

HERITAGE ASSESSMENT

Residential Flat Building Development



484-488 Bringelly Rd, Austral

JULY 2017

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ISSUED	REVIEW	ISSUED BY
3 July 2017	Brad Vale	Abigail Cohen

EXECUTIVE SUMMARY

This report has been prepared to accompany a Development Application to Liverpool City Council for the demolition of the existing buildings on the site at 484 – 488 Bringelly Road, Austral, to allow for redevelopment in accordance with the provisions of the *Liverpool Local Environmental Plan (LEP) 2008*.

Procedures used in the analysis of information and organization of this report follow the established guidelines of The Conservation Plan by J.S.Kerr (7th Edition 2013), published by the National Trust of Australia (NSW). Evaluation of any potential heritage significance of the site has been undertaken in accordance with the relevant guidelines of the NSW Heritage Office Manual publications.

The subject buildings are not identified as individual heritage items and are not in the vicinity of any items of significance or conservation areas. The context of the area is known for its agricultural setting

This assessment finds that there is no significant heritage justification for the retention of the existing dwellings or other site features at 484 – 488 Bringelly Road, Austral, because it has lost its historic context to features that could be of heritage significance; it is no longer used as a dairy farm.

This report recommends approval of the application based on its compliance with the existing zoning and LEP.

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1.0 INTRODUCTION

This Heritage Assessment of the existing dwellings at 484 – 488 Bringelly Road, Austral, has been prepared in accordance with the standard guidelines of the NSW Heritage Council to accompany an application to Liverpool City Council for proposed development at 484 – 488 Bringelly Road, Austral.

The proposed works include demolition of the existing dwellings and other site improvements site to facilitate construction of four separate residential flat buildings comprising four storeys. Excavation of the site is proposed for below-ground car parking. Landscaping works include, communal open space, drainage and planting.

1.1 DEFINITION OF THE STUDY AREA

The development site at 484 – 488 Bringelly Road, Austral, comprises two adjacent lots. The site is described by the NSW Land & Property Information under the following;

- 484 Bringelly Road, Austral: Lot 7 in DP1203674 and,
- 488 Bringelly Road, Austral: Lot 6 in DP 1203674.

The extent of the site is shown in the aerial view at Figure 1 and Figure 2.

1.2 STUDY OBJECTIVES

This report includes a brief Heritage Assessment and is intended to identify any heritage values associated with the site in accordance with the standard assessment criteria and to determine the potential for redevelopment of the site, including demolition of the existing dwellings.

This Statement of Heritage Impact is to determine the suitability of the design and the heritage impact of the proposal in relation to the provisions established by Liverpool City Council and by the NSW Office of Environment and Heritage, Heritage Branch guidelines.

1.3 METHODOLOGY

This report generally follows the format set out in the document entitled *Assessing Heritage Significance (2001)* published by the NSW Heritage Office. The terms *fabric*, *place*, *preservation*, *reconstruction*, *restoration*, *adaptation* and *conservation* used throughout this report have the meaning given to them in *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter)1999*.

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

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 1999, known as *The Burra Charter*, and the New South Wales Heritage Office (now the Heritage Branch of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

1.4 LIMITATIONS

The report is the result of analysis of available research material combined with a visual inspection of the existing building fabric and a streetscape analysis. No excavation was undertaken.

1.5 AUTHORSHIP

This report was prepared by Abigail Cohen, Heritage Consultant and reviewed by Brad Vale, Senior Heritage Consultant, using research and a history written by Léonie Masson, Historian, all of **NBRS**ARCHITECTURE. All images in this report have been taken by **NBRS**Architecture, unless otherwise stated.



Figure 1 – Location of the subject site. The adjacent allotments are highlighted in yellow (Source: NSW Land & Property Information, SIX Maps, June 2017)



Figure 2 – Aerial view of the two allotments at 484 – 488 Bringelly Road, Austral. Note construction works are currently underway to widen Bringelly Road (Source: NSW Land & Property Information, SIX Maps, June 2017).

