16,17, 14 DP 797, Lots 1, 2 DP 115013, Lot C DP346003	1950's brick library building
Waimea Street	Lot 10, DP 1173718	
Marmaduke Street	Lot 20 in DP1218704	

The Study Area is located to the east of the Burwood Town Centre, which is being progressively redeveloped into a dense urban centre. Approval has been granted for a number of significant mixed use developments, many of which are under construction. Significant current and proposed developments within the immediate locality include:

- **9-15 George Street:** Demolition of two demi detached dwellings; demolition of the rear wings of the heritage items; construction of a mixed use development comprising 3 levels of commercial floor space and 16 levels of residential apartments over 3 levels of basement parking; and subsequent reconstruction of the rear wings of the heritage listed properties.
- **9-15 Deane Street and 18-20 George Street:** Construction of a 22 storey mixed use development comprising 4.5 levels of basement car parking, 2,640sqm of retail, 3,447sqm of commercial office space, 76 serviced apartments and 103 residential apartments (under construction).
- **1-3 Marmaduke Street and 7 Deane Street:** Construction of a 24 storey mixed use development comprising 4 levels of basement car parking, ground floor retail, 112 serviced apartments and 34 residential apartments (under construction).
- **23 – 27 George Street:** Construction of a 21 storey mixed use development comprising 3 levels of basement car parking, retail at the ground floor, 2 levels of commercial office space, residential apartments on Levels 4 – 20 (under assessment).
- **17 Deane Street:** Construction of a mixed-use development comprising 2 levels of basement car parking, 101-room hotel, child care centre and 36 apartments (under assessment).

Figure 4 – Existing Development



Picture 1 – Two Storey RFBS fronting Deane Street



Picture 2 – Vacant lot and scout hall on George Street



Picture 3 – Former church buildings, Deane Street Frontage



Picture 4 – Looking east along Deane Street



Picture 5 – Dwelling house fronting George Street

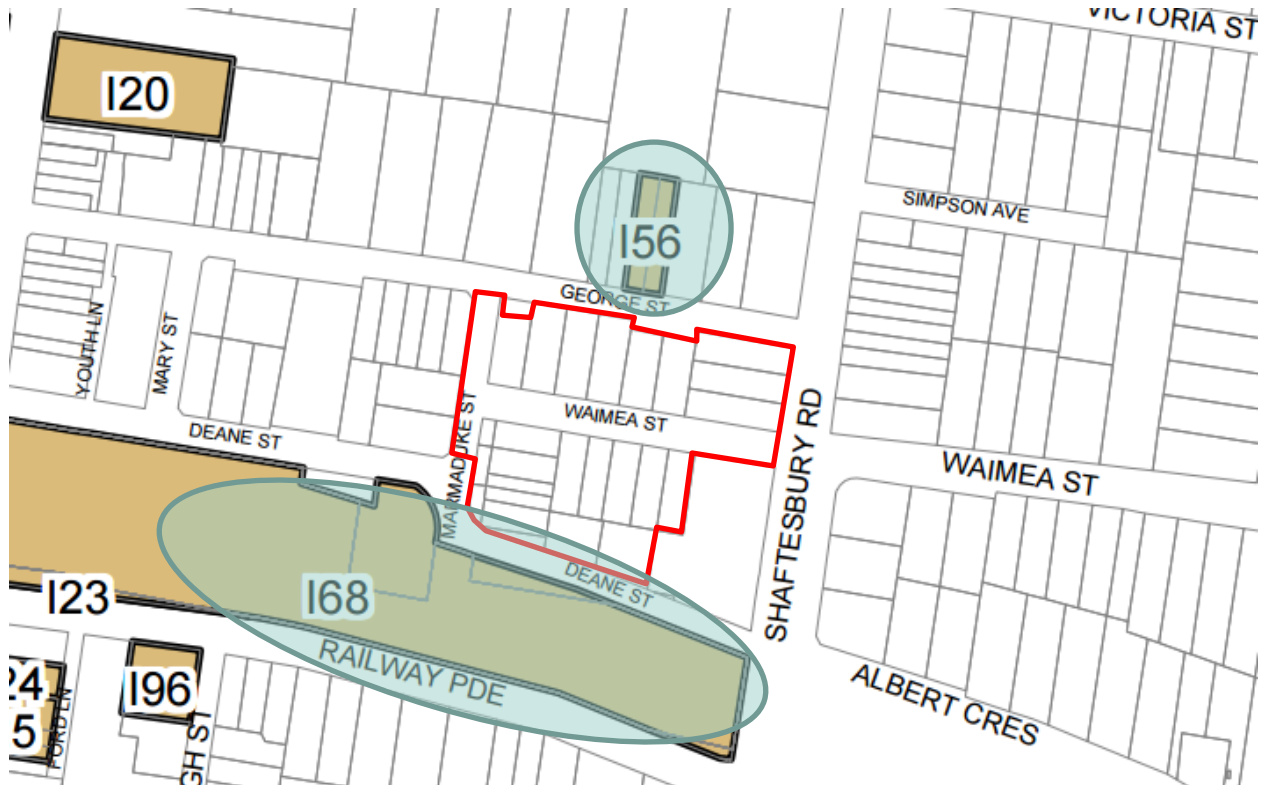


Picture 6 – Vacant lot looking west along Waimea Street

2.1. HERITAGE ITEMS IN THE VICINITY

Local heritage items located in the vicinity of the Study Area are shown in the Burwood LEP 2012 heritage map, below. These include Item I68, 'Burwood Railway Station Group', and Item I56, 'Victorian Semi-Detached Houses'. In addition, Burwood Railway Station is also listed on the State Heritage Register (SHR) as an item of state heritage significance (SHR ID 01106).

Figure 5 – Extract of heritage map



Source: Burwood Council Local Environmental Plan 2012



Picture 7 – Photo of vicinity local heritage item 56

Source: Urbis



Picture 8 – Photo of Burwood Railway Station Group heritage item 68 (state heritage item 01106)

Source: Heritage Inventory Sheet

Item I56, 'Victorian Semi-Detached Houses' has the current statement of significance:

*"These Victorian Terrace Houses are of local significance as retaining form, scale and detail of Burwood's railway suburban context."*¹

Item I68, 'Burwood Railway Station Group' is a local and a state item, and has the current statement of significance:

*"Burwood is a major suburban site with some significant structures dating from the 1880 period when the railway crossed Burwood Rd by a level crossing. The small former railway post office is a rare surviving example of this type of structure. The Parcels Office is also of significance because it shows the original earlier platform alignment on which the tracks were located and the changes with the upgrading of the line through that area in 1892."*²

¹ <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1250059>

² <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5011960>

3. THE PROPOSAL

The Stage 1 DA seeks concept approval for the mixed-use redevelopment of the site, including;

- Uses, including registered club, hotel or motel accommodation, commercial premises, entertainment facilities, function centre and recreation facility (indoor);
- Building envelope associated with the podium;
- Building envelope for one tower above the podium, with a maximum height of 95 metres;
- Maximum GFA across the site if 37,173 square metres;
- Vehicle access points; and
- A maximum of 1,250 car spaces provided within the basement envelope.

The Stage 1 DA does not seek approval for;

- Any works, including demolition, excavation, construction and public domain improvements;
- The final arrangement of land uses;
- Layout, mix or number of hotel rooms;
- The design of the building exteriors including façades and roofs; and
- Public domain and landscape design.

Separate development applications (Stage 2 DAs) will be prepared and submitted to undertake physical works on the site.

Accordingly, approval for the demolition of existing building stock in the Study Area *does not* form part of the Stage 1 DA for the purposes of planning approvals. However, given that demolition of existing buildings is necessary to enable the proposed development, it has been assessed in this HIS from a heritage perspective.

