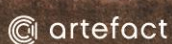


12-24 Stanley Street, Kogarah – Statement of Heritage Impact

Report to Poly (Australia) Real Estate
Development Pty Limited

April 2018



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EXECUTIVE SUMMARY

Poly (Australia) Real Estate Development Pty Limited proposes to construct one apartment building, composed of four podium levels and one split tower from Level 5 to Level 11, at 12-24 Stanley Street, Kogarah (the proposal). Development would occur across approximately 2,500 square metres. The proposal would comprise demolition of the existing structures on the site and construction of the residential tower, which would be split into 10 and 11 storeys in height. The residential development would have four underground basement levels, and excavation of the majority of the footprint of the site for the basement levels would be required.

Artefact Heritage has been engaged by Poly (Australia) Real Estate Development Pty Limited to provide this Statement of Heritage Impact (SoHI) for the proposal. The aim of this SoHI is to identify heritage items and archaeological areas which may be impacted by the proposed works, determine the level of heritage significance of each item, assess the potential impacts to those items, recommend mitigation measures to reduce the level of heritage impact and identify other management or statutory obligations.

Overview of findings

The following section provides an overview of the findings of this SoHI on the built heritage and non-Aboriginal archaeology within and adjacent to the study area.

Built heritage

While there are no listed heritage items within the study area, the proposal would be located in the vicinity of several heritage items listed on the Kogarah Local Environmental Plan (KLEP) 2012, including St George Girls High School (two storey main building) (LEP No. I112), Terraces and garden, 'Beatrice' and 'Lillyville' (LEP No. I111), House and garden, 'Hindmarsh' (LEP No. I110), House and garden, 'Lindhurst Gallery' (LEP No. I109) Kogarah High School (original three storey school building) (LEP No. I108) and St Paul's Anglican Church and Hall (LEP No. I96).

There would be no direct impacts to the heritage fabric or curtilages of the heritage items due to their distance from the study area. Potential indirect impacts due to vibration could result in a minor impact to Terraces and garden 'Beatrice' and 'Lillyville' (LEP No. I111) and a negligible impact to St George Girls High School (two storey main building) (LEP No. I112). Indirect impacts by way of vibration are not anticipated for remaining heritage items located near the study area.

While the proposal has been designed where possible to minimise visual impact to the heritage items in the vicinity, it would result in a range of impacts to the views to and from these items. The proposal would result in a moderate impact to views from St George Girls High School (two storey main building) (LEP No. I112), and would result in a minor impact to views towards Terraces and garden, 'Beatrice' and 'Lillyville' (LEP No. I111) and House and garden, 'Hindmarsh' (LEP No. I110). The proposal would potentially obstruct distant views between St Georges Girls High School (two storey main building) (LEP No. I112) and St Pauls Anglican Church and Hall (LEP No. I96), although these views are already obstructed by existing development. The proposal would not obstruct any other significant views between heritage items.

Historic archaeology

The proposal would have a major impact on potential archaeological remains within the study area. Remains of late eighteenth and early nineteenth century dwellings may be present, particularly in the rear yard areas where less subsurface disturbance would have occurred. Any remains are unlikely to

have research potential, however, as artefact deposits are unlikely to be present and the form and location of the structures themselves are known through documentary evidence. As the potential archaeological remains within the study area are unlikely to reach the threshold for local significance, the proposal would have no impacts on relics. Archaeological management is therefore not required under the *NSW Heritage Act 1977*.

Recommendations

Given the nature of the impacts associated with the proposal, the following recommendations and mitigation measures are provided.

Built heritage

The following recommendations and mitigation measures are provided in order to minimise direct or indirect impact to the heritage items in the vicinity:

- As the proposal has been assessed as potentially resulting in a moderate visual impact to the locally listed St George Girls High School (two storey main building) (LEP No. I112), consultation with Georges River City Council would be required
- A vibration assessment should be conducted by a qualified expert for the heritage items in the vicinity of the study area to determine potential structural impacts that the excavation and construction works may have on the heritage items. This particularly relates to Terraces and garden 'Beatrice' and 'Lillyville' (LEP No. I111) and St George Girls High School (two storey main building)' (LEP No. I112). Appropriate design measures should be taken prior to works proceeding in order to negate or minimise such impacts
- If any inadvertent damage occurs to heritage items in the vicinity of the study area due to vibration or other works, the damage must be reported immediately to the Project Manager and the relevant Heritage Specialists. Damage is to be made good in accordance with specialist heritage advice.

The following recommendations are provided to minimise visual impact to the heritage items in the vicinity:

- The cumulative impact of ongoing development in the area, as designated for the Kogarah North Precinct under the Kogarah Development Control Plan (KDCP) 2013, should be considered in future assessments to ensure impacts to heritage items are minimised where possible.

Historic archaeology

The following recommendations and mitigation measures are provided:

- A heritage induction should be undertaken prior to works commencing, to advise staff, consultants and contractors of the legislative requirements and strategies for dealing with unexpected archaeological remains within the study area
- An Unexpected Archaeological Finds Procedure should be followed if unexpected archaeological 'relics' are discovered during the proposed works. All works would cease in the immediate area, and a suitably qualified historical archaeologist contacted for initial advice. The NSW Heritage

Division would be notified of the discovery of a relic in accordance with Section 146 of the Heritage Act

- Consideration should be given for the preparation of interpretation of the history of the site in a publicly accessible area of the proposal to ensure an understanding of the historic past of the study area and broader Kogarah district. This could be in the form of interpretation plaques, panels or interactive displays. The plaques or panels could include historic photographs or maps of the area, newspaper articles, archaeological plans and/or historic summaries. Heritage interpretation of the history of the site would be an appropriate management measure in regards to archaeological remains.

CONTENTS

1.0	Introduction.....	1
1.1	Project Background	1
1.2	Project Location	1
1.3	Methodology	3
1.3.1	Built heritage assessment	3
1.3.2	Archaeological assessment.....	5
1.3.3	Study area catchment.....	5
1.3.4	Heritage items.....	6
1.4	Report Authorship	6
2.0	Legislative Context.....	7
2.1	The World Heritage Convention	7
2.2	National and Commonwealth Legislation	7
2.2.1	Environment Protection and Biodiversity Conservation Act 1999	7
2.3	State Legislation	8
2.3.1	Heritage Act 1977	8
2.4	Local Legislation	9
2.4.1	Environmental Planning and Assessment Act 1979.....	9
2.5	Non-Statutory Considerations	12
2.5.1	Register of the National Estate	12
2.5.2	National Trust of Australia (NSW)	12
2.6	Summary of Heritage Listings	12
2.6.1	Listed archaeological sites	12
2.6.2	Heritage listings within the study area	12
2.6.3	Heritage listings in the vicinity of the study area	12
3.0	Historical Background.....	15
3.1	Introduction	15
3.2	Aboriginal History	15
3.3	European Settlement.....	16
3.3.1	Early land grants and land-use	16
3.3.2	Railing and consolidated development.....	16
3.3.3	Modernisation of the area	20
4.0	Site Description	22
4.1	Introduction	22
4.2	Description.....	22
4.2.1	Description of study area	22
4.2.2	Description of heritage items in the vicinity	22

4.3	Photographs	23
4.3.1	Study area	23
4.3.2	Heritage items in the vicinity	25
5.0	Assessment of Significance	27
5.1	Introduction	27
5.2	Built Heritage Significance Assessment.....	27
5.2.1	Heritage items in the vicinity of the study area.....	27
5.3	Historic Archaeological Significance Assessment.....	28
5.3.1	Summary of land use.....	28
5.3.2	Assessment of potential	29
5.3.3	Assessment of significance	30
5.3.4	Statement of Archaeological Significance	31
6.0	Proposed Works	32
6.1	Overview of Proposed Works	32
6.1.1	Proposal plans	32
7.0	Statement of Heritage Impact	53
7.1	Introduction	53
7.2	Built Heritage	53
7.2.1	Impact to heritage items	53
7.2.2	Summary of Heritage Impacts	59
7.2.3	Cumulative impact	60
7.3	Historic Archaeology.....	60
7.4	Statement of Heritage Impact.....	61
7.4.1	Heritage Division guidelines response	61
7.4.2	Statement of Heritage Impact.....	62
7.4.3	Justification	63
8.0	Conclusions and Recommendations	64
8.1	Conclusions	64
8.1.1	Built heritage	64
8.1.2	Historic archaeology	64
8.2	Recommendations.....	64
8.2.1	Built heritage	64
8.2.2	Historic archaeology	65
9.0	References	66

FIGURES

Figure 1: Location of the study area. (Source: Artefact Heritage 2018).....	2
Figure 2: Location of heritage items in the vicinity of the study area (outlined red). (Source: Artefact Heritage 2018)	14
Figure 3: Early Parish map showing area of present day Kogarah (approximate location of study area indicated by red arrow). (Source: HLRV)	16
Figure 4: Kogarah Railway Station, circa 1880s. (Source: National Museum of Australia, Call No. 1986.0117.4658)	17
Figure 5: View of Bowen Park in 1885 by Richardson & Wrench. (Source: National Library of Australia, Call No. MAP Folder 83, LFSP 1220)	17
Figure 6: Subdivision plan of the Kogarah Township Estate, 1884. Note no dwellings within the study area (outlined red) at this time. (Source: National Library of Australia)	18
Figure 7: Subdivision plan of the Kogarah Township Estate, 1892. Note presence of two small dwellings within the study area (outlined red) by this time. (Source: National Library of Australia).....	19
Figure 8: Railway Parade in 1915, former Kogarah Post Office seen to right. (Source: National Library of Australia)	19
Figure 9: Princes Highway at Kogarah in 1937. (Source: Kogarah Library and Cultural Services).....	20
Figure 10: Aerial photograph of Kogarah in 1943, study area outlined red. (Source: SIX Maps)	21
Figure 11: View south west along Stanley Street from corner of Princes Highway toward study area.	23
Figure 12: View west along Stanley Street from southern side, study area seen to left.	23
Figure 13: View northwest from southern side of Stanley Street to adjacent residential development on northern side.....	24
Figure 14: View south along Regent Lane from corner of Stanley Street, showing existing high density residential apartments to left.	24
Figure 15: View west along Stanley Lane from corner of Regent Lane, study area seen centre right.	24
Figure 16: View south east along Stanley Street towards the study area form corner of Victoria Street.	24
Figure 17: View south east along Stanley Street towards the study area form corner of Victoria Street.	24
Figure 18: View south to existing residential dwellings on southern side of Stanley Street, within study area.....	24
Figure 19: View south to existing residential dwelling “Wahroonga” on southern side of Stanley Street, within study area.....	25
Figure 20: View north east along Stanley Lane towards rear of study area, existing residential apartments seen in distance.	25
Figure 21: View north west to St George Girls High School (two-storey main building) heritage item from Victoria Street.	25
Figure 22: View south west along Regent Street to Kogarah High School (original three storey school building) heritage item.	25
Figure 23: View north across Victor Street to House and garden, ‘Lindhurst Gallery’ heritage item. ...	25