2.0 DOCUMENTARY EVIDENCE

2.1 EUROPEAN ERA HISTORY

The following history of Austral is reproduced from Liverpool City Council Fact Sheet "History of our suburbs: Austral".¹

The first land grants in what is now the Austral area were made in 1818 and 1819 to John Gurner, after whom Gurner Avenue is named, James Williamson, Urban Fidkin, Thomas Carne, Matthew Pear, James Foster and Edward Gray.

John Gurner was a solicitor and arrived in the colony in 1817. He was described by his employee Barron Field as being a 'respectable man' with a 'very nice wife'. He served as a clerk in the Supreme Court and on the closure of the old court in 1824 he was appointed Chief Clerk to the new Supreme Court. In 1841 he entered private practice. He was given a grant of 700 acres in what was then the Parish of Cabramatta in 1818. By 1828 Gurner had 50 acres under cultivation and another 50 acres cleared and fenced for his 123 cattle and 28 horses. John Gurner died a wealthy man at his home Duxford in Paddington on 17 July 1882 at the age of 89.

James Williamson came to the colony in 1795 with Governor Hunter who gave him control of the Commissariat in 1796. In 1800 he returned to England, returning to the colony in 1802 as Deputy Commissary. By the time of the Rum Rebellion he owned land, was a magistrate and Lieutenant Commander of the Loyal Parramatta Association and was subsequently placed in charge of the Commissariat.

In September 1808 he was dismissed from his position and charged with fraud. Governor Macquarie refused to reinstate him so he returned to England in 1810 with Bligh and testified on his behalf, returning the colony in April 1817. In January 1818 he was granted land in the Parish of Cabramatta which he named Dungarthel Plains. He died in February 1826.

Thomas Carne was a lieutenant in the 46th regiment who was granted 700 acres in the Parish of Cabramatta in October 1819. Carnes Hill is named after him. He spent some time as Coroner at Liverpool from which position he resigned in 1825 to return to England.

The area was part of Hoxton West, an area which was used for farming and timber getting. It was acquired by Richard Rouse Terry and later passed to a syndicate operating under the name of the Austral Banking and Land Proprietary. When an application was made in 1819 for a second school in the Hoxton Park area, the Austral Banking and Land Proprietary gave a three-acre site for the school. As there was already a Hoxton Park School it was decided to name the school Austral Public School after the company.

The name Austral gradually came to be used for the area but was not gazetted until 1972. In 1894 a receiving office was established at the property of Mrs Sarah Ayshford.

In the later 1920s a soldier settlement scheme was set up, but because of the Depression it was not very successful. The Austral Progress Association was formed in 1931, combining the role of Progress Association and Citizens Association. In 1936, separate P & C was formed. The Progress Association is currently known as Austral Progress Association Inc, The Precinct Committee for Austral.

A number of services were introduced in the 1930s. Church services started with a Sunday school run by Miss Lily Argue, and this became Austral Church of Christ with regular Sunday services commencing in 1935.

¹ "History of our suburbs: Austral", Liverpool City Council,
http://www.liverpool.nsw.gov.au/_data/assets/pdf_file/0010/5203/Austral-Fact-Sheet.pdf, viewed 29 June 2016.

A telephone exchange opened on 24th February 1938, electricity was connected in the same year. In 1939 water was laid on in the area. The first bus service started in 1939 with buses running to the corner of Edmondson and Fifteenth Avenues. During the war this was extended to the Tenth Avenue corner. Also in 1938 the Austral branch of the Agricultural Bureau of NSW established a Bush Fire Brigade.

During World War II, temporary army camps were set up near what is now Scott Park and between 10th and 11th Avenues on the western side of Edmondson Avenue. The area has remained one of small farms with many people living on small acreages with a minimum of 2 hectares per block. The only urban subdivision is the township of Austral itself. During recent years more people have built on their properties and the population has grown to 2213 by the time of the 1996 census.