This report has been written with reference to the following architectural drawings prepared by the Buchan Group dated 16 June 2017:

A-CDA-0000 ARCHITECTURAL SET - COVER SHEET A

A-CDA-1001 BASEMENT LEVEL 7 A

A-CDA-1002 BASEMENT LEVEL 6 A

A-CDA-1003 BASEMENT LEVEL 5 A

A-CDA-1004 BASEMENT LEVEL 4 A

A-CDA-1005 BASEMENT LEVEL 3 A

A-CDA-1006 BASEMENT LEVEL 2 A

A-CDA-1007 LOADING DOCK LEVEL A

A-CDA-1008 GROUND LEVEL A

A-CDA-1009 LEVEL 1 A

A-CDA-1010 LEVEL 2 A

A-CDA-1011 LEVEL 3 A

A-CDA-1012 LEVEL 4 & 5 A

A-CDA-1013 LEVELS 6 - 9 & 14, 15 A

A-CDA-1014 LEVELS 10 - 13 A

A-CDA-1015 LEVEL 16 A

A-CDA-1016 LEVEL 17 A

A-CDA-1017 LEVEL 18 A

A-CDA-1018 LEVEL 19 A

A-CDA-1019 ROOF LEVEL A

A-CDA-3001 NORTH ELEVATION A

A-CDA-3002 EAST ELEVATION A

A-CDA-3003 SOUTH ELEVATION A

A-CDA-3004 WEST ELEVATION A

A-CDA-3201 3D VIEWS A

A-CDA-3202 3D VIEWS A

A-CDA-3203 3D VIEWS A

A-CDA-3204 3D VIEWS A

A-CDA-3301 SHADOW DIAGRAMS A

A-CDA-3302 SHADOW DIAGRAMS A

A-CDA-3303 SHADOW DIAGRAMS A

A-CDA-3304 SHADOW DIAGRAMS A

A-CDA-3305 SHADOW DIAGRAMS A

A-CDA-3306 SHADOW DIAGRAMS A

A-CDA-3401 SOUTH EAST VIEW A

A-CDA-3402 NORTH EAST VIEW A

A-CDA-3403 NORTH WEST VIEW A

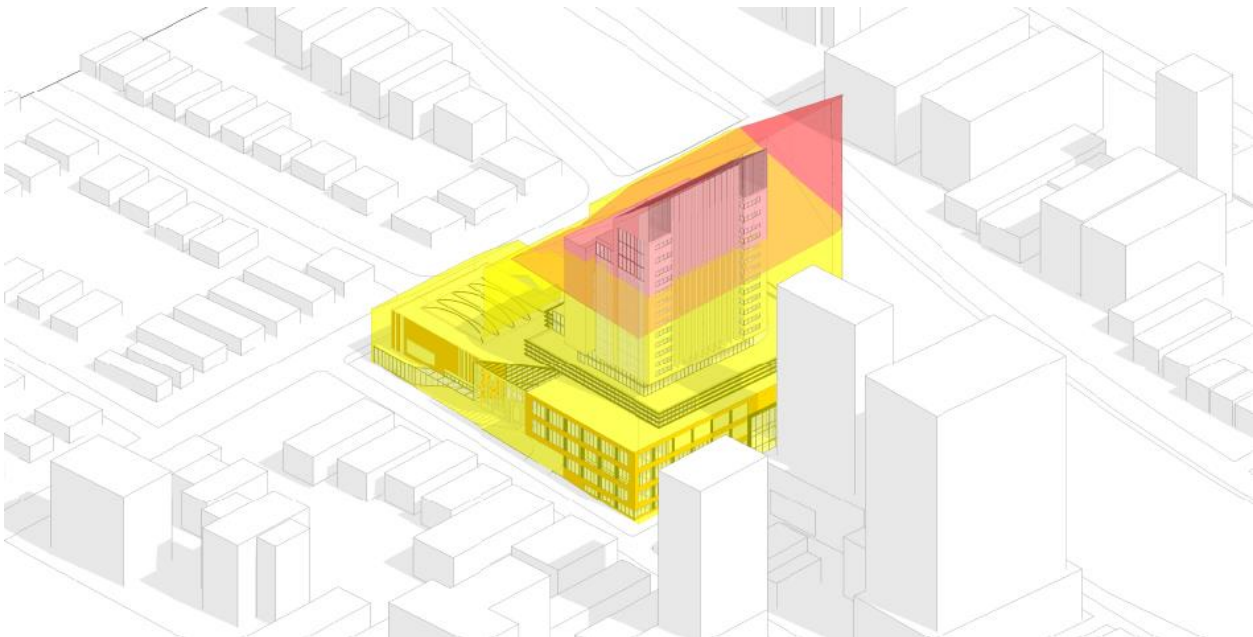
A-CDA-3404 SOUTH WEST VIEW A

Figure 6 – Extract of Proposed Envelope – North-east View



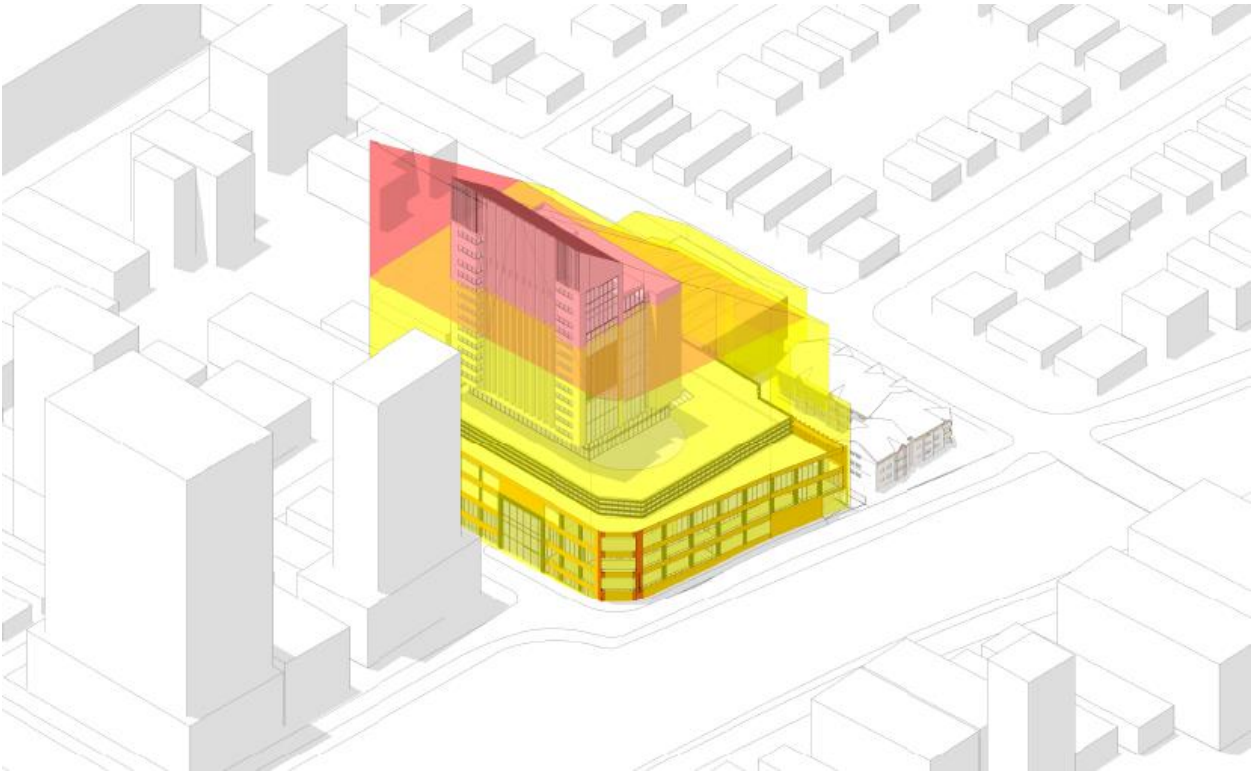
Source: The Buchan Group, 31 May 2017

Figure 7 – Extract of Proposed Envelope – North-west View



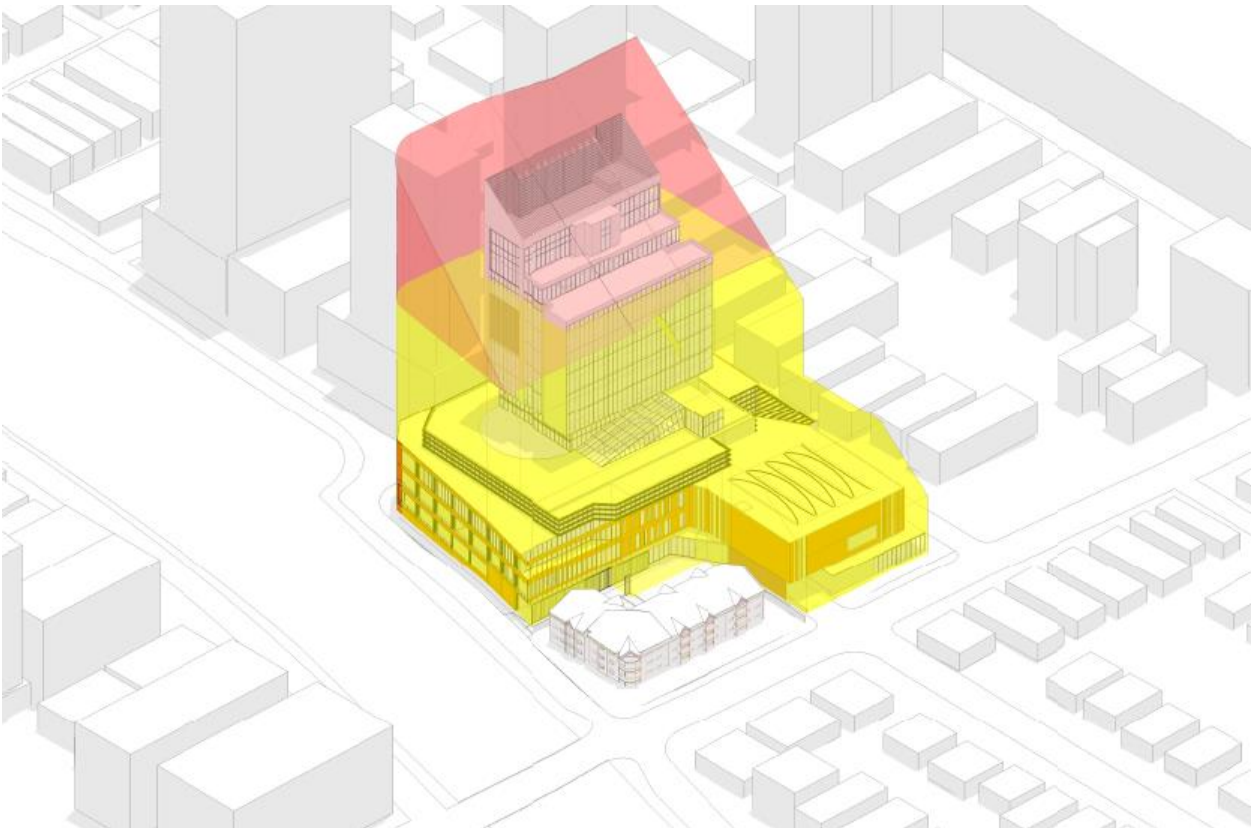
Source: The Buchan Group, 31 May 2017

Figure 8 – Extract of Proposed Envelope – South-west View



Source: The Buchan Group, 31 May 2017

Figure 9 – Extract of Proposed Envelope – South-east View



Source: The Buchan Group, 31 May 2017

4. HISTORICAL OVERVIEW

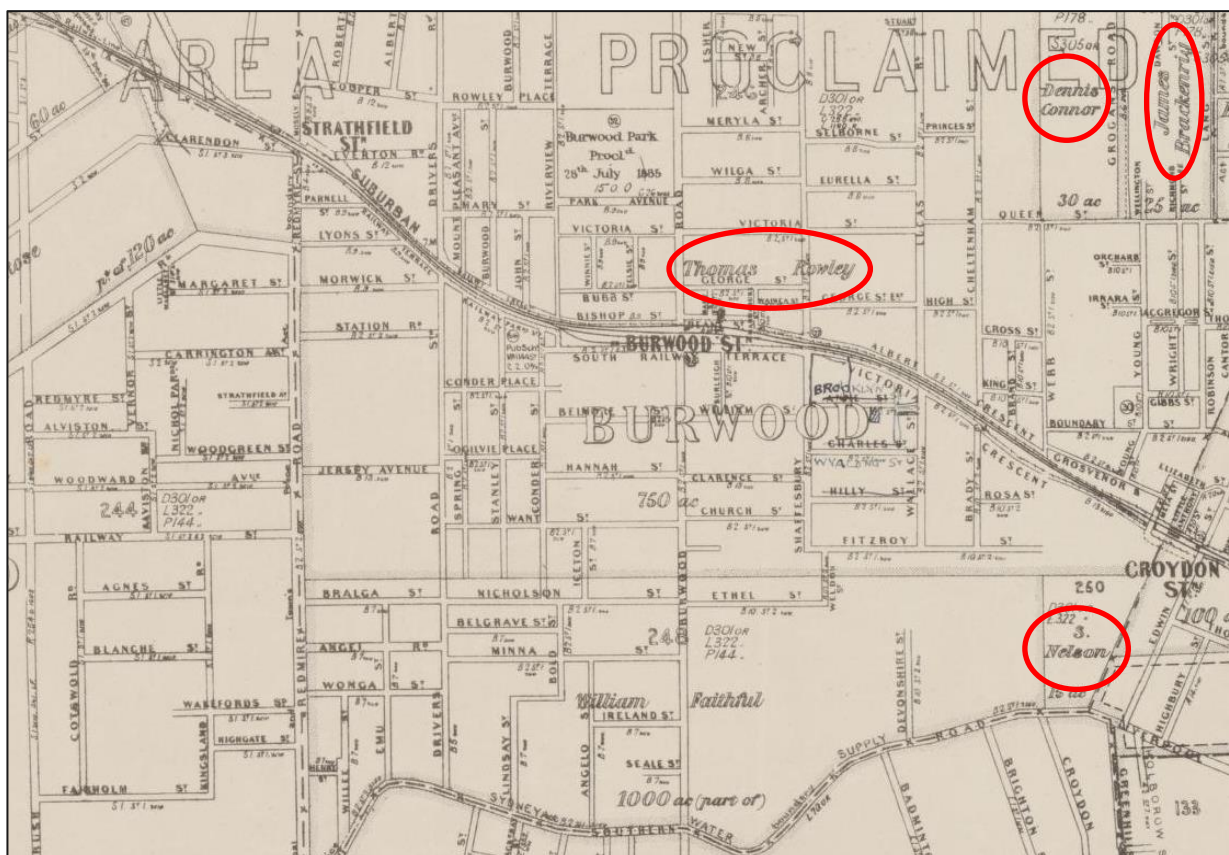
4.1. AREA HISTORY

The Study Area is located in the suburb of Burwood, approximately 12 kilometres to the west of Sydney city. The history of this suburb starts in 1791 with the establishment of Parramatta Road, which was originally established as a way to connect Governor Phillip's settlement at Sydney Cove with a small farming community he had established at Parramatta (then 'Rose Hill'). The construction of the road improved the accessibility of land to the west of Sydney Cove, and settlement of the area soon followed.