Figure 24: View south east across Victoria Street to Terraces and garden, 'Beatrice' and 'Lillyville' heritage item.	25
Figure 25: View south east across Victoria Street to House and garden, 'Hindmarsh' heritage item..	26
Figure 26: View south west from Princes Highway to St Paul's Anglican Church and Hall heritage item.	26
Figure 27: Proposed site plan. (Source: Scott Carver, April 2018)	33
Figure 28: Proposed Basement 4 plan. (Source: Scott Carver, April 2018)	34
Figure 29: Proposed Basement 1 plan. (Source: Scott Carver, April 2018)	35
Figure 30: Proposed Ground Floor plan. (Source: Scott Carver, April 2018)	36
Figure 31: Proposed Level 1 plan. (Source: Scott Carver, April 2018)	37
Figure 32: Proposed Level 2 plan. (Source: Scott Carver, April 2018)	38
Figure 33: Proposed Level 3 plan. (Source: Scott Carver, April 2018)	39
Figure 34: Proposed Level 4 plan. (Source: Scott Carver, April 2018)	40
Figure 35: Proposed Level 5 plan (Levels 6-9 not included due to similarity to Level 5). (Source: Scott Carver, April 2018)	41
Figure 36: Proposed Level 10 plan. (Source: Scott Carver, April 2018)	42
Figure 37: Proposed Level 11 plan (Source: Scott Carver, April 2018)	43
Figure 38: Proposed North elevation. (Source: Scott Carver, April 2018)	44
Figure 39: Proposed South elevation. (Source: Scott Carver, April 2018)	45
Figure 40: Proposed east elevation. (Source: Scott Carver, April 2018)	46
Figure 41: Proposed west elevation. (Source: Scott Carver, April 2018)	47
Figure 42: Proposed streetscape elevation – Stanley Street. (Source: Scott Carver, April 2018)	48
Figure 43: Proposed streetscape elevation – Stanley Lane. (Source: Scott Carver, April 2018)	49
Figure 44: Proposed long section. (Source: Scott Carver, April 2018)	50
Figure 45: Proposed short section. (Source: Scott Carver, April 2018)	51
Figure 46: Building split section. (Source: Scott Carver, April 2018)	52
Figure 47: View south east across Victoria Street from St George Girls High School (two storey main building) showing visual connection to study area.	54
Figure 48: View north east across Victoria Street towards 'Terraces and garden 'Beatrice' and 'Lillyville' heritage item, showing visual connection to study area.	55
Figure 49: View north east across Victoria Street towards 'House and garden, 'Hindmarsh' heritage item, showing visual connection to study area.	56
Figure 50: View looking south east across Victor Street from 'House and garden, 'Lindhurst Gallery' heritage item, showing obscured visual connection to study area (note existing vegetation and trees).	57
Figure 51: View north from St Paul's Anglican Church and Hall, showing obscured visual connection to study area (note existing trees).	58
Figure 52: View north east along Regent Street from near Kogarah High School (original three storey school building) heritage item. Note oblique distant views to study area only accessed from the side of the building.	59

TABLES

Table 1: NSW heritage assessment criteria	3
Table 2: Terminology for assessing the magnitude of heritage impact.....	4
Table 3: LEP items located in the vicinity of the study area.....	13
Table 4: Physical descriptions of heritage items.....	22
Table 5: Heritage items – Statements of Significance.....	27
Table 6: Assessment of archaeological potential for the study area.....	29
Table 7: Assessment of archaeological significance.....	30
Table 8: Summary of archaeological potential and significance for the study area.....	31
Table 9: Built Heritage impact assessment summary.....	60
Table 10: Summary of archaeological potential and significance for the study area.....	61
Table 11: Summary of heritage impact for the proposed development at 12-24 Stanley Street, Kogarah.....	61

1.0 INTRODUCTION

1.1 Project Background

Poly (Australia) Real Estate Development Pty Limited proposes to construct one apartment building, composed of four podium levels and one split tower from Level 5 to Level 11, at 12-24 Stanley Street, Kogarah (the proposal). Development would occur across approximately 2,500 square metres. The proposal would comprise demolition of the existing structures on the site and construction of the residential tower, which would be split into 10 and 11 storeys in height. The residential development would have four underground basement levels, and excavation of the majority of the footprint of the site for the basement levels would be required.

Artefact Heritage has been engaged by Poly (Australia) Real Estate Development Pty Limited to provide this Statement of Heritage Impact (SoHI) for the proposal. The aim of this SoHI is to identify heritage items and archaeological areas which may be impacted by the proposed works, determine the level of heritage significance of each item, assess the potential impacts to those items, recommend mitigation measures to reduce the level of heritage impact and identify other management or statutory obligations.

1.2 Project Location

Kogarah is a south-western suburb of Sydney, located around 12 kilometres from the Sydney Central Business District CBD). The proposal is located at 12-24 Stanley Street, Kogarah, within the Georges River Local Government Area (LGA). In May 2016, the Kogarah City Council was merged with the Hurstville City Council to form the Georges River Council. The KLEP 2012 remains in force in the Georges River LGA.

The study area is bounded by Stanley Street to the north, Stanley Lane to the south, and residential development to the east and west. The study area is about 400 metres to the north west of the current main commercial precinct in Kogarah comprising Kogarah Railway Station and Kogarah High School.

The study area is shown in Figure 1.

Figure 1: Location of the study area. (Source: Artefact Heritage 2018)



Document Path: C:\Users\GIS\Desktop\GIS\GIS_Mapping\18057_12-24 Stanley Street Kogarah\MXD\Study_Area.mxd

1.3 Methodology

This SoHI has been prepared with reference to the following:

- *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* 2013 (the Burra Charter)
- *Assessing Heritage Significance* 2001, NSW Heritage Manual (NSW Heritage Office)
- *Statements of Heritage Impact* 2002, NSW Heritage Manual (NSW Heritage Office)
- *Assessing Significance for Historical Archaeological Sites and 'Relics'* 2009 (NSW Heritage Office, Department of Planning)
- *Design in Context: Guidelines for Infill Development in the Historic Environment* 2005 (NSW Heritage Office).

1.3.1 Built heritage assessment

1.3.1.1 NSW heritage assessment criteria

Heritage significance for heritage items in New South Wales are assessed using the NSW Heritage Assessment Criteria, presented in Table 1.

Table 1: NSW heritage assessment criteria.

Criteria	Description
A – Historical Significance	An item is important in the course or pattern of the local area's cultural or natural history.
B – Associative Significance	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.
C – Aesthetic or Technical Significance	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.
D – Social Significance	An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.
E – Research Potential	An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.
F – Rarity	An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.
G – Representative	An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's): <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments.

1.3.1.2 Impact assessment

This Heritage Impact Assessment has been informed by the document *Statement of Heritage Impact* 2002, prepared by the NSW Heritage Office, contained within the *NSW Heritage Manual*, as a guideline. In accordance with this guide, assessment is based on levels of impact to significance of the heritage item and its elements.

Impacts are identified as either:

- Direct impacts, resulting in the demolition or alteration of fabric of heritage significance
- Visual impacts, resulting in changes to the setting or views to and from the heritage items
- Indirect impact, resulting in impacts from vibration and demolition of adjoining structures.

Once levels of all three types of impacts are assessed, adverse and positive impacts to aspects of significance are balanced to assess an overall level of impact to the heritage significance of the listed item as a result of the project. Where impacts to heritage significance are assessed as major, discussion is provided on whether the item will continue to meet the threshold of significance necessary for heritage listing.

From a heritage perspective, impacts are only acceptable if sufficient justification is provided, and options which would avoid harm have been explored and discounted. Where impacts are proposed, justifications have been included in accordance with the *Statement of Heritage Impact* 2002 document.

Specific terminology and corresponding definitions are used in this assessment to consistently identify the magnitude of the project's direct, visual or potential indirect impacts on heritage items or archaeological remains. The terminology and definitions are based on those contained in guidelines produced by the International Council on Monuments and Sites (ICOMOS)¹ and are shown in Table 2. It is assumed that all direct and potential indirect impacts are a result of construction. Visual impacts are assumed to be a result of the finished proposal.

In order to consistently identify the potential impact of the proposed works, the terminology contained in Table 2 has been referenced throughout this document.

Table 2: Terminology for assessing the magnitude of heritage impact.

Grading	Definition
Major	<p>Actions that would have a long-term and substantial impact on the significance of a heritage item. Actions that would remove key historic building elements, key historic landscape features, or significant archaeological materials, thereby resulting in a change of historic character, or altering of a historical resource.</p> <p>These actions cannot be fully mitigated.</p>
Moderate	<p>Actions involving the modification of a heritage item, including altering the setting of a heritage item or landscape, partially removing archaeological resources, or the alteration of significant elements of fabric from historic structures.</p> <p>The impacts arising from such actions may be able to be partially mitigated.</p>
Minor	<p>Actions that would result in the slight alteration of heritage buildings, archaeological resources, or the setting of an historical item.</p> <p>The impacts arising from such actions can usually be mitigated.</p>
Negligible	<p>Actions that would result in very minor changes to heritage items.</p>
Neutral	<p>Actions that would have no heritage impact.</p>

¹ Including the document *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*, ICOMOS, January 2011.

1.3.2 Archaeological assessment

1.3.2.1 Archaeological potential

Historical archaeological potential is defined as the potential of a site to contain historical archaeological relics, as classified under the Heritage Act. The assessment of historical archaeological potential is based on the identification of former land uses and evaluating whether subsequent actions (either natural or human) may have impacted on archaeological evidence for these former land uses. Knowledge of previous archaeological investigations, understanding of the types of archaeological remains likely to be associated with various land uses, and the results of site inspections are also taken into consideration when evaluating the potential of an area to contain archaeological remains.