2.2 HISTORY OF THE SUBJECT SITE

The subject site is located on Lots 6 and 7 in DP1203674, formerly Lots 1 and 2 in DP581050, being originally part of Lots 1184 and 1185 of Hoxton Park (DP2475). The Hoxton Park Estate was originally part of 700 acres granted on 1 August 1819 to Thomas Carne. It was subdivided in 1887 comprising

The Hoxton Park Estate, comprised the land grants of Williamson, Carne, Gray, Foster, Pear, Amos, Wilbrow, Stuart and Williams, totalling 3970 acres (1606ha). This land was converted to Torrens title in 1882 by Richard Rouse Terry.² In 1887, the land was subdivided into 1187, predominantly 3-acre (1.2ha), allotments. The plan of subdivision is reproduced at Figure 3. The estate was advertised for sale in 1887:

Hoxton Park is possessed of good soil, and is permanently watered. The open conduit of the Sydney Permanent Water Supply passes through the centre of the estate for about two miles, and the Cabramatta Creek forms one of the boundaries. The property is well laid out, and is very attractive to those in search of small freeholds. It is a fine tract of undulating country within twenty miles of Sydney, and the vendors gratuitously show intending purchasers over the ground.³

887	902	932	947	985	1000	1047	1062	1117	1132	3.3.1179
888	901	933	946	986	999	1048	1061	1118	1131	3.3.1180
889	900	934	945	987	998	1049	1060	1119	1130	3.3.1181
890	899	935	944	988	997	1050	1059	1120	1129	3.3.1182
891	898	936	943	989	996	1051	1058	1121	1128	3.3.1183
892	897	937	942	990	995	1052	1057	1122	1127	3.3.1184
893	896	938	941	991	994	1053	1056	1123	1126	3.3.1185
894	895	939	940	992	993	1054	1055	1124	1125	3.3.1186

Figure 3 – Detail from Hoxton Park: Parish of Cabramatta, County of Cumberland, about 20 miles from Sydney, 3 miles from Liverpool Rail Station / W.M.M. Arnold, agent, 95 Pitt Street (side entrance), Sydney, 1887. Subject site outlined in red. (Source: NLA, MAP Folder 73, LFSP 1074)

In 1920, the Assets Realisation Company Limited with (mortgagees exercising power of sale), conveyed lots 1125 & 1126 and 1182 to 1186 of the Hoxton Park Estate to James Barwick of "Rossmore via Liverpool", carrier.⁴ Following his death, the property (28 acres 2 roods and 34½ perches of land) passed by transmission in 1932 to his widow, Mary Barwick of Sans Souci. She

² Primary Application 5620, NSW Land & Property Information

³ "A move in the right direction", *Illustrated Sydney News*, 16 May 1887, p18

⁴ CT Vol 3025 Fol 145, NSW Land & Property Information

promptly conveyed same in December 1932 to Walter Cyril Newbold of Rossmore, farmer. Less than one week later he sold same to John Henry Stevens of Rossmore, farmer. According to the 1933 electoral roll, John Henry Stevens and John Ruskin Goodwin Stevens are listed at Bringelly Road via Liverpool, respectively dairyman and labourer. The present-day boundaries of the suburb of Rossmore border Austral to the west and could conceivably refer to that portion of Austral (then Hoxton West) containing the subject site. This evidence does suggest that the Stevens's relocated and set up a dairy farm on the land with frontages to Bringelly Road and Fifth Avenue.

The 28 acres of land passed by transmission in July 1943 to John Ruskin Goodwin Stevens of Osborne, South Australia, process worker. The following month, he conveyed the property to Clifford James Stevens of Bringelly Road via Liverpool, farmer. Accordingly, he is listed at "Bringelly Road, Rossmore" in the 1943 electoral roll, likely the land comprised in the conveyance. In 1958, he subdivided the 28 acres and conveyed Lot C in June the same year to Ian Alexander Schofield of Fairlight, clerk.⁵ This allotment comprised five acres of land fronting Bringelly Road. This land changed hands in 1969 to Ronald Keith Barker of Austral, carpenter and Lillian Elizabeth Barker his wife as joint tenants. The house at 488 Bringelly Road, appears to have been built around this time. Two years later the allotment was sold to Brian Burdett of Austral, weather observer and Thelma Burdett his wife as joint tenants of one half share, and Terence Edmund Burdett of Austral, clerk and Gail Lesley Burdett his wife as joint tenants on the other half shares, as tenants in common.