The first recorded resident of Burwood was Sarah Nelson. Nelson was a free settler who established a farm in 1794 on 15 acres of land in the area now known Malvern Hill. Nelson was closely followed in that same year by James Brackenrig, a private soldier in the New South Wales Corps who was granted 25 acres of land on the southern side of Parramatta Road. In 1796, a convict named Denis Connor was granted a 30-acre parcel of land to the immediate west of Brackenrig's property, and the settlement of Burwood had begun (Figure 10).

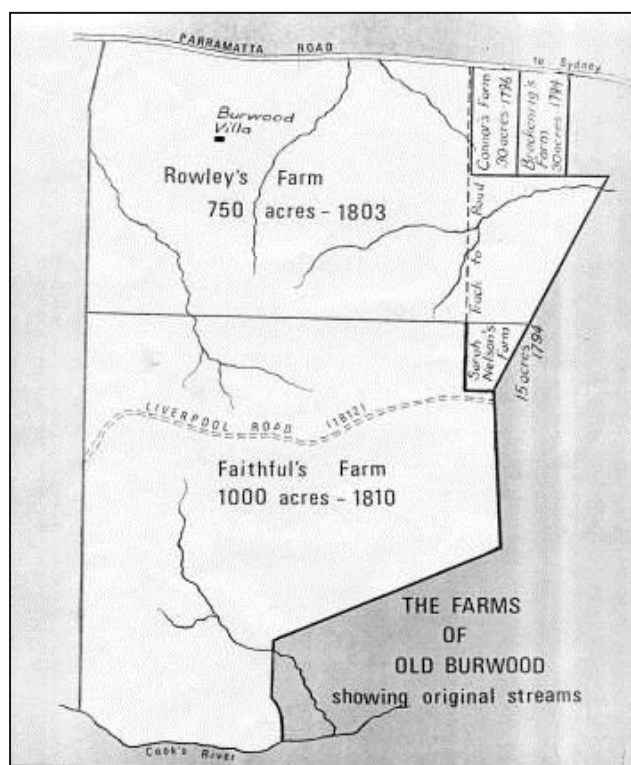
In 1799, a 250-acre land grant was made by Governor Hunter to Captain Thomas Rowley, also of the NSW Corps (Figure 10). Rowley named this land 'Burwood Farm' after his hometown of Burwood, Cornwall, and it is from this estate that the modern suburb of Burwood derives its name.

Figure 10 - 1898 Concord parish map showing the location of land grants



Source: MAP RM 2535, Spatial Information eXchange Maps – Historical Lands Records Viewer, 2014]

Figure 11 – Map showing early land grants in the Burwood Area.



Source: Dunlop 1974: 195]

Rowley died in 1806, and his will stipulated that the Rowley's children, who were the trustees of his estate, were not to sell the property. Rowley's children soon after relocated to England, at which time Governor Macquarie nominated Thomas Moore as trustee. Moore then sold the property to Alexander Riley in 1812 for £520, and it was inherited by his son W. E. Riley in 1833. Upon their return from England, Rowley's heirs learned that the property had been disposed of contrary to their father's will, and instigated court action. They were ultimately awarded the estate and went on to subdivide and sell the land from 1833 onwards (Figure 12). A number of other land owners in the local area followed suit, and Burwood entered a period of residential growth.

Prompted by the increasing number of residents and consequent increase of traffic along Parramatta Road, Burwood began to prosper. A stagecoach began running from Burwood to Parramatta in 1814, and during the 1820s a number of inns were built at 10 kilometre intervals along the road where the coaches stopped to change horses. In 1821 the Longbottom Government Farm was established; the farm eventually grew to cover over 700 acres of land, and provided employment for over 100 men. A stone schoolhouse was opened in 1847, and St Thomas' church was established in 1848. In 1855 the railway line connecting Sydney to Parramatta was opened and Burwood railway station was constructed, furthering the growth of the suburb.