The assessment of archaeological potential contained in this SoHI is based on analysis of historical plans and readily available secondary and primary sources.

1.3.2.2 Research potential

In 1984, Bickford and Sullivan examined the concept and assessment of archaeological research potential; that is, the extent to which archaeological resources can address research questions. They developed three questions which can be used to assess the research potential of an archaeological site:

- Can the site contribute knowledge that no other resource can?
- Can the site contribute knowledge that no other site can?
- Is this knowledge relevant to:
 - General questions about human history?
 - Other substantive questions relating to Australian history?
 - Other major research questions?

In the 2009 guidelines *Assessing Significance for Historical Archaeological Sites and 'Relics'*, the NSW Heritage Division provided a broader approach to assessing the archaeological significance of sites, which includes consideration of a site's intactness, rarity, representativeness, and whether many similar sites have already been recorded, as well as other factors. This document acknowledges the difficulty of assessing the significance of potential subsurface remains, because the assessment must rely on predicted rather than known attributes (NSW Heritage Office, 2009).

A site can have high potential for archaeological remains, and yet still be of low research potential, if those remains are unlikely to provide significant or useful information.

1.3.2.3 Archaeological assessment

An archaeological assessment has been prepared. An assessment of archaeological potential based on previous land use and subsequent disturbance levels has been included, along with an assessment of potential significance for areas of potential (see Section 5.3 of this report). The NSW Heritage Criteria provided in *Assessing Significance for Historical Archaeological Sites and 'Relics'* were followed for the assessment of the archaeological potential and significance of the study area.

1.3.3 Study area catchment

For the purpose of this investigation, due to the increased height of the proposed buildings in comparison to the existing built environment, a 200-metre buffer around the study area has been

used to identify heritage items within the visual catchment of the project where potential visual impacts may occur (refer to Section 2.6).

Potential indirect impacts to heritage items within the 200-metre buffer (for example, as a result of vibration) have been assessed in a different manner. Such potential indirect impacts would have a potential moderate to high impact to heritage items within a 25-metre buffer from the study area, a minor impact to items within a 50-metre buffer from the study area, a negligible impact to those within a 75-metre buffer and a neutral impact (no impact) to those greater than 75 metres away from the study area. This would be confirmed by vibration impact assessments where required.

Archaeological potential has only been assessed within the study area and not within the visual catchment as it is assumed subsurface impacts would only occur within the study area.

1.3.4 Heritage items

Heritage listed items were identified through a search of relevant State and federal statutory heritage registers (refer to Section 2.6). Items listed on these registers have been previously assessed against the NSW Heritage Assessment guidelines (as outlined in Section 1.3.1).

Statements of heritage significance, based on the NSW Heritage Assessment guidelines, as they appear in relevant heritage inventory sheets and documents, are provided throughout this assessment. No additional assessment of significance has been undertaken, apart from in relation to archaeology and where recent changes to the item have affected the relevant information provided in the existing statement. Assessments of levels of significance of elements of listed items have been taken where available from the statutory listings or previous studies.

1.4 Report Authorship

This report was prepared by Charlotte Simons (Heritage Consultant, Artefact Heritage). The project director was Dr Sandra Wallace (Managing Director, Artefact Heritage), who also provided input and review.

2.0 LEGISLATIVE CONTEXT

A number of planning and legislative documents govern how heritage is managed in NSW and Australia. The following section provides an overview of the requirements under each as they apply to the proposal.

2.1 The World Heritage Convention

The Convention Concerning the Protection of World Cultural and National Heritage (the World Heritage Convention) was adopted by the General Conference of the United Nations Educational, Scientific and Cultural Organisation (UNESCO) on 16 November 1972, and came into force on 17 December 1975. The World Heritage Convention aims to promote international cooperation to protect heritage that is of such outstanding universal value that its conservation is important for current and future generations. It sets out the criteria that a site must meet to be inscribed on the World Heritage List (WHL) and the role of State Parties in the protection and preservation of world and their own national heritage.

The concept of a buffer zone was first included in the Operational Guidelines for the Implementation of the World Heritage Convention in 1977 and recognises the value of the environment that surrounds a site. The buffer zone acts as an additional layer of protection for World Heritage sites. It is a space that is itself not of outstanding universal value, but that influences the value of a World Heritage site.

No heritage items within or in the vicinity of the study area are listed on the WHL.

2.2 National and Commonwealth Legislation

2.2.1 Environment Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act 1999 (the EPBC Act) provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places. These are defined in the EPBC Act 1999 as matters of national environmental significance. Under the EPBC Act 1999, nationally significant heritage items are protected through listing on the Commonwealth Heritage List (CHL) or the National Heritage List (NHL).

2.2.1.1 National Heritage List

The NHL was established under the EPBC Act, which provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places. Under the EPBC Act, nationally significant heritage items are protected through listing on the NHL or the CHL.

No heritage items within or in the vicinity of the study area are listed on the NHL.

2.2.1.2 Commonwealth Heritage List

The CHL has been established to list heritage places that are either entirely within a Commonwealth area, or outside the Australian jurisdiction and owned or leased by the Commonwealth or a Commonwealth Authority. The CHL includes natural, Indigenous and historic heritage places which the Minister for Environment & Energy is satisfied have one or more Commonwealth Heritage values.

There are no items within the study area listed on the CHL.

2.3 State Legislation

2.3.1 Heritage Act 1977

The *NSW Heritage Act 1977* (Heritage Act) is the primary piece of State legislation affording protection to heritage items (natural and cultural) in New South Wales (NSW). Under the Heritage Act, 'items of environmental heritage' include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. State significant items can be listed on the NSW State Heritage Register (SHR) and are given automatic protection under the Heritage Act against any activities that may damage an item or affect its heritage significance. The Heritage Act also protects 'relics', which can include archaeological material, features and deposits.

The Heritage Act also provides protection for 'relics', which includes archaeological material or deposits. Section 4 (1) of the Heritage Act (as amended in 2009) defines a relic as:

...any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- (b) is of State or local heritage significance²*

Sections 139 to 145 of the Heritage Act prevent the excavation or disturbance of land known or likely to contain relics, unless under an excavation permit. Section 139 (1) states:

A person must not disturb or excavate any land knowingly or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, damaged or destroyed unless the disturbance is carried out in accordance with an excavation permit.³

Excavation permits are issued by the Heritage Council of NSW, or its Delegate, under Section 140 of the Heritage Act for relics not within SHR curtilages, or under Section 60 for significant archaeological remains within SHR curtilages. In some circumstances, a Section 60 permit may not be required if works are undertaken in accordance with the Standard Exemptions for Works Requiring Heritage Council Approval or in accordance with agency specific exemptions.

The Heritage Act defines 'works' as being in a separate category to archaeological 'relics'. Works refer to past evidence of infrastructure. Works may be buried, and therefore archaeological in nature, however, exposure of works does not trigger reporting obligations under the Heritage Act. The following examples are commonly considered to be works: former road surfaces or pavement, kerbing, evidence of former infrastructure (such as drains or drainage pits where there are no relics in association) and building foundations.

2.3.1.1 The State Heritage Register (SHR)

The SHR was established under Section 22 of the Heritage Act and is a list of places and objects of particular importance to the people of NSW, including archaeological sites. The SHR is administered by the NSW Heritage Division of the Office of Environment and Heritage (OEH) and includes a diverse range of over 1,500 items, in both private and public ownership. To be listed, an item must be deemed to be of heritage significance for the whole of NSW.

² NSW Government, 1997 [2016]. *Heritage Act 1977 No. 136*. Accessed: <https://www.legislation.nsw.gov.au/#/view/act/1977/136> (09/08/2017).

³ NSW Government, 1997 [2016]. *Heritage Act 1977 No. 136*. Accessed: <https://www.legislation.nsw.gov.au/#/view/act/1977/136> (09/08/2017).

No heritage items within or in the vicinity of the study area are listed on the SHR.

2.3.1.2 Section 170 Registers

The Heritage Act requires all government agencies to identify and manage heritage assets in their ownership and control. Under Section (S.) 170 of the Heritage Act, government instrumentalities must establish and keep a register which includes all items of environmental heritage listed on the SHR, an environmental planning instrument or which may be subject to an interim heritage order that are owned, occupied or managed by that government body.

No heritage items within the study area are listed on S. 170 Registers. See Section 2.6 of this report for the items in the vicinity of the study area that are listed on S.170 Registers.

2.4 Local Legislation

2.4.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes the framework for cultural heritage values to be formally assessed in the land use planning and development consent process. The EP&A Act requires that environmental impacts are considered prior to land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits.

The EP&A Act also requires that Local Governments prepare planning instruments (such as Local Environmental Plans [LEPs] and Development Control Plans [DCPs]) in accordance with the Act to provide guidance on the level of environmental assessment required.

2.4.1.1 Kogarah Local Environmental Plan 2012

The KLEP 2012 is in force for the Georges River LGA (formerly Kogarah LGA), including the study area. The aim of the LEP in relation to heritage is to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings, views and archaeological sites.

The following clauses apply to heritage items, land within the vicinity of heritage items and historic archaeological relics or sites within the Kogarah LGA, under Schedule 5.10 of the KLEP 2012:

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Kogarah,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*

(2) Requirement for consent Development consent is required for any of the following:

- (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):*
 - (i) a heritage item,*
 - (iii) a building, work, relic or tree within a heritage conservation area,*

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(e) erecting a building on land:

(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,

(f) subdividing land:

(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.

(4) Effect of proposed development on heritage significance

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).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

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.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.⁴

⁴ NSW Government, 2012. *Kogarah Local Environmental Plan*. Schedule 5.10. Accessed: <https://www.legislation.nsw.gov.au/#/view/EPI/2013/26/full> (27/03/2018).

No heritage items or archaeological sites within the study area are listed on the KLEP 2012. See Section 2.6 of this report for the items registered in the KLEP 2012 in the vicinity of the study area.

2.4.1.2 Kogarah Development Control Plan 2013

Development Control Plans (DCPs) support the provisions of LEPs and the heritage environment. DCPs generally contain detailed development controls which aim to facilitate quality development and protect the amenity of adjoining development. In particular, a DCP may set requirements for site amalgamations, setbacks, building envelopes, landscape treatments, privacy and parking. In town centres, the controls promote design quality, housing choice and more attractive public spaces.

The Kogarah DCP (KDCP) 2013 applies to the proposal.