Lot 1 DP581050 (488 Bringelly Road) was sold in 1976 to Errol William Massy Elliott Hill of Austral, school teacher and Ruth Valina Hill, his wife as joint tenants.⁶ They are listed in the 1977 electoral roll at RMB106 Bringelly Road Cross Roads with their daughter Elizabeth Ruth Hill. The property was transferred to Dindale Pty Limited in 1988. Meanwhile, Lot 2 DP571050(484 Bringelly Road) was conveyed in 1976 to Terence Edmund Burdett and Gail Lesley Burdett as joint tenants. The following year, Gail is listed at RMB106A Bringelly Road Austral. Lot 2 changed hands in 1976 to John Williamson of Ingleburn, retired and Alice Belinda Williamson, his wife as joint tenants.⁷ The latter became sole owner following the death of her husband in 1977. This land changed ownership several times thereafter until 1987 when Kevin John Herring and Alma Grimshaw became joint tenants of the property.

In 2014, a portion of Lots 1 & 2 DP581050 was resumed for road widening (along with several adjoining allotments in Bringelly Road, Kelly Street and Fifth Avenue, Austral). The road widening and construction commenced in 2017. The residue of the two allotments were described thereafter as Lots 6 & 7 in DP1203674, respectively measuring 8713m² and 8708m². 484 Bringelly Road was sold most recently in January 2015, while 488 Bringelly Road changed hands in April the same year.

⁵ CT Vol 7677 Fol 99, NSW Land & Property Information

⁶ CT Vol 12956 Fol 11, NSW Land & Property Information

⁷ CT Vol 12956 Fol 12, NSW Land & Property Information

3.0 PHYSICAL EVIDENCE

3.1 SETTING AND PHYSICAL CONTEXT

The subject site at 484-488 Bringelly Road, Austral, comprises two adjacent allotments, north of Bringelly Road. The site is surrounded by broad semi-rural lands, characteristic of the area. The agricultural landscape setting features open grassed land, devoid of significant vegetation except for isolated stands of possible Cumberland Woodland forest. The cleared, open character of the allotments feature single storey dwellings that sit well below the road level of Bringelly Road as the site slopes down to the north. Bringelly Road is currently being widened, coming close to the remaining house. Other allotments in the vicinity are of similar scale, character and vegetation, with some featuring single storey dwellings and agricultural structures.



Figure 3 – View from 484 Bringelly Road, Austral looking south towards Bringelly Road. The works for the new road have commenced.



Figure 4 - View looking northeast towards the residence at 484 Bringelly Road, Austral.



Figure 5 – Large open landscape seen to the west of the site at 488 Bringelly Road. The site is devoid of development except for agricultural structures seen in the distance.



Figure 6 - View looking northeast towards the Cumberland Woodlands Forrest seen north of the dwelling at 484 Bringelly Road.

3.2 EXTERIOR DESCRIPTION

The property at 484 Bringelly Road, Austral features a single storey face brick dwelling fronting Bringelly Road; its front garden area has been reduced by road widening in 2017. The allotment is characterised by a large open grassed area at the rear of the house with a small outbuilding clad with asbestos fibre cement walls and roofing along the northern portion of the site. Further north, there are a series of animal pens with recent galvanised steel fencing. The centre of the site has a stand of eucalypts and casuarinas that are a remnant or regrowth of the Cumberland Plain woodland forest.



Figure 7 – View of the site at 484 Bringelly Road, Austral looking southeast towards Bringelly Road.



Figure 8 - reinforced concrete septic tank along the eastern site boundary of 484 Bringelly Road.



Figure 9 – Rear view of the site at 484 Bringelly Road, Austral looking north. The Cumberland Woodlands Forrest is seen to the right.



Figure 10 - Outbuilding seen along the rear (northwest) boundary of 484 Bringelly Road, Austral.



Figure 11 – View of 488 Bringelly Road indicating the large open grassed area between the two allotments.