The Municipality of Burwood was incorporated by proclamation into the Government Gazette on 27 March 1874. At this time, the population numbered some 1,200 people. By 1900 the population had grown to 7,400, and by 1930 this number had more than doubled.

Figure 12 – 1833. Map showing the subdivision of Burwood Farm.



Source: Dunlop 1974: 27

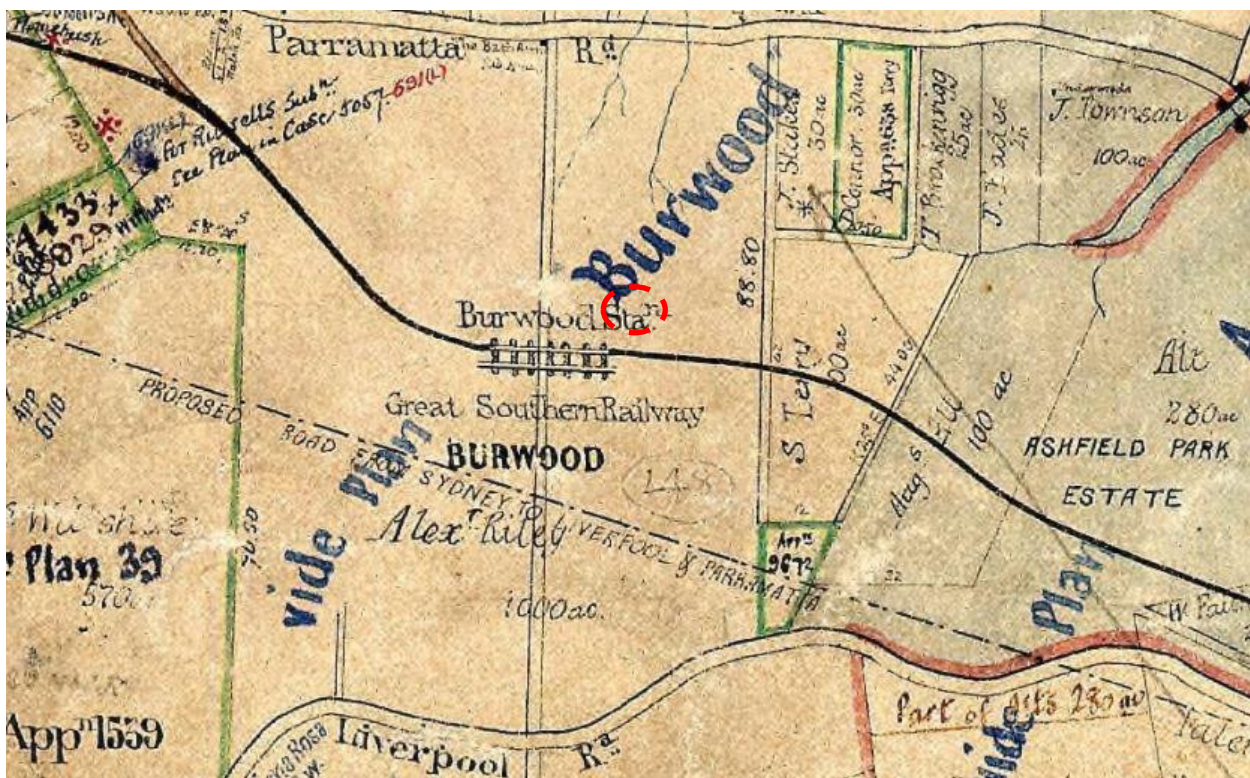
4.2. STUDY AREA HISTORY

Figure 13 – Extract of Parish of Concord Map, undated but showing configuration c.1812-33 during Alexander Riley's ownership



Source: Land and Property Information, Historical Land Records Viewer

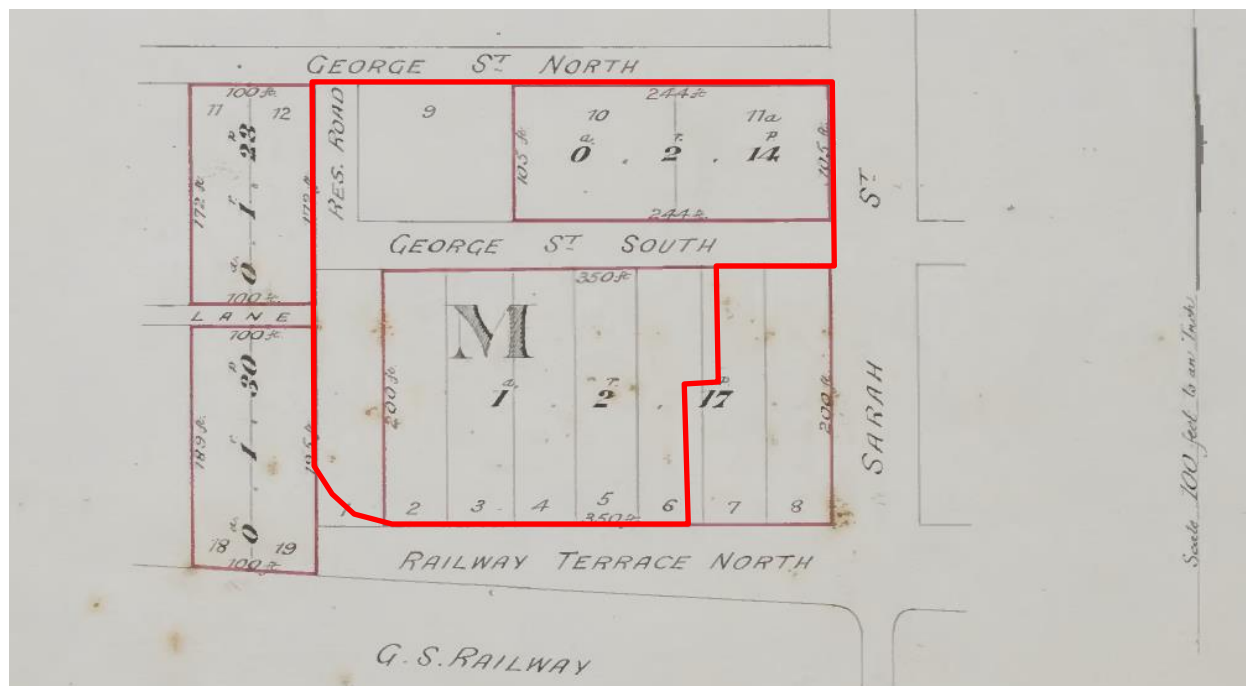
Figure 14 – Extract of Parish of Concord Map, undated



Source: Land and Property Information, Historical Land Records Viewer

The Study Area was formed by several subdivisions in the mid to late 1800s. By 1870s, the streets surrounding the Study Area were generally formed, however George Street was known as 'George Street North', Shaftesbury Road was known as 'Sarah Street', Deane Street was known as 'Railway Terrace North', Marmaduke Street was a road reserve and unformed, and Waimea Street was known as 'George Street South'.

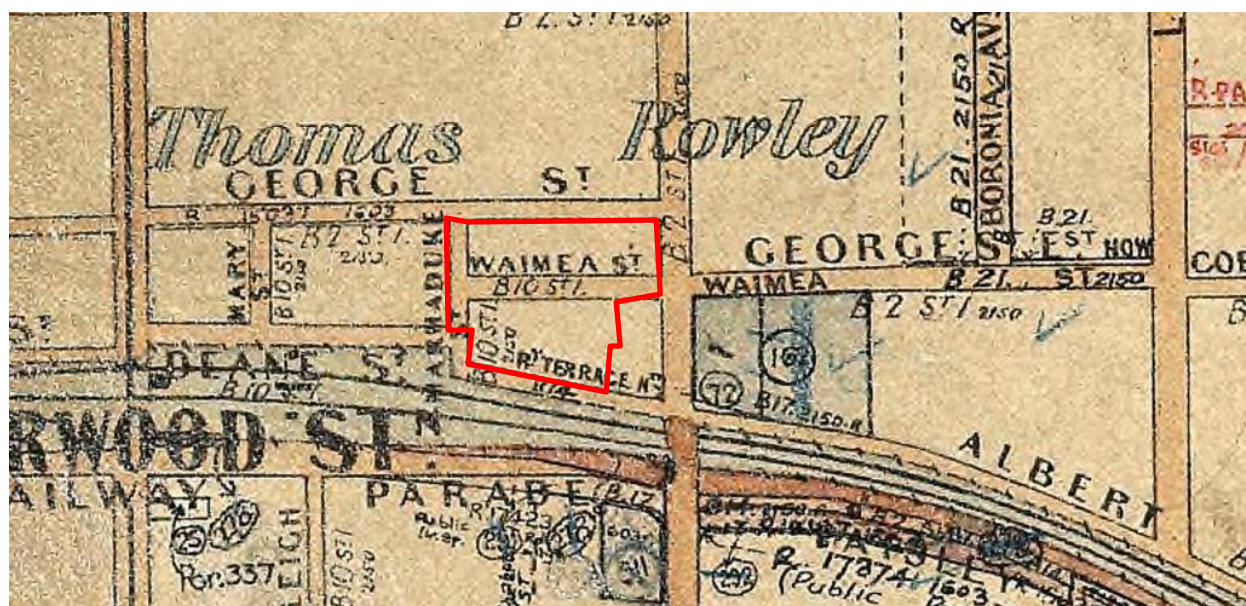
Figure 15 – Extract of Certificate of Title Volume 151 Folio 250, dated 24 June 1872



Source: SAI Global

The Study Area was developed with single storey dwellings during the early 1900s, with a predominant Federation / interwar bungalow design. By 1915, as shown on the following Parish Map (Figure 16), Marmaduke Street was formed and 'George Street South' had evolved into Waimea Street.