The KDCP 2013 provides site-specific heritage controls for the study area, within the Kogarah North Precinct. The Kogarah North Precinct site-specific heritage controls cover the following provisions:

Urban design principles

28. Encourage the incorporation of heritage listed buildings within development sites and promote the upgrade and adaptive reuse of these buildings utilising the Heritage Incentive provisions in Kogarah LEP 2012

29. Relate to heritage buildings with appropriate setbacks, low rise podiums and other scale breaking devices in adjacent development

30. Future development adjacent to heritage listed buildings must be sympathetic to the heritage item, particularly in terms of scale and siting and provide adequate curtilage and side setbacks from heritage sites and a transition in height from the heritage items.

Objectives

A. Incorporate heritage buildings into development sites.

B. Retain and reinforce the attributes that contribute to the heritage significance of items, and their settings.

Controls

-
- (i) Where development is proposed within the vicinity of a heritage item identified in the Kogarah LEP 2012, the building height and setbacks must have regard to and respect the value of that heritage item and its setting.*
 - (ii) Where a development incorporates or is within the vicinity of a heritage item, the new development is to provide an appropriate transition in height and adequate curtilage and side setbacks from the heritage item.*
 - (iii) Existing heritage items are to be incorporated into development sites and not be left as isolated sites. Where heritage items are incorporated into developments there may be opportunities for consideration under the Heritage Conservation provisions (Clause 5.10) of Kogarah LEP 2012.*
 - (iv) Development to the south of St Paul's Anglican Church and hall (196) is to be setback a minimum of 15m from the boundary of the site.*
-

2.5 Non-Statutory Considerations

2.5.1 Register of the National Estate

The Register of the National Estate (RNE) is no longer a statutory list; however, it remains available as an archive.

There are no items listed on the RNE within the study area or in proximity to the study area that would be affected by the proposed activity.

2.5.2 National Trust of Australia (NSW)

Listing on the National Trust Heritage Register does not impose statutory obligations and is more an indication in which the item is held by the heritage community.

There are no items listed on the National Trust within the study area or in proximity to the study area.

2.6 Summary of Heritage Listings

Statutory registers provide legal protection for heritage items, placing controls on works to heritage items as well as works in the vicinity of heritage items. In NSW, the Heritage Act and the EP&A Act provide for heritage listings. The SHR, S. 170 registers, and environmental heritage schedules of LEPs are statutory listings. Places on the NHL and CHL are protected under the EPBC Act. Prior to the proposed works, relevant approvals must be sought.

A search of all relevant registers was undertaken on 27 March 2018.

2.6.1 Listed archaeological sites

There are no listed historic archaeological sites within or in the vicinity of the study area.

2.6.2 Heritage listings within the study area

The study area does not comprise any statutory or non-statutory listed heritage items. There are no items within the study area listed on the NHL, CHL, SHR, any S.170 Registers, LEPs, the RNE or the National Trust.

2.6.3 Heritage listings in the vicinity of the study area

The heritage items provided in Table 3 below listed under the KLEP 2012 are located in the vicinity of the study area. The relevant heritage curtilages and distances from the study area are shown in Figure 2.

There are no items within the vicinity of the study area listed on the NHL, CHL, SHR, RNE, or the National Trust.

Table 3: LEP items located in the vicinity of the study area.

LEP No.	Name	Location	Significance
I112	St George Girls High School (two storey main building)	15 Victoria Street, Kogarah	Local
I111	Terraces and garden, 'Beatrice' and 'Lillyville'	14-16 Victoria Street, Kogarah	Local
I110	House and garden, 'Hindmarsh'	2 Victoria Street, Kogarah	Local
I109	House and garden, 'Lindhurst Gallery'	6-8 Victor Street, Kogarah	Local
I96	St Paul's Anglican Church and Hall	53-57 Princes Highway, Kogarah	Local
I108	Kogarah High School (original three storey school building)	28 Regent Street, Kogarah	Local

Figure 2: Location of heritage items in the vicinity of the study area (outlined red).
(Source: Artefact Heritage 2018)



Document Path: C:\Users\GIS\Desktop\GIS\GIS_Mapping\18057_12-24 Stanley Street Kogarah\MXD\Heritage_Items.mxd

3.0 HISTORICAL BACKGROUND

3.1 Introduction

The following section provides the historical context of the study area based on a desktop assessment of existing historical studies and archival material.

3.2 Aboriginal History

The greater Sydney region has been inhabited by Aboriginal people for at least 20,000 years with dated sheltered occupation sites occurring in the Blue Mountains and its foothills. The Kogarah area is part of the traditional lands occupied by the Kameygal or Gameygal who were so called for their close proximity to Botany Bay which is known as Kamay (Attenbrow 2010). Other readings suggest the Kogarah area may have been occupied by the Bideegal/ Bidjigal or Bediagal people who Tench described as a group living on the peninsula at the head of Botany Bay and chiefly on the north arm near the Cooks River (Mathews 1907).

The Kameygal people were located around the western and northern shores of Botany Bay, bordered to the north by the Wangal and to the west by the Bediagal. From this region of intersection, the Bediagal people stretched westward along the northern side of the Georges River. The Bediagal were bordered by the Cabrogal to the west and to the north by the Burramattagal and Wangal (Mulvaney & White 1987). Long- term areas of interaction and 'travel corridors' for movement between different language groups may have existed where there were shared boundaries.

Early ethno-historic records note the aboriginal people of the Botany Bay region fishing from canoes, diving for oysters, collecting shellfish and trapping fish (Cook 3rd May 1770 Umwelt Australia 2001). Lieutenant Captain Cook recorded that upon one venture ashore in Botany Bay his party found several small huts made of the bark of trees (Cook 29th April 1770). The vegetation in the areas and the topography are likely to have provided resources exploited by the local population. Animals that populated the area may have been hunted, marine resources fished from the wetlands and edible plant life collected (GML 2015).

In the early days of the colony Aboriginal people were disenfranchised from their land as the British claimed areas for settlement and agriculture. The colonists, often at the expense of the local Aboriginal groups, also claimed resources such as pasture, timber, fishing grounds and water sources. Following the widespread dispossession and the great losses suffered by local clans with the introduction of European diseases, only very small groups of individual aboriginal people were recorded as living in the local area.

This loss of life meant that some of the Aboriginal groups who lived away from the coastal settlement of Sydney may have disappeared entirely before Europeans could observe them or record their clan names (Karskens 2010). Mahroot was an Aboriginal man who described himself as belonging to the 'Botany Bay Tribe' and, in the 1840s, was recorded living around the northern shore of Botany Bay with around 50 other Aboriginal people. Only three were recorded as speaking the same language as Mahroot, suggesting that the group was a merged party of survivors from the Sydney region (Hoskins 2000).

3.3 European Settlement

3.3.1 Early land grants and land-use

The early land grants in the Kogarah area were made to John Townson, who received 2,250 acres from 1808 to 1810, centred on Hurstville, and James Chandler, whose neighbouring estate was centred on Bexley. Ongoing European settlement surrounding the study area was slow up until 1840 due to the swamps, dense forest or bushland that occupied much of the Kogarah region and the lack of access across Cooks River (Fletcher 1939). During the 1840s European settlement of the area increased and land was cleared and sold in blocks. Market gardens, orchards and vineyards were planted, and by 1866 Kogarah was described as an agricultural district (Fletcher 1939). In 1869, St Paul's Anglican Church was constructed, and was one of the earliest cultural buildings in Kogarah.

Figure 3: Early Parish map showing area of present day Kogarah (approximate location of study area indicated by red arrow).
(Source: HLRV)



3.3.2 Railing and consolidated development

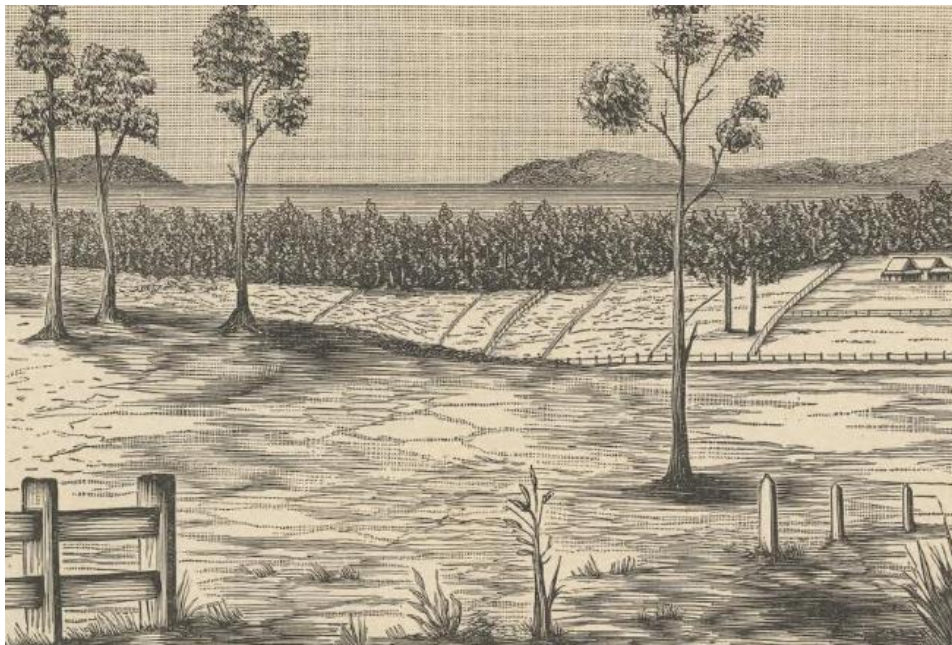
In 1884, the opening of the Illawarra Railway provided a new connection between areas south of the Cooks River and Sydney (Figure 4). The railway connection brought rapid change, lowering the cost of living in Kogarah and providing quick and affordable travel and transportation of goods (Fletcher 1939). The arrival of the railway consolidated the residential, commercial and industrial development

of Kogarah. In 1884, the Kogarah Township Estate was among the earliest subdivisions that took place (Figure 6), just 10 days after the official opening of the double railway track to Hurstville (OEH 2012: online). In 1885, further land at Kogarah was subdivided and offered for sale as part of the 'Bowen Park' estate (Figure 5).