Figure 12 - View looking northeast towards the residence at 488 Bringelly Road, Austral. The topography of the site slopes down from Bringelly Road further north.

The two allotments are separated by a boundary fence and vegetation. The property at 488 Bringelly Road features a single-storey 1960s weatherboard dwelling fronting Bringelly Road. The site features a large grassed area behind the house to the north, smaller weatherboard outbuildings and a brick structure along the northern portion of the site to the rear. The site sits adjacent to a large grassed allotment to the west which is devoid of development, characterised by a small dam and low-scale agricultural structures such as small sheds and animal pens.



Figure 13 – View of 488 Bringelly Road, Austral, looking east. The western site boundary is identified by the red dashed line.



Figure 14 - Large open grassed area looking east with Bringelly Road located to the right.



Figure 15 – View from 484 Bringelly Road looking southwest towards the allotment at 488 Bringelly Road.



Figure 16 - View of the two allotments looking west.

4.0 ANALYSIS OF CULTURAL HERITAGE SIGNIFICANCE

4.1 BASIS OF CULTURAL HERITAGE ASSESSMENT

This assessment of heritage is based on the methodology and guidelines set down by the NSW Heritage Branch and considers the standard values or criteria which arise from the history of the site as well as any levels of esteem by recognised groups for the site.

4.2 EVALUATION CRITERIA

Heritage significance, cultural significance and cultural value are all terms used to describe an item's value or importance to our own society. This value may be contained in the fabric of an item, its setting and its relationship to other items, the response that the item stimulates to those who value it now and in the historical record that allow us to understand it in its own context. An assessment of what is significant is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or are found to document or illustrate aspects that achieve a new recognition of importance.

Determining cultural value is the basis of all planning for places of historic value. Determination of significance permits informed decisions or future planning that ensures that the expressions of significance are retained, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for flexibility of future planning and development.

The historical analysis provides the context for assessing significance, which is made by applying standard evaluation criteria to the development and associations of an item. The NSW Heritage Manual has produced standard evaluation criteria that are compatible with the criteria used by the Australian Heritage Council, and with those included in the *ICOMOS Australia Burra Charter*.

4.3 ASSESSMENT OF CULTURAL SIGNIFICANCE

4.3.1 CRITERION (A) HISTORICAL EVOLUTION

An item is important in the course, or pattern, of the local area's cultural or natural history.

GUIDELINES FOR INCLUSION	GUIDELINES FOR EXCLUSION
<ul style="list-style-type: none"> Shows evidence of a significant human activity. Is associated with a significant activity or historical phase. Maintains or shows continuity of a historical process or activity. 	<ul style="list-style-type: none"> Has incidental or unsubstantiated connections with historically important activities or processes. Provides evidence of activities or processes that are of dubious historical importance. Has been so altered that it can no longer provide evidence of a particular association.

Historical development of the subject site at 484–488 Bringelly Road, Austral, is part of the subdivision of Hoxton Park Estate, which was subdivided into three acre allotments in 1887. The history of the site suggests that a dairy farm was established on the land in the 1930s with frontages to Bringelly Road. The subject site contains no visible fabric with a cultural connection to its use in the early Twentieth Century as a dairy farm. The surrounding context features large open allotments of a similar setting to the site at 484–488 Bringelly Road, Austral, but again, featuring only post-war structures.

The property does not satisfy this criterion for listing at a state or local level.

4.3.2 CRITERION (B) HISTORICAL ASSOCIATIONS

An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.

GUIDELINES FOR INCLUSION	GUIDELINES FOR EXCLUSION
<ul style="list-style-type: none"> Shows evidence of a significant human occupation. Is associated with a significant event, person, or group of persons. 	<ul style="list-style-type: none"> Has incidental or unsubstantiated connections with historically important people or events. Provides evidence of people or events that are of dubious historical importance. Has been so altered that it can no longer provide evidence of a particular association.

The documentary evidence indicates that the properties at 484–488 Bringelly Road, Austral are not connected with any person, event or group of persons of local significance.

The property does not satisfy this criterion for listing at a state or local level.

4.3.3 CRITERION (C) AESTHETIC VALUES

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.