Figure 16 – Extract of Parish of Concord Map, 1915



Source: Land and Property Information, Historical Land Records Viewer

The 1943 aerial confirms that the Study Area was fully developed by either single dwellings and interwar flat buildings by this time.

Figure 17 – Extract of 1943 aerial

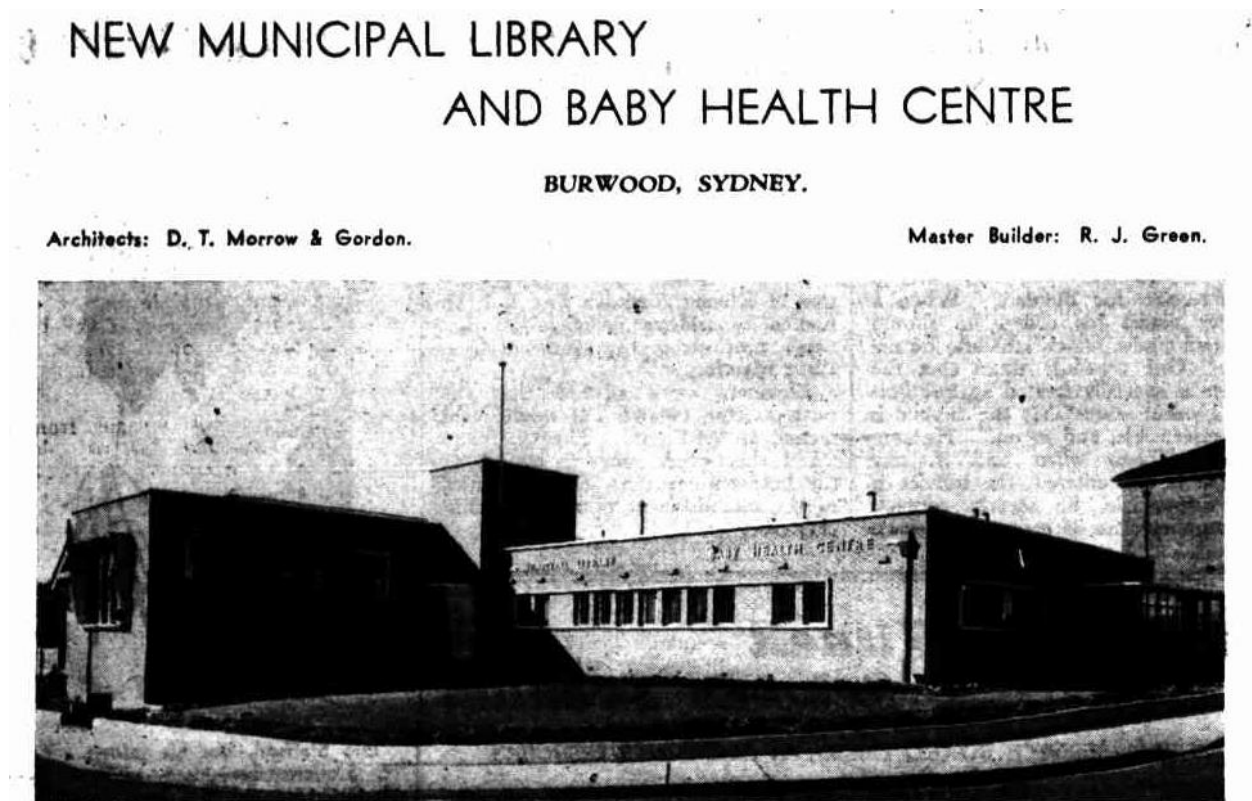


Source: SIX Maps 2017

A new branch of the Burwood Library was constructed at the south-west corner of the Study Area, fronting Deane Street, opening in 1952. The building was to be used for two community institutions being the Burwood Council Library and Baby Health Centre. The building was designed by D. T. Morrow & Gordon architects and comprised a face-brick 'L' shaped building with splayed window hoods (see Figure 18).

D.T. Morrow & Gordon was at the time a high-profile firm for their work in moderne architecture in Sydney, best known for the Grace Building 1930 (York & Clarence Street, Sydney CBD), the AWA Building 1939 (York Street, Sydney CBD) and a range of public housing and residential development projects in the 1950s (Greenway Flats Kirribilli and Northcott Estate, Surry Hills). This new library building was later modified and extended, and has recently been abandoned when the library moved to a more modern premises.

Figure 18 – Photograph of the Burwood Council Library in 1954



Source: 1954 'NEW MUNICIPAL LIBRARY AND BABY HEALTH CENTRE', *Construction* (Sydney, NSW: 1938 - 1954), 24 February, p. 4. , viewed 11 May 2017, <http://nla.gov.au/nla.news-article224514796>

Other later twentieth century development within the Study Area followed thereafter, including a two-storey brick Scout Hall on Waimea Street, and a four-storey residential flat building on the corner of George Street and Marmaduke Street.

5. HERITAGE SIGNIFICANCE

5.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place; why it is important, why a statutory listing was made to protect these values.

5.2. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local.

The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' (2001) guides.

Criteria	Significance Assessment
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	<p>The Study Area is an amalgamation of a number of buildings from a variety of periods. The majority of dwellings and residential flat buildings dating from the interwar period appear externally intact with minor modification. However, the gradual redevelopment of a number of the lots with later twentieth century development has diminished the low density residential character of the area. The Study Area has no identified significance historical associations and does not represent an original subdivision pattern for the area, or include prominent early development for Burwood.</p> <p>The Study Area does not meet the requisite threshold for this criterion.</p>
<i>Guidelines for Inclusion</i> <ul style="list-style-type: none">• shows evidence of a significant human activity <input type="checkbox"/>• is associated with a significant activity or historical phase <input type="checkbox"/>• maintains or shows the continuity of a historical process or activity <input type="checkbox"/>	<i>Guidelines for Exclusion</i> <ul style="list-style-type: none">• has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/>• provides evidence of activities or processes that are of dubious historical importance <input checked="" type="checkbox"/>• has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>

Criteria	Significance Assessment
<p>B – Associative Significance</p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>The Study Area has no identified significance historical associations. It is not known who the various architects of the dwellings were, however they appear to be generally typical forms of their typologies with no particularly significant or distinctive detailing.</p> <p>The former Burwood Council Library and Baby Health Centre was designed by prominent architects D. T. Morrow & Gordon in 1952. However, the building is not a well-known, important or particularly distinctive example of the firm's work.</p> <p>The Study Area does not meet the requisite threshold for this criterion.</p>
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • <i>shows evidence of a significant human occupation</i> <input type="checkbox"/> • <i>is associated with a significant event, person, or group of persons</i> <input type="checkbox"/> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • <i>has incidental or unsubstantiated connections with historically important people or events</i> <input type="checkbox"/> • <i>provides evidence of people or events that are of dubious historical importance</i> <input checked="" type="checkbox"/> • <i>has been so altered that it can no longer provide evidence of a particular association</i> <input type="checkbox"/>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The earlier dwellings appear to be generally typical forms of their typologies with no particularly significant or distinctive qualities, and are only representative of general residential development of the period. The later twentieth century development within the Study Area is not considered to be significant.</p> <p>The former Burwood Council Library and Baby Health Centre was designed by prominent architects D. T. Morrow & Gordon in 1952. However, the building has been subject to a number of alterations and modifications over time which have diminished the original aesthetic qualities of the building. The building is not one of the firm's particularly distinctive or detailed examples of work.</p> <p>The Study Area does not meet the requisite threshold for this criterion.</p>