Figure 4: Kogarah Railway Station, circa 1880s.
(Source: National Museum of Australia, Call No. 1986.0117.4658)



Figure 5: View of Bowen Park in 1885 by Richardson & Wrench.
(Source: National Library of Australia, Call No. MAP Folder 83, LFSP 1220)



Initial take-up of the subdivisions was slow. In 1886, portions of the Kogarah Township were readvertised, and in 1891, a number of lots within the Bowen Park subdivision were still being advertised for sale as “building sites” (Sydney Morning Herald 18 April 1891:15). A subdivision plan of the area in 1892 shows that by this time, two small dwellings were located within the study area (Figure 7). It is likely that the remaining lots were gradually built on between the late 1880s and 1900s.

Figure 6: Subdivision plan of the Kogarah Township Estate, 1884. Note no dwellings within the study area (outlined red) at this time.
(Source: National Library of Australia)

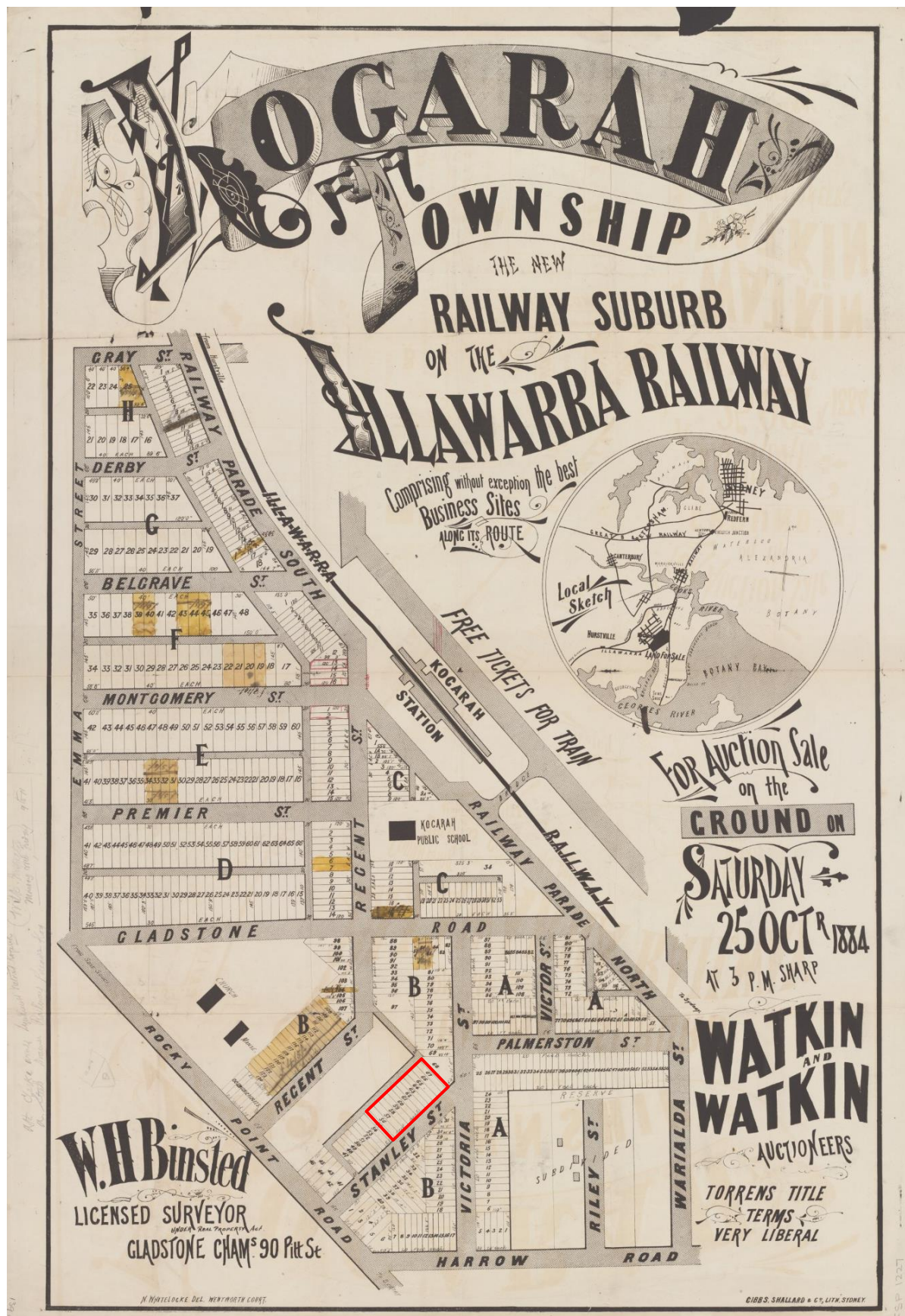


Figure 7: Subdivision plan of the Kogarah Township Estate, 1892. Note presence of two small dwellings within the study area (outlined red) by this time.
(Source: National Library of Australia)

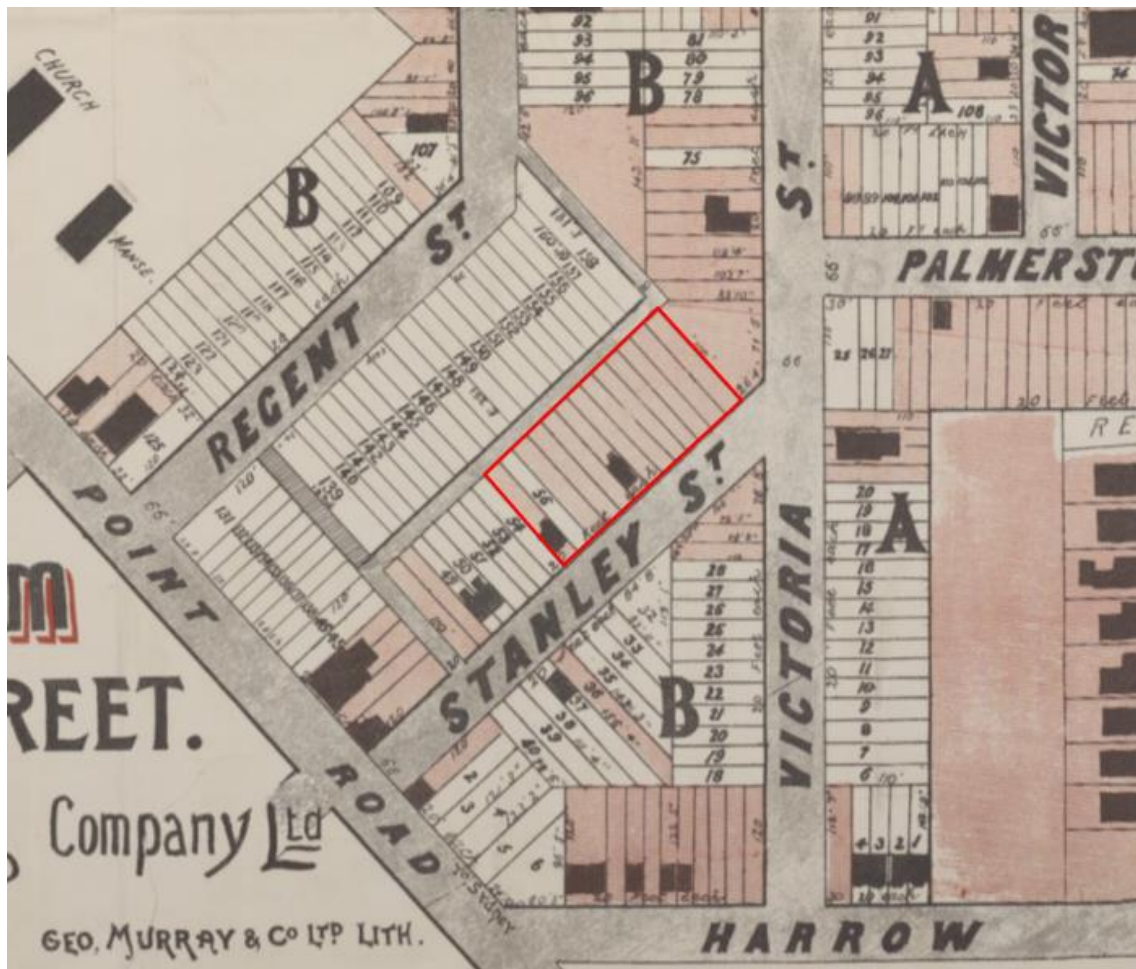


Figure 8: Railway Parade in 1915, former Kogarah Post Office seen to right.
(Source: National Library of Australia)



Figure 9: Princes Highway at Kogarah in 1937.
 (Source: Kogarah Library and Cultural Services)



The railway provided the impetus for ongoing subdivision and development in Kogarah and refocused the township and commercial centre from Rock Point and Kogarah Road to the railway station (Figure 8 and Figure 9). Electrification of the Illawarra Railway Line in 1926, combined with provision of a power supply across South Sydney resulted in the continued development of the district and dramatic population growth (Pollon 1996).

3.3.3 Modernisation of the area

In the interwar years, considerable expansion of the area occurred. This prompted ongoing improvements in local infrastructure. An historical aerial photograph of Kogarah in 1943 indicates that by this time, all lots within the study area had all been built on (Figure 10). Today, the Kogarah Township Estate forms the basis of the town centre. In the mid twentieth century, areas around Kogarah were developed and designated as housing commission.

In recent years the area between Botany and Sutherland has experienced considerable residential growth, and is one of the most ethnically diverse populations in greater Sydney (Butler 2011). The development of suburbs within this corridor has been influenced by proximity to public transport provisions, with widespread redevelopment of single dwellings to medium density housing and high density apartments.

Figure 10: Aerial photograph of Kogarah in 1943, study area outlined red.
(Source: SIX Maps)



4.0 SITE DESCRIPTION

4.1 Introduction

A site inspection of the study area was conducted on 3 April 2018 by Charlotte Simons (Heritage Consultant, Artefact Heritage). The aim of the survey was to inspect the study area to assess the archaeological potential and heritage items in the vicinity to assess the impact of the proposal. The inspection was undertaken on foot and a photographic record was made.

4.2 Description

4.2.1 Description of study area

The study area comprises 12-24 Stanley Street, Kogarah, on a site that is bound by Stanley Street to the north, Stanley Lane to the south, and residential housing to the east and west. To the east of the study area, at 13-35 Princes Highway, are two existing high-rise residential apartments that are between six and 10 storeys in height. Stanley Street is two-way, with parallel parking on each side of the road. The tree-lined kerbs on both sides of Stanley Street generally consist of grassed areas with concrete footpaths and native plantings.