GUIDELINES FOR INCLUSION	GUIDELINES FOR EXCLUSION
<ul style="list-style-type: none"> Shows or is associated with, creative or technical innovation or achievement. Is the inspiration for a creative or technical innovation or achievement. Is aesthetically distinctive. Has landmark qualities. Exemplifies a particular taste, style or technology. 	<ul style="list-style-type: none"> Is not a major work by an important designer or artist. Has lost its design or technical integrity. Its positive visual or sensory appeal or landmark or scenic qualities have been more than temporarily degraded. Has only a loose association with a creative or technical achievement.

The style of the house at 484 Bringelly Road, Austral, is a Post-War American Colonial project home with no architectural quality. It features simple face brick and other machine-made elements. The single storey 1960s weatherboard dwelling at 488 Bringelly Road, Austral, does not feature aesthetically distinctive characteristics for the area. The widening of Bringelly Road commenced in 2017 has changed the setting of the remaining houses considerably. The single storey dwellings are of mid-post-war era construction and do not contribute to the heritage values of Liverpool.

The property at 484–488 Bringelly Road, Austral, does not satisfy this criterion for listing at a state or local level.

4.3.4 CRITERION (D) SOCIAL VALUE

An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons.

GUIDELINES FOR INCLUSION	GUIDELINES FOR EXCLUSION
<ul style="list-style-type: none"> Is important for its associations with an identifiable group. Is important to a community's sense of place. 	<ul style="list-style-type: none"> Is only important to the community for amenity reasons. Is retained only in preference to a proposed alternative.

The two allotments have no significant association with a community group because the land has been privately owned and used for private purposes. The land has changed ownership numerous times until the 1880s, and then underwent further subdivision in the 1950s.

The property at 484–488 Bringelly Road, Austral, does not satisfy this criterion for listing at a state or local level.

4.3.5 CRITERION (E) TECHNICAL / RESEARCH VALUE

An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history.

GUIDELINES FOR INCLUSION	GUIDELINES FOR EXCLUSION
<ul style="list-style-type: none"> Has the potential to yield new or further substantial scientific and/or archaeological information. Is an important benchmark or reference site or type. Provides evidence of past human cultures that is unavailable. 	<ul style="list-style-type: none"> Has little archaeological potential. Only contains information that is readily available from other resources or archaeological sites. The knowledge gained would be irrelevant to research on science, human history or culture.

Documentary evidence indicates that the subject site was used for agricultural purposes, particularly grazing, from the mid Nineteenth Century. Grazing is a land use that tends to leave few cultural artefacts behind. It is unlikely that the site has archaeological potential because almost two centuries of disturbance would have reduced the Aboriginal archaeological record, and there is no documentary evidence that structures earlier than those present were constructed on the land. The existing dwellings are likely to be the first houses constructed on the site. It is unlikely that the site retains any archaeological resources. The site contains no remarkable elements that have research potential.

The property does not satisfy this criterion for listing at a state or local level.

4.3.6 CRITERION (F) RARITY

An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history

GUIDELINES FOR INCLUSION	GUIDELINES FOR EXCLUSION
<ul style="list-style-type: none"> Provides evidence of a defunct custom, way of life or process, Demonstrates a process, custom or other human activity that is in danger of being lost. Shows unusually accurate evidence of a significant human activity. Is the only example of its type. Demonstrates designs or techniques of exceptional interest. Shows rare evidence of a significant human activity important to a community. 	<ul style="list-style-type: none"> Is not rare. Is numerous but under threat.

Documentary evidence suggests that the town of Austral retains a history of urban subdivision with increased development on properties in more recent years. The subject site at 484–488 Bringelly Road, Austral, is no longer used for its early purpose as a dairy farm. The adjacent residential allotments feature small holdings. The property at 484 Bringelly Road features an enclosure for greyhounds at the rear. Other allotments fronting Bringelly Road in the vicinity are of a similar character and setting. The Lot adjacent to the west of 488 Bringelly Road, features a small dam and agricultural structures. The subject site is not rare and does not demonstrate any demonstrated significance to the community.