Criteria	Significance Assessment
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • <i>shows or is associated with, creative or technical innovation or achievement</i> <input type="checkbox"/> • <i>is the inspiration for a creative or technical innovation or achievement</i> <input type="checkbox"/> • <i>is aesthetically distinctive</i> <input type="checkbox"/> • <i>has landmark qualities</i> <input type="checkbox"/> • <i>exemplifies a particular taste, style or technology</i> <input type="checkbox"/> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • <i>is not a major work by an important designer or artist</i> <input checked="" type="checkbox"/> • <i>has lost its design or technical integrity</i> <input type="checkbox"/> • <i>its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded</i> <input type="checkbox"/> • <i>has only a loose association with a creative or technical achievement</i> <input type="checkbox"/>
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>There are no known or identified significant social associations with the Study Area. The area comprises predominantly residential development which is not heritage listed and is retained in preference to a proposed alternative. The Council library has already moved to another location, however it is likely that local residents active in the area in the latter half of the twentieth century have some degree of attachment to the building for its community service function.</p> <p>The Study Area does not meet the requisite threshold for this criterion.</p>
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • <i>is important for its associations with an identifiable group</i> <input type="checkbox"/> • <i>is important to a community's sense of place</i> <input type="checkbox"/> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • <i>is only important to the community for amenity reasons</i> <input checked="" type="checkbox"/> • <i>is retained only in preference to a proposed alternative</i> <input checked="" type="checkbox"/>
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>The buildings within the Study Area do not display any technically or scientifically significant techniques or fabric. It is not known if improvements were located on the Study Area prior to the residential phase of development in the early twentieth century, and accordingly the archaeological potential of the site is unknown. Notwithstanding the above, it is beyond the scope of this report to assess the archaeological potential of the site.</p> <p>The Study Area does not meet the requisite threshold for this criterion.</p>

Criteria	Significance Assessment
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> • is an important benchmark or reference site or type <input type="checkbox"/> • provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture <input checked="" type="checkbox"/> • has little archaeological or research potential <input type="checkbox"/> • only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>The buildings existing within the Study Area are generally typical examples of their typologies with no outstanding technical or aesthetic qualities. They are not considered to be rare in the context of the local area, with much better examples of their type extant throughout Burwood and Sydney.</p> <p>The Study Area does not meet the requisite threshold for this criterion.</p>
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process <input type="checkbox"/> • demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> • shows unusually accurate evidence of a significant human activity <input type="checkbox"/> • is the only example of its type <input type="checkbox"/> • demonstrates designs or techniques of exceptional interest <input type="checkbox"/> • shows rare evidence of a significant human activity important to a community <input type="checkbox"/> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • is not rare <input checked="" type="checkbox"/> • is numerous but under threat <input type="checkbox"/>
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's):</i></p> <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments 	<p>The buildings within the Study Area are generally typical examples of their type. However, for each type of building within the Study Area, there are better examples extant throughout Burwood and Sydney with a higher degree of intactness and which better represent their respective period of construction.</p> <p>The Study Area does not meet the requisite threshold for this criterion.</p>

Criteria	Significance Assessment
<i>Guidelines for Inclusion</i>	<i>Guidelines for Exclusion</i>
<ul style="list-style-type: none"> • is a fine example of its type <input type="checkbox"/> • has the principal characteristics of an important class or group of items <input type="checkbox"/> • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> • is a significant variation to a class of items <input type="checkbox"/> • is part of a group which collectively illustrates a representative type <input type="checkbox"/> • is outstanding because of its setting, condition or size <input type="checkbox"/> • is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/> 	<ul style="list-style-type: none"> • is a poor example of its type <input checked="" type="checkbox"/> • does not include or has lost the range of characteristics of a type <input type="checkbox"/> • does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/>

5.3. STATEMENT OF SIGNIFICANCE

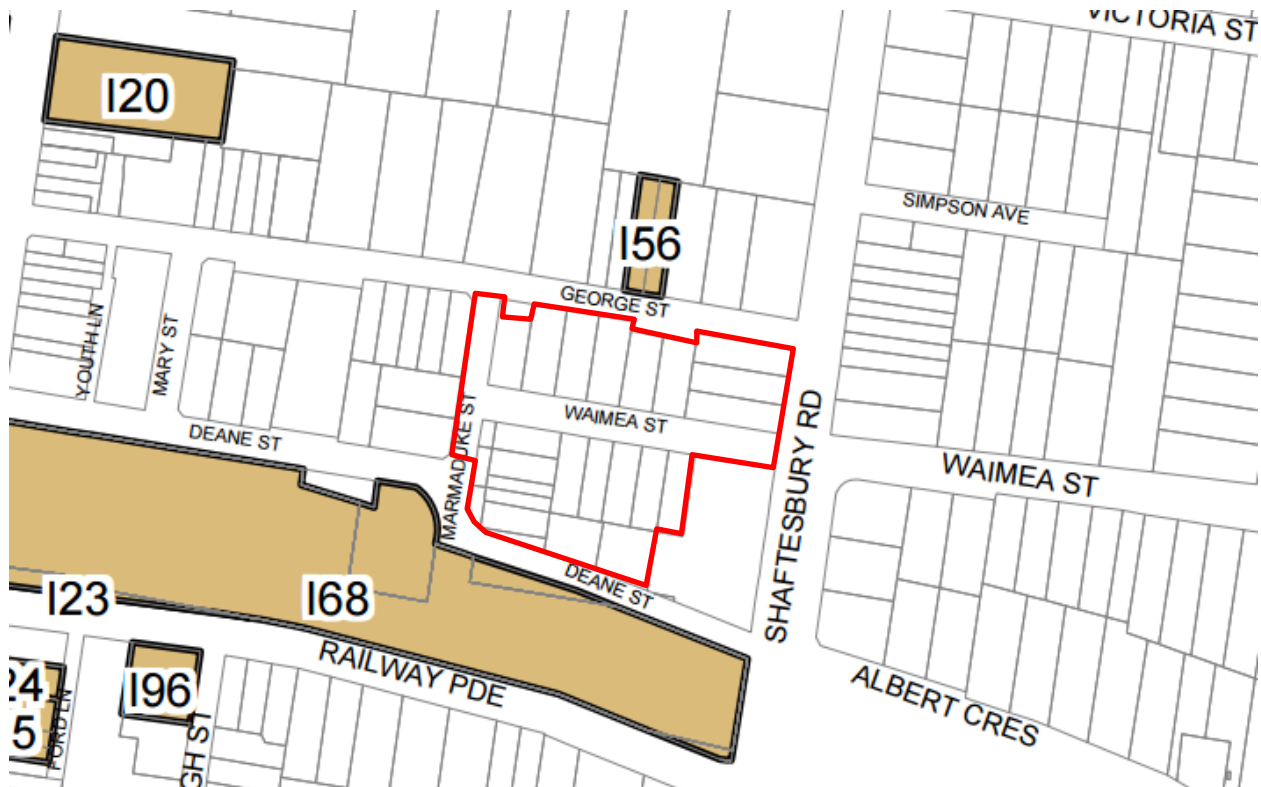
The properties within the Study Area do not meet the threshold for listing at either a local or state level.

5.4. HERITAGE LISTING

The Study Area does not contain any heritage items. It is, however, located in the immediate vicinity of several heritage items, which are listed on both local and state heritage schedules/registers.

Local heritage items located in the vicinity of the Study Area are shown in the Burwood LEP 2012 heritage map, below. These include Item I68, 'Burwood Railway Station Group', and Item I56, 'Victorian Semi-Detached Houses'. In addition, Burwood Railway Station is also listed on the State Heritage Register (SHR) as an item of state heritage significance (SHR ID 01106).

Figure 19 – Extract of heritage map



Source: Burwood Council Local Environmental Plan 2012



Picture 9 – Photo of vicinity local heritage item 56

Source: Urbis



Picture 10 – Photo of Burwood Railway Station Group heritage item 68 (state heritage item 01106)

Source: Heritage Inventory Sheet

6. IMPACT ASSESSMENT

6.1. STATUTORY CONTROLS

6.1.1. Burwood Local Environmental Plan 2012

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

Table 2 – Burwood Local Environmental Plan 2012, relevant clause impact assessment

Clause	Discussion
<p>(1) Objectives</p> <p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> (a) to conserve the environmental heritage of Liverpool, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance. 	<p>This Heritage Impact Statement (HIS) has been prepared to assist the consent authority in their assessment of the submitted DA. The HIS assesses the significance of the Study Area and considers the works against the relevant provisions in the LEP and DCP.</p>
<p>(2) Requirement for consent</p> <p>Development consent is required for any of the following:</p> <ul style="list-style-type: none"> (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): <ul style="list-style-type: none"> (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, (e) erecting a building on land: <ul style="list-style-type: none"> (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance 	<p>The Study Area is not a listed heritage item under Schedule 5 of the Burwood LEP 2012. It is, however, located in the vicinity of locally listed heritage items.</p> <p>This HIS has been prepared to assist the consent authority in their assessment of the submitted DA. The HIS assesses the significance of the Study Area and considers the proposed works against the relevant provisions in the LEP and DCP.</p>