The study area itself is composed of a combination of historic and modern residential dwellings. The existing dwellings are typically between one and two storeys in height, of brick or timber construction with tiled hipped or corrugated metal gable roofs. The surrounding streetscape generally comprises a combination of low rise and high rise residential and institutional/educational development. Several heritage items are located in the vicinity of the study area, as detailed below.

4.2.2 Description of heritage items in the vicinity

The following descriptions of the heritage items in the vicinity have generally been adapted from the relevant inventory sheets available of the State Heritage Inventory website.

Table 4: Physical descriptions of heritage items.

Item	Listing No.	Description
St George Girls High School (two storey main building)	I112	This heritage item comprises the original two storey main building of the St George Girls High School. Designed in the Inter War Arts and Crafts style, the rectangular brick building features projecting wings at the middle and ends, with a corrugated iron roof and timber windows.
Terraces and garden, 'Beatrice' and 'Lillyville'	I111	This heritage item comprises a relatively rare example of a pair of two-storey late Victorian Italianate style terraces, constructed circa 1890s within the Kogarah area. The development of the site reflects the early speculative building at Kogarah in anticipation of the demand produced by the Illawarra Railway. The ground and first floors of the terraces retain original rendered walls and verandahs, and the terraces retain original doors and window features.

Item	Listing No.	Description
House and garden, 'Hindmarsh'	I110	This heritage item comprises a relatively rare example of a modest single-storey cottage in the Kogarah area. Designed in the Federation Arts and Crafts style, the weatherboard cottage was constructed in 1905 and displays asymmetrical massing with a gable and hipped corrugated iron roof. The building retains original features including brick detailing and timber detailing. Located along the front boundary of the property is a sympathetic non-original post and wire fence with wrought iron gate.
House and garden, 'Lindhurst Gallery'	I109	This heritage item comprises a relatively rare example of a Victorian Italianate style terrace in the Kogarah area. The two-storey residential brick dual terraces feature a tiled hipped roof, each with a two-storey verandah with wrought iron lacework.
St Paul's Anglican Church and Hall	I96	St Paul's Anglican Church was constructed in 1869 and is representative as one of the earliest cultural buildings located along the main transport routes through the Kogarah area. Design in the Victorian Free Gothic style, the uncut sandstone block building features smooth sandstone blocks to windows, gabled ends, leadlight windows and a slate roof.
Kogarah High School (original three storey school building)	I108	This heritage item comprises the original three storey main building of Kogarah High School. Designed in the Inter War Arts and Crafts style, the rectangular brick building features stucco finish to the third storey, with store lintels and decoration to front façade. The building is built up to the street alignment, which reinforces its dominance in the surrounding streetscape.

4.3 Photographs

The following photographs were taken during the site inspection, and document both the study area as well as heritage items located in the vicinity of the study area.

4.3.1 Study area

Figure 11: View south west along Stanley Street from corner of Princes Highway toward study area.



Figure 12: View west along Stanley Street from southern side, study area seen to left.



Figure 13: View northwest from southern side of Stanley Street to adjacent residential development on northern side.



Figure 14: View south along Regent Lane from corner of Stanley Street, showing existing high density residential apartments to left.



Figure 15: View west along Stanley Lane from corner of Regent Lane, study area seen centre right.



Figure 16: View south east along Stanley Street towards the study area form corner of Victoria Street.



Figure 17: View south east along Stanley Street towards the study area form corner of Victoria Street.



Figure 18: View south to existing residential dwellings on southern side of Stanley Street, within study area.



Figure 19: View south to existing residential dwelling “Wahroonga” on southern side of Stanley Street, within study area.



Figure 20: View north east along Stanley Lane towards rear of study area, existing residential apartments seen in distance.



4.3.2 Heritage items in the vicinity

Figure 21: View north west to St George Girls High School (two-storey main building) heritage item from Victoria Street.



Figure 22: View south west along Regent Street to Kogarah High School (original three storey school building) heritage item.



Figure 23: View north across Victor Street to House and garden, ‘Lindhurst Gallery’ heritage item.



Figure 24: View south east across Victoria Street to Terraces and garden, ‘Beatrice’ and ‘Lillyville’ heritage item.



Figure 25: View south east across Victoria Street to House and garden, 'Hindmarsh' heritage item.



Figure 26: View south west from Princes Highway to St Paul's Anglican Church and Hall heritage item.



5.0 ASSESSMENT OF SIGNIFICANCE

5.1 Introduction

An assessment of significance is undertaken to explain why a particular place is important and to enable the appropriate site management and curtilage to be determined. Cultural significance is defined in the Burra Charter (ICOMOS (Australia), 2013) as meaning "aesthetic, historic, scientific, social or spiritual value for past, present or future generations" (Article 1.2). Cultural significance may be derived from a place's fabric, association with a person or event, or for its research potential. The significance of a place is not fixed for all time, and what is of significance to us now may change as similar sites are located, more historical research is undertaken and community tastes change.

The guideline *Assessing Heritage Significance* (2001), part of the *NSW Heritage Manual* (NSW Heritage Office & NSW Department of Urban Affairs and Planning, 1996), establishes seven criteria (which reflect five categories of significance and whether a place is rare or representative) under which a place can be evaluated in the context of State or local historical themes (Table 1).

Similarly, a heritage site can be significant at a local level (i.e. to the people living in the vicinity of the site), at a State level (i.e. to all people living within NSW) or be significant to the country as a whole and be of National or Commonwealth significance. In accordance with the guideline *Assessing Heritage Significance*, a site (item) will be considered to be of State or local heritage significance if it meets one or more of the criteria.

An assessment of the significance of the study area and heritage items in the vicinity of the study area, as well as a summation of the significance assessment in a succinct paragraph, known as a Statement of Significance, are required. The significance assessments and the resultant Statements of Significance are considered to be the foundation for future management and impact assessment. The significance assessments and Statements of Significances for the study area and heritage items in the vicinity of the study are covered below.

5.2 Built Heritage Significance Assessment

5.2.1 Heritage items in the vicinity of the study area

5.2.1.1 Statements of Significance

The Statements of Significance for the heritage items in the vicinity of the study area are provided in Table 5. The Statements of Significance have generally been extracted from the relevant inventory sheets available of the State Heritage Inventory website.

Table 5: Heritage items – Statements of Significance.

Item	Listing No.	Statement of Significance
St George Girls High School (two storey main building)	1112	<i>The St George Girls High School is historically significant as it is representative of the progressive development of the area. It represents a later development overlay in the Kogarah Township Estate Est 1884 as the Kogarah Municipality expanded and consolidated providing cultural institutions.</i>

Item	Listing No.	Statement of Significance
Terraces and garden, 'Beatrice' and 'Lillyville'	I111	<i>Relatively rare within the Kogarah LGA, 14-16 Victoria Street is a pair of two-storey late Victorian period terraces which are representative of the Victorian Italianate style. Integrity has been somewhat compromised by unsympathetic alterations (particularly No. 16) but they are still able to be conserved. These terraces make a positive contribution to the streetscape and provide evidence of the development of the Kogarah Township Estate and the historic building stock of Kogarah.</i>
House and garden, 'Hindmarsh'	I110	<i>Within the Kogarah LGA, 2 Victoria Street is a relatively rare representative example of a modest single-storey weatherboard cottage displaying excellent Federation Arts and Crafts stylistic influence in its external detailing. A recent sympathetic rear addition and wire front boundary fence do not diminish its picturesque characteristics and high streetscape contribution. The place is an important contributor to the historical development of the Kogarah Township Estate.</i>
House and garden, 'Lindhurst Gallery'	I109	<i>This 2 storey Victorian Italianate terrace is historically significant as it represents a good example of its architectural style. It reflects the substantial development that occurred with the development of the railway and town centre.</i>
St Paul's Anglican Church and Hall	I96	<i>Saint Paul's Anglican Church is historically significant as it is representative of one of Kogarah's earliest cultural buildings located along the main transport routes through the Municipality. The church and its associated hall reflect the initial settlement developments and the continued growth of suburban development with the growth and expansion of Sydney. The 1869 church is a good example of its architectural style.</i>
Kogarah High School (original three storey school building)	I108	<i>The Kogarah High School is historically significant as it is representative of the progressive development of the area. It represents a later development overlay in the Kogarah Township Estate (est. 1884) as the Kogarah Municipality expanded and consolidated providing cultural institutions.</i>

5.3 Historic Archaeological Significance Assessment

Historical research and archaeological assessment indicates the presence of late nineteenth and early twentieth century houses and yard areas within the study area.

5.3.1 Summary of land use

The historical development of the study area and surrounds can be divided into the following phases of activity:

- Phase 1 (1808 – 1840s) early land grants: land clearance, timber getting, grazing and farming activity
- Phase 2 (1840s-1884) land clearance, continued small scale farming, timber getting, grazing and farming activity
- Phase 3 (1884 – c1950s) main subdivisions between 1884 and 1892, road construction, land clearances, residential development from 1880s to c1940s along Stanley Street, mixed houses, businesses
- Phase 4 (c1950s – present) construction of subsequent modern residences.

Construction of modern residences in Stanley Street is likely to have resulted in ground disturbance and excavation. However, the areas presently covered by late nineteenth century and early twentieth century residences along Stanley Street are likely to have involved only demolition of the previous structures and little ground disturbance or excavation.

5.3.2 Assessment of potential

The following Table 6 provides an overview of the assessment of archaeological potential for the study area.

Table 6: Assessment of archaeological potential for the study area.

Phase	Likely archaeological remains	Potential
1 (1808-1840s)	<ul style="list-style-type: none"> There are no records of any significant developments taking place within the study area during this period. Therefore, archaeological remains from Phase 1 would likely be limited to evidence of land clearance, property boundaries, ephemeral tracks or early road surfaces, informal drainage, and isolated artefact scatters, such as tree boles and post holes Archaeological remains from this phase are likely to be ephemeral in nature and have likely been impacted by subsequent building developments, modification of the road corridors and the installation of services Overall, the potential for archaeological remains from this phase is nil. 	Nil
2 (1840s-1884)	<ul style="list-style-type: none"> There are no records of any significant developments taking place within the study area during this period An 1884 subdivision map of the Kogarah Estate indicates there were no dwellings or developments within the study area at this time Archaeological remains are likely to be similar to Phase 1. They would likely be limited to evidence of land clearance, property boundaries, ephemeral tracks or early road surfaces, informal drainage or kerbing, and isolated artefact scatters, such as tree boles and post holes Archaeological remains from this phase are likely to be ephemeral in nature and have likely been impacted by subsequent building developments, modification of the road corridors and the installation of services Overall, the potential for archaeological remains from this phase is nil. 	Nil
3 (1884 – c1950s)	<ul style="list-style-type: none"> Documentary evidence of residential and commercial development within the study area 1892 subdivision plan indicates presence of two dwellings within the study area by this time There is moderate to high potential for archaeological features associated with residential buildings, yard areas and gardens within the study area. 	Moderate-High
4 (c1950s – present)	<ul style="list-style-type: none"> Developments from the latest phase extant. 	Nil

5.3.3 Assessment of significance

The following assessment of significance for the study area is based on the 2009 guidelines Assessing Significance for Historical Archaeological Sites and ‘Relics’ by NSW Heritage Division.