The site does not satisfy this criterion for listing at a state or local level.

4.3.7 CRITERION (G) REPRESENTATIVENESS

An item is important in demonstrating the principal characteristics of a class of the area's

- cultural or natural places; or
- cultural or natural environments.

GUIDELINES FOR INCLUSION	GUIDELINES FOR EXCLUSION
<ul style="list-style-type: none"> Is a fine example of its type. Has the principal characteristics of an important class or group Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity. Is a significant variation to a class of items. Is part of a group which collectively illustrates a representative type. Is representative because of its setting, condition or type. Is outstanding because of its integrity or the esteem in which it is held. 	<ul style="list-style-type: none"> Is a poor example of its type. Does not include or has lost the range of characteristics of a type. Does not represent well the characteristics that make up a significant variation of a type.

The site has no tangible link to its earlier cultural landscape as a dairy. It has been subdivided and sold numerous times, with a portion of the Lots being resumed for widening Bringelly Road. The

subject site has lost its representation of agricultural land following construction of the later dwellings fronting Bringelly Road. There are alternative sites elsewhere in the Liverpool local government area that can provide a more appropriate example of late nineteenth and early-twentieth-century agriculture.

The property does not satisfy this criterion for listing at a state or local level.

4.4 STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

The site at 484 – 488 Bringelly Road, Austral, is no longer used for its early purpose as grazing / dairy farming. The sites have no evidence of any cultural fabric linking it to these early uses. The site retains a single storey dwelling on each semi-rural lot. There are other sites in the Liverpool area that retain an interpretable agricultural setting.

Construction of the existing dwellings at 484–488 Bringelly Road, Austral, would have disturbed the agricultural setting and context of the site. The widening of Bringelly Road has changed the character of these allotments.

The subject site at 484–488 Bringelly Road, has no known significant association with a significant individual or community group. The dwellings are a later addition and do not contribute to the setting and historical context. The site, whilst still retaining a large grassed area, has lost its historical context and is not considered representative or rare in the town of Austral.

6.0 THE PROPOSAL

This brief Statement of Heritage Impact has been prepared based on a review of a design prepared by Dreamscapes Architects. The proposed works include demolition of the existing structures on site to facilitate construction of four separate residential flat buildings, each comprising four storeys. Excavation of the site is proposed for below-ground car parking. Landscaping works include, communal open space, drainage and other landscape works.

Drawing name	Drawing number	Issue	Date
Site Plan	A-1-00	C	02.06.2017
Basement 1 Plan – Lot A & C	A-2-A-00	A	02.06.2017
Ground Floor Plan - Lot A & C	A-2-A-01	A	02.06.2017
Level 1 – Lot A & C	A-2-A-02	A	02.06.2017
Level 2 – Lot A & C	A-2-A-03	A	02.06.2017
Level 3 – Lot A & C	A-2-A-04	A	02.06.2017
Basement 1 Plan-Lot B & D	A-2-A-06	A	02.06.2017
Ground Floor Plan-Lot B & D	A-2-A-07	A	02.06.2017
Level 1 – Lot B & D	A-2-A-08	A	02.06.2017
Level 2-Lot B & D	A-2-A-09	A	02.06.2017
Level 3 – Lot B & D	A-2-A-10	A	02.06.2017
Lot C Elevation	A-3-A-13	C	02.06.2017
Finish Schedule	A-4-A-10	A	02.06.2017

7.0 CONCLUSION

Based on the analysis in this report, the subject site is not recognised as an item of local heritage significance. The proposed works described above would not have any impact on the cultural resources of Liverpool. The site is no longer used for its early purpose as a dairy farm and retains a post-war dwelling on each Lot. These dwellings and other site improvements do not contribute to the setting or historical context of the area. The subject site at 484–488 Bringelly Road, has no known significant association with a significant event, individual or community group.

Demolition of the dwellings will not adversely impact on an understanding of the development history of Austral. The site does not contain any early cultural fabric that could demonstrate early land uses or practises in Austral.

We recommend that the heritage aspects of this application be approved.



Brad Vale
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NBRSARCHITECTURE

3 July 2017