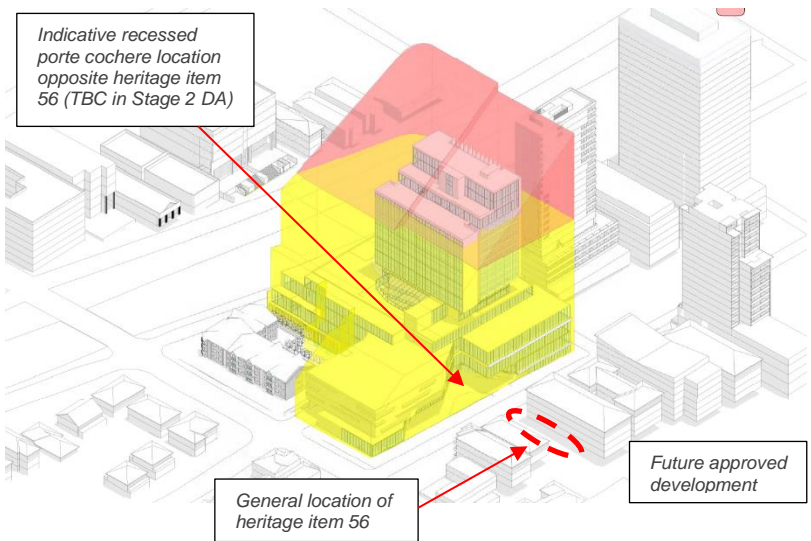
Clause	Discussion
<p>(4) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>This HIS has been prepared to assist the consent authority in their assessment of the submitted DA. The HIS assesses the significance of the Study Area and considers the proposed works against the relevant provisions in the LEP and DCP.</p> <p>The proposed works will occur in the vicinity of a small number of locally listed heritage items. However, the proposed works are not considered to have any significant impacts on the heritage significance of these items for the reasons discussed below.</p>
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>This HIS has been prepared to assist the consent authority in their assessment of the submitted DA. The HIS assesses the significance of the Study Area and considers the proposed works against the relevant provisions in the LEP and DCP.</p>
<p>(6) Heritage conservation management plans</p> <p>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>	<p>A Conservation Management Plan is not considered necessary for the proposed works. The Study Area is not a locally or state listed heritage item.</p>

6.1.2. Burwood Development Control Plan 2013

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

Table 3 – Burwood Development Control Plan 2013, relevant clause impact assessment

Clause	Discussion
3.8 HERITAGE IN CENTRES AND CORRIDORS	
<p><u>Objectives</u></p> <p>O1 To support the retention of heritage properties and maintain their heritage significance.</p> <p>O2 To ensure that alterations or additions to heritage properties are sympathetic to the heritage significance of the property and in keeping with its character.</p> <p>O3 To ensure that development located in the vicinity of a heritage item is designed and sited in a manner sympathetic to the significance of the heritage property and its setting.</p> <p>O4 To facilitate adaptive re-use of heritage properties where such a use would contribute to the ongoing maintenance and viability of that item or place.</p>	<p>Heritage items in the vicinity will be wholly retained, and the proposed works will have no significant impact on the heritage significance of nearby items for the reasons discussed below.</p> <p>The Study Area is not a listed heritage item. The proposed works apply only to the Study Area, and do not include any alterations or additions to nearby heritage items.</p> <p>The proposed works will occur in the vicinity of heritage items. The works have, however, been designed and sited in a manner that is as sympathetic to the significance and setting of nearby heritage items as possible, for the reasons discussed in greater detail herein.</p>
<p><u>3.8.1 General Provision</u></p> <p>P3 Council will require the submission of a heritage statement, prepared in accordance with the NSW Heritage Branch guideline Statements of Heritage Impact, where development is proposed adjacent to a heritage property.</p>	<p>This HIS has been prepared to assist the consent authority in their assessment of the submitted DA. The HIS assesses the significance of the Study Area and considers the proposed works against the relevant provisions in the LEP and DCP.</p>

Clause	Discussion
<p><u>3.8.2 Building Design Considerations</u></p> <p>P6 Development in the vicinity of a heritage property must be designed to have regard to the heritage property's:</p> <ul style="list-style-type: none"> • Scale and character. • Form and proportions. • Materials, colours and finishes. • Street alignment and established setbacks in the surrounding area. 	<p>The proposed works as described herein relate to a Stage 1 DA seeking consent for a developable building envelope form only, and do not relate to specific detailed design of the proposed building, its finishes or materiality.</p> <p>Notwithstanding this, the proposed developable building envelope form (the subject of this Stage 1 DA) has been developed having regard to what the potential future configuration and orientation of a new building within this envelope would potentially look like.</p> <p>The overall proposed building form has been designed to include a lower podium level to all four boundaries, and then a tower form well-set-back from the street-front, to reduce the immediate physical and visual impact of a large-scale development adjacent to local heritage items, particularly regarding local heritage item 56 (Victorian Semi-Detached Houses) located on George Street opposite the Study Area. Within this proposed podium form, a porte cochere is proposed to be located along George Street at street-level. While final design and location of this feature is yet to be determined, the drawings provided and listed herein at Section 3, propose that this feature is located directly opposite heritage item 56, and that the porte cochere will provide for a recessed building form, thereby drawing the immediate building mass away from the heritage item.</p> 

Clause	Discussion
<p><u>3.8.4 Sight Lines</u></p> <p>P11 Development adjacent to a heritage property must incorporate front and/or side setbacks to achieve sight lines to the significant building in accordance with Figure 22.</p> <p>P12 Development of a heritage property, or development in its vicinity, must:</p> <ul style="list-style-type: none"> • Provide an adequate area of land around the development to allow interpretation of the significant building or place. • Not detract from the setting of the heritage property. <p>Retain and respect significant views/vistas from the public domain to a heritage property, as well as the views/vistas originating from the heritage property itself.</p>	<p>The works are proposed to occur in an area that has already been, and will continue to be, subject to multi-storey development. At present, the maximum building allowed at the Study Area, as well as along the entire northern side of George Street, is 60 metres as per Section 4.3 of the Burwood LEP 2012. The height controls on the southern side of George Street are higher, at 70 metres.</p> <p>It is therefore expected that comparable multi-storey buildings will be developed in the immediate area in the future. Heritage items in the vicinity are therefore considered likely to be viewed in the context of further multi-storey development of an intensity greater than that which exists today.</p> <p>The proposed works are cognisant of potential impacts associated with this future development; the northern (front) elevation, which faces George Street, will have a ground level setback over 3 metres from the present kerb line. Further, the proposed recessed porte cochere (currently proposed to be located opposite the heritage item 56) will provide additional open space as viewed from the public domain of George Street and draw the massing of the proposed building to the south. These setbacks will also ensure that views looking east and west along George Street are not adversely impacted by the proposed development.</p> <p>Heritage items in the vicinity do not currently enjoy significant views or vistas. Heritage item 56 looks out onto George Street and adjacent residential properties, including multi-storey residential flat buildings. There are therefore no significant views from the vicinity heritage items that need to be conserved.</p> <p>The proposed development will retain the George Street buffer, and it will therefore have no impact on existing sightlines to the principal elevations of heritage item 56 from the public domain of George Street, which is the only aspect from which they are viewed.</p> <p>As the current height controls in the vicinity of the proximate heritage items allow for development of a comparable scale to that of the proposed new building, it is considered highly likely that buildings of a similar scale will be constructed in their vicinity in the future. This has already occurred to some extent, with large scale buildings having been constructed elsewhere on George Street and others under construction. It is therefore considered that the proposed new building will have no significantly greater visual impact on the proximate heritage items than existing multi-storey buildings already do.</p> <p>Further, it is considered that the proximate heritage items are, and will continue to be, viewed within a context of increasing development of a comparable scale in the near future, and that this has been enabled by the existing LEP and DCP controls.</p>

Clause	Discussion
<p><u>3.8.8 Signage, Visual Presentation and Colour Schemes</u></p> <p>P25 New colour schemes for a building in the vicinity of a heritage property must not detract from the setting of the heritage property.</p>	<p>The proposed works as described herein relate to a Stage 1 DA seeking consent for a developable building envelope form only, and do not relate to specific detailed design of the proposed building, its finishes or materiality. These details, including colour schemes, will be determined as part of further DA stages.</p>
<p>4.7 HERITAGE IN RESIDENTIAL PRECINCTS</p>	
<p><u>Development in the Vicinity of a Heritage Property</u></p> <p>P40 New development, or alterations and additions to existing development, that is located in the vicinity of a heritage property, must be designed and sited to:</p> <ul style="list-style-type: none"> • Have regard for, and be compatible with, the significance of the heritage property; • Reflect the bulk, scale, height and proportion of the heritage property; • Respect the front garden setting, any established setbacks, and views and vistas of the heritage property; • Be recessive in character and not dominate the heritage property; • Interpret the materials and architectural detailing of the heritage property; • Respond to the building alignment of the heritage property. 	<p>As stated above, it is expected that new development of a higher density will occur within the immediate vicinity of the heritage items in the near future.</p> <p>The area has undergone much change and will continue to do so in the future; the nature of higher density development within the town centre and particularly along George Street, will therefore continue to be a characteristic of the neighbourhood.</p> <p>By its nature, the proposed new building is larger and will be more dominant than the proximate heritage items, as is envisaged by the zoning. However, any proposal over two floors in height would be larger than the proximate heritage items. The proposed developable building envelope form (the subject of this Stage 1 DA) has been developed having regard to what the potential future configuration and orientation of a new building within this envelope would potentially look like.</p> <p>The overall proposed building form has been designed to include a lower podium level to all four boundaries, and then a tower form well-set-back from the street-front, to reduce the immediate physical and visual impact of a large-scale development adjacent to local heritage items, particularly regarding local heritage item 56 (Victorian Semi-Detached Houses) located on George Street opposite the Study Area. Within this proposed podium form, a porte cochere is proposed to be located along George Street at street-level. While final design and location of this feature is yet to be determined, the drawings provided and listed herein at Section 3, propose that this feature is located directly opposite heritage item 56, and that the porte cochere will provide for a recessed building form, thereby drawing the immediate building mass away from the heritage item.</p> <p>The existing curtilage and immediate settings of the heritage items are wholly retained by the proposal without impact. The new building will not form part of any existing sightlines to the terraces.</p> <p>The current height controls in the vicinity of the heritage items, particularly heritage item 56, allow for development of a comparable scale to that of the proposed new building (envelope), it is considered that additional buildings of a similar scale will be constructed in its vicinity imminently. This has already occurred to some extent, with large scale buildings having been constructed elsewhere along George Street and within the vicinity of the Study Area.</p>