Table 7: Assessment of archaeological significance.

Criteria	Discussion
Research potential	<ul style="list-style-type: none"> It is highly unlikely that archaeological remains associated with Phase 1 and Phase 2 would be present within the site. Any remains would be highly truncated and would have little research potential Potential archaeological remains associated with Phase 3 residences are unlikely to contribute additional information not otherwise available from other historical resources, such as historic maps, plans, photographs, aerials and newspaper articles Phase 4 has little research potential Overall, archaeological remains are unlikely to have research potential.
Association with individuals, events or groups of historical importance	<ul style="list-style-type: none"> The potential archaeological remains in Phases 1 and 2 are not associated with any particular individual of historical importance and are therefore unlikely to reach the threshold of local significance under this criterion The development of the study area in Phase 3 is associated with the economic development and suburban growth of Kogarah after the construction of the Illawarra Railway opened in the area in 1884. The remains of the residential, and possibly commercial buildings may have some association with community groups but this association would be general and is unlikely to reach the threshold of local significance Phase 4 would not be demonstrable in the archaeological record.
Aesthetic or technical significance	<ul style="list-style-type: none"> The potential archaeological remains in Phases 1 and 2 are not likely to have aesthetic or technological value Remains of the residential and commercial buildings and potential isolated artefacts may demonstrate changes in technology and building construction over time, as well as the aesthetic nature of the buildings. However, they are not expected to meet the threshold for local aesthetic or technical significance The buildings and services of Phase 4 are still extant and therefore have no aesthetic or technical significance from an archaeological perspective.
Ability to demonstrate the past through archaeological remains	<ul style="list-style-type: none"> The potential archaeological remains have little potential to illustrate the early development of the area due to the nil to low potential for Phase 1 and Phase 2 remains The potential archaeological remains of Phase 3 have the potential to illustrate the residential development of the area but are unlikely to meet the threshold for local significance Phase 4 is still extant and therefore has no potential to demonstrate the past through archaeological remains.

The following Table 8 provides a summary of the archaeological potential and significance of the study area.

Table 8: Summary of archaeological potential and significance for the study area.

Phase	Potential	Significance
1 (1808-1840s)	Nil	n/a
2 (1840s-1884)	Nil	n/a
3 (1884-c1950s)	Moderate-High	Unlikely to reach threshold of local significance
4 (c1950s-present)	Nil (extant)	Will not reach threshold of local significance

5.3.4 Statement of Archaeological Significance

It is highly unlikely that localised and ephemeral archaeological remains associated with Phase 1 (1808-1840s) and Phase 2 (1840s-1884) would be present within the site. There is moderate to high potential for archaeological remains associated with residential and commercial use of the land during Phase 3 (1884 – c1950s) along the southern side of the study area in the rear yards of the properties. The development of the study area in Phase 3 is associated with the economic development and suburban growth of Kogarah after the establishment of the Illawarra Railway and construction of Kogarah Railway Station in 1884. The remains may have some association with community groups but this association would be general and is unlikely to reach the threshold of local significance. The potential remains are unlikely to contribute additional information not otherwise available from other historical resources. Remains of the residential and commercial buildings and potential isolated artefacts from Phase 3 may demonstrate changes in technology and building construction over time, as well as the aesthetic nature of the buildings. However, they are not expected to meet the threshold for local aesthetic or technical significance. Phase 4 (c1950s-present) has no potential to demonstrate the past through archaeological remains and therefore will not reach threshold of local significance.

6.0 PROPOSED WORKS

6.1 Overview of Proposed Works

The proposed works would involve construction of one apartment building, composed of four podium levels and one split tower from Level 5 to Level 11, at 12-24 Stanley Street, Kogarah. Development would occur across approximately 2,500 square metres. The proposal would comprise demolition of the existing structures on the site and construction of the residential tower, which would be split into 10 and 11 storeys in height. The residential development would have four underground basement levels, and excavation of the majority of the footprint of the site for the basement levels would be required.

6.1.1 Proposal plans

The Preliminary Architectural Design plans for the proposal were prepared by Scott Carver on 23 April 2018 (12-24 Stanley Street, Kogarah for Poly [Australia] Real Estate Developments Pty Ltd) and received by Artefact Heritage on 23 April 2018. The relevant plans are provided below at a small scale.

Figure 27: Proposed site plan. (Source: Scott Carver, April 2018)

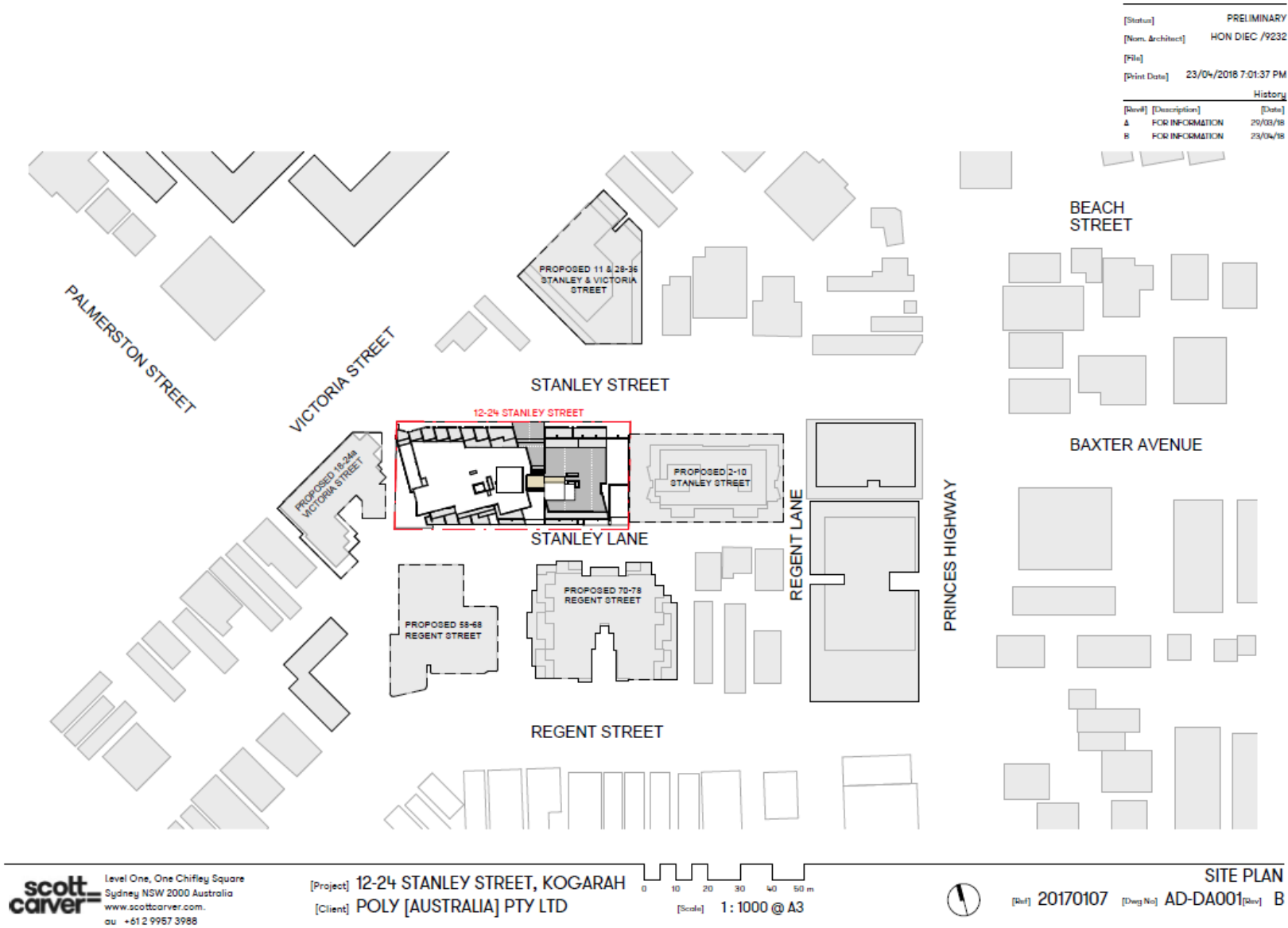


Figure 28: Proposed Basement 4 plan. (Source: Scott Carver, April 2018)