6.2. HERITAGE DIVISION GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines.

Table 4 – Heritage Division Guidelines, relevant guideline impact assessment

Guideline	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	<p>Heritage items in the vicinity will be wholly retained, and the proposed works will have no significant impact on the heritage significance of nearby items for the reasons discussed below.</p> <p>The Study Area is not a listed heritage item. The proposed works apply only to the Study Area, and do not include any alterations or additions to nearby heritage items.</p> <p>The proposed works will occur in the vicinity of heritage items. The works have, however, been designed and sited in a manner that is as sympathetic to the significance and setting of nearby heritage items as possible, for the reasons discussed in greater detail herein.</p>
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>The nature of increased densities in an established neighbourhood changes the setting of identified heritage items. This is a characteristic of most inner suburbs of Sydney and the changes in scale are accommodated by the design of the building. The proposal is considered to be a suitable one for the subject site for the reasons outlined in this report.</p> <p>By its nature, the proposed new building is larger and will be more dominant than the proximate heritage items, as is envisaged by the zoning. However, any proposal over two floors in height would be larger than the proximate heritage items. The proposed developable building envelope form (the subject of this Stage 1 DA) has been developed having regard to what the potential future configuration and orientation of a new building within this envelope would potentially look like.</p> <p>The overall proposed building form has been designed to include a lower podium level to all four boundaries, and then a tower form well-set-back from the street-front, to reduce the immediate physical and visual impact of a large-scale development adjacent to local heritage items, particularly regarding local heritage item 56 (Victorian Semi-Detached Houses) located on George Street opposite the Study Area. Within this proposed podium form, a porte cochere is proposed to be located along George Street at street-level. While final design and location of this feature is yet to be determined, the drawings provided and listed herein at Section 3, propose that this feature is located directly opposite heritage item 56, and that the porte cochere will provide for a recessed building form, thereby drawing the immediate building mass away from the heritage item.</p>

Guideline	Discussion
<p>Demolition of a building or structure</p> <p>Have all options for retention and adaptive re-use been explored?</p> <p>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p> <p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<p>The existing buildings within the Study Area are required to be demolished to provide for the new development.</p> <p>However, the proposed works as described herein relate to a Stage 1 DA seeking consent for a developable building envelope form only, and do not relate to specific detailed demolition and building works. Consent for demolition and construction of a new building will be sought under later DAs.</p> <p>Notwithstanding the above, the existing buildings within the Study Area have been determined to have no heritage significance and their retention is not required from a heritage perspective.</p>
<p>Change of use</p> <p>Has the advice of a heritage consultant or structural engineer been sought?</p> <p>Has the consultant's advice been implemented? If not, why not?</p> <p>Does the existing use contribute to the significance of the heritage item?</p> <p>Why does the use need to be changed?</p> <p>What changes to the fabric are required as a result of the change of use?</p> <p>What changes to the site are required as a result of the change of use?</p>	<p>This Stage 1 DA seeks consent for changes in use within the Study Area from residential (low density and medium density), as well as library / community use and small-scale commercial, to new mixed-uses including registered club, hotel or motel accommodation, serviced apartments, commercial premises, entertainment facilities, function centre and recreation facility (indoor). These uses are cognisant of the rapidly changing nature of the precinct and are considered acceptable from a heritage perspective in the context of the location, proximate development and low assessed heritage significance of the site.</p>

Guideline	Discussion
<p>New development adjacent to a heritage item</p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>The potential impacts of the proposed development have been assessed in detail in Section 6.1.2 of this report.</p> <p>There are no known or potentially significant archaeological deposits located in or within the immediate vicinity of the subject site.</p>

7. CONCLUSION AND RECOMMENDATIONS

The Study Area is not a heritage item, and the Significance Assessment included in Section 5.2 of this report concludes that the existing buildings and landscape within the Study Area have no heritage significance. The Study Area is, however, located in the immediate vicinity of several heritage items, which are listed on both local and state heritage schedules/registers.

The Impact Assessment included herein in Section 6 of this report has assessed the following in relation to the potential impact of the proposed works (described in Section 3) on the proximate heritage items:

- The works are proposed to occur in an area that has already been, and will continue to be, subject to multi-storey development. At present, the maximum building allowed at the Study Area, as well as along the entire northern side of George Street, is 60 metres as per Section 4.3 of the Burwood LEP 2012. The height controls on the southern side of George Street are higher, at 70 metres. It is therefore expected that comparable multi-storey buildings will be developed in the immediate area in the future. Heritage items in the vicinity are therefore considered likely to be viewed in the context of further multi-storey development of an intensity greater than that which exists today.
- The Study Area is not a listed heritage item. The proposed works apply only to the Study Area, and do not include any alterations or additions to nearby heritage items.
- Heritage items in the vicinity will be wholly retained, and the proposed works will have no significant impact on the heritage significance of nearby items for the reasons discussed below.
- The proposed works will occur in the vicinity of heritage items. The works have, however, been designed and sited in a manner that is as sympathetic to the significance and setting of nearby heritage items as possible.

By its nature, the proposed new building is larger and will be more dominant than the proximate heritage items, as is envisaged by the zoning. However, any proposal over two floors in height would be larger than the proximate heritage items. The proposed developable building envelope form (the subject of this Stage 1 DA) has been developed having regard to what the potential future configuration and orientation of a new building within this envelope would potentially look like.

- The overall proposed building form has been designed to include a lower podium level to all four boundaries, and then a tower form well-set-back from the street-front, to reduce the immediate physical and visual impact of a large-scale development adjacent to local heritage items, particularly regarding local heritage item 56 (Victorian Semi-Detached Houses) located on George Street opposite the Study Area. Within this proposed podium form, a porte cochere is proposed to be located along George Street at street-level. While final design and location of this feature is yet to be determined, the drawings provided and listed herein at Section 3, propose that this feature is located directly opposite heritage item 56, and that the porte cochere will provide for a recessed building form, thereby drawing the immediate building mass away from the heritage item.

There are therefore no identified heritage constraints associated with the proposal, and the proposal is therefore recommended to Council for approval.

8. BIBLIOGRAPHY AND REFERENCES

8.1. BIBLIOGRAPHY

Department of Lands 2017, Spatial Information eXchange, Department of Lands, Sydney, available at: <<http://imagery.maps.nsw.gov.au/>>.

Google Maps 2017, Aerial view of Study Area, available at: <<http://maps.google.com.au/maps?hl=en&tab=wl>>.

RP Data 2011, Property Information search of Study Area, available at: <<http://www.rpdata.net.au/>>.

8.2. REFERENCES

Apperly, R., Irving, R. and Reynolds, P. (eds) 2002, A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present, Angus and Robertson, Pymble.

Australia ICOMOS 1999, The Burra Charter: 2013 The Australia ICOMOS Charter for Places of Cultural Significance, Australia ICOMOS, Burwood.

Heritage Office and Department of Urban Affairs & Planning 1996, NSW Heritage Manual, Heritage Office and Department of Urban Affairs & Planning (NSW), Sydney.

Heritage Office 2001, Assessing Heritage Significance, Heritage Office, Parramatta.

[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

DISCLAIMER

This report is dated 21 June 2017 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Club Burwood RSL (**Instructing Party**) for the purpose of Heritage Impact Statement for Stage 1 Concept DA (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



BRISBANE

Level 7, 123 Albert Street
Brisbane QLD 4000
Australia
T +61 7 3007 3800

MELBOURNE

Level 12, 120 Collins Street
Melbourne VIC 3000
Australia
T +61 3 8663 4888

PERTH

Level 14, The Quadrant
1 William Street
Perth WA 6000
Australia
T +61 8 9346 0500

SYDNEY

Level 23, Darling Park Tower 2
201 Sussex Street
Sydney NSW 2000
Australia
T +61 2 8233 9900