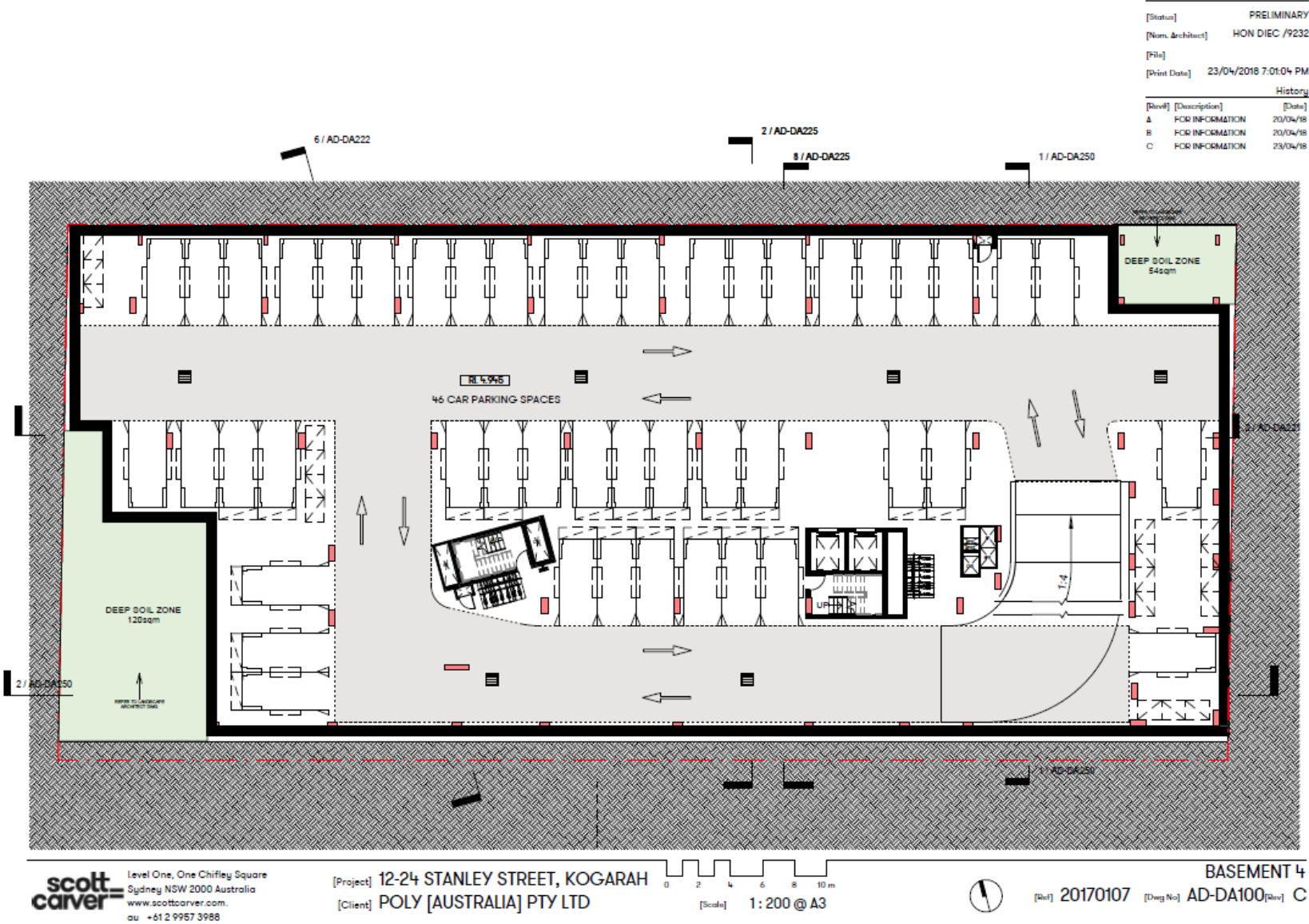


Figure 29: Proposed Basement 1 plan. (Source: Scott Carver, April 2018)

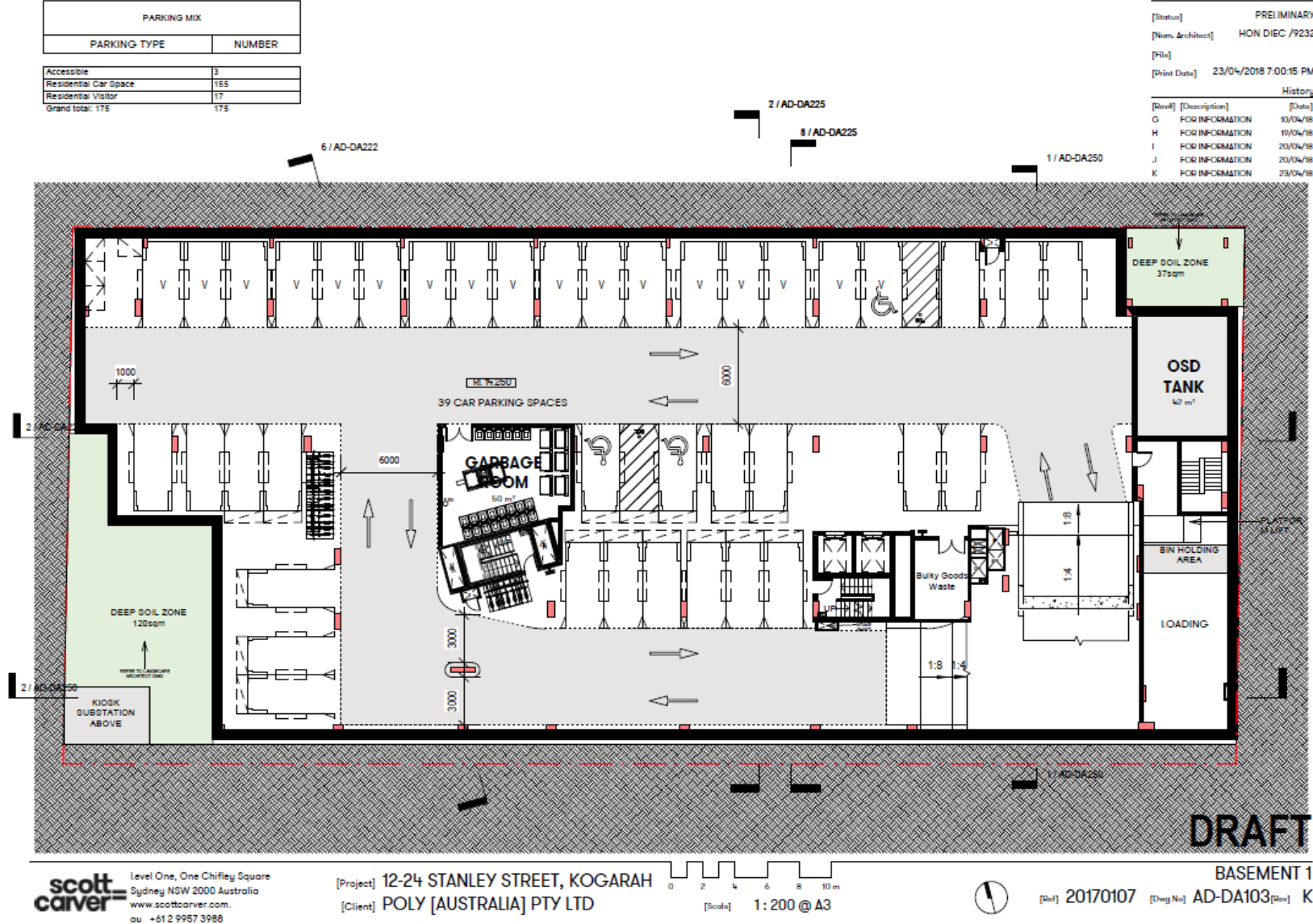


Figure 30: Proposed Ground Floor plan. (Source: Scott Carver, April 2018)

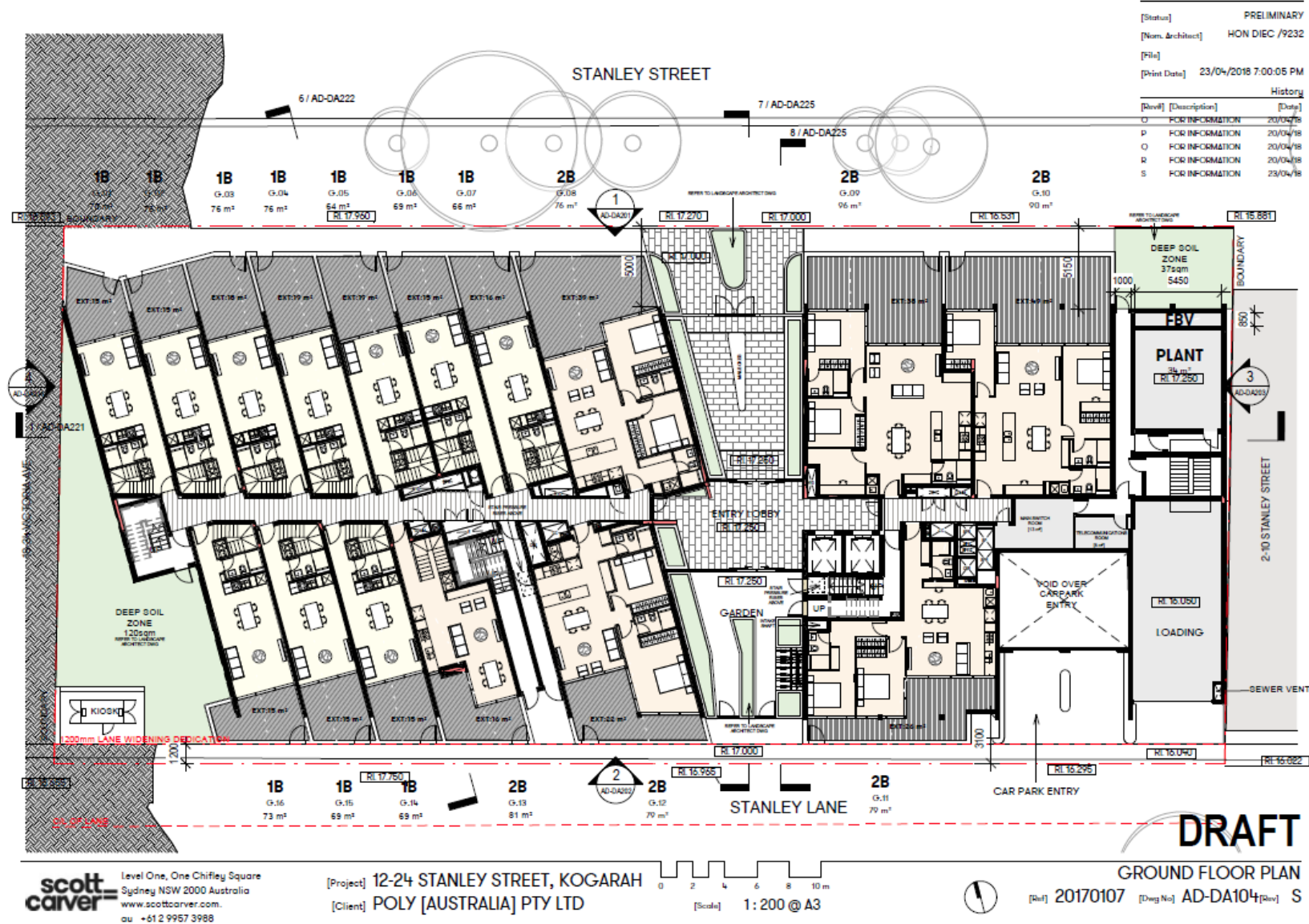


Figure 31: Proposed Level 1 plan. (Source: Scott Carver, April 2018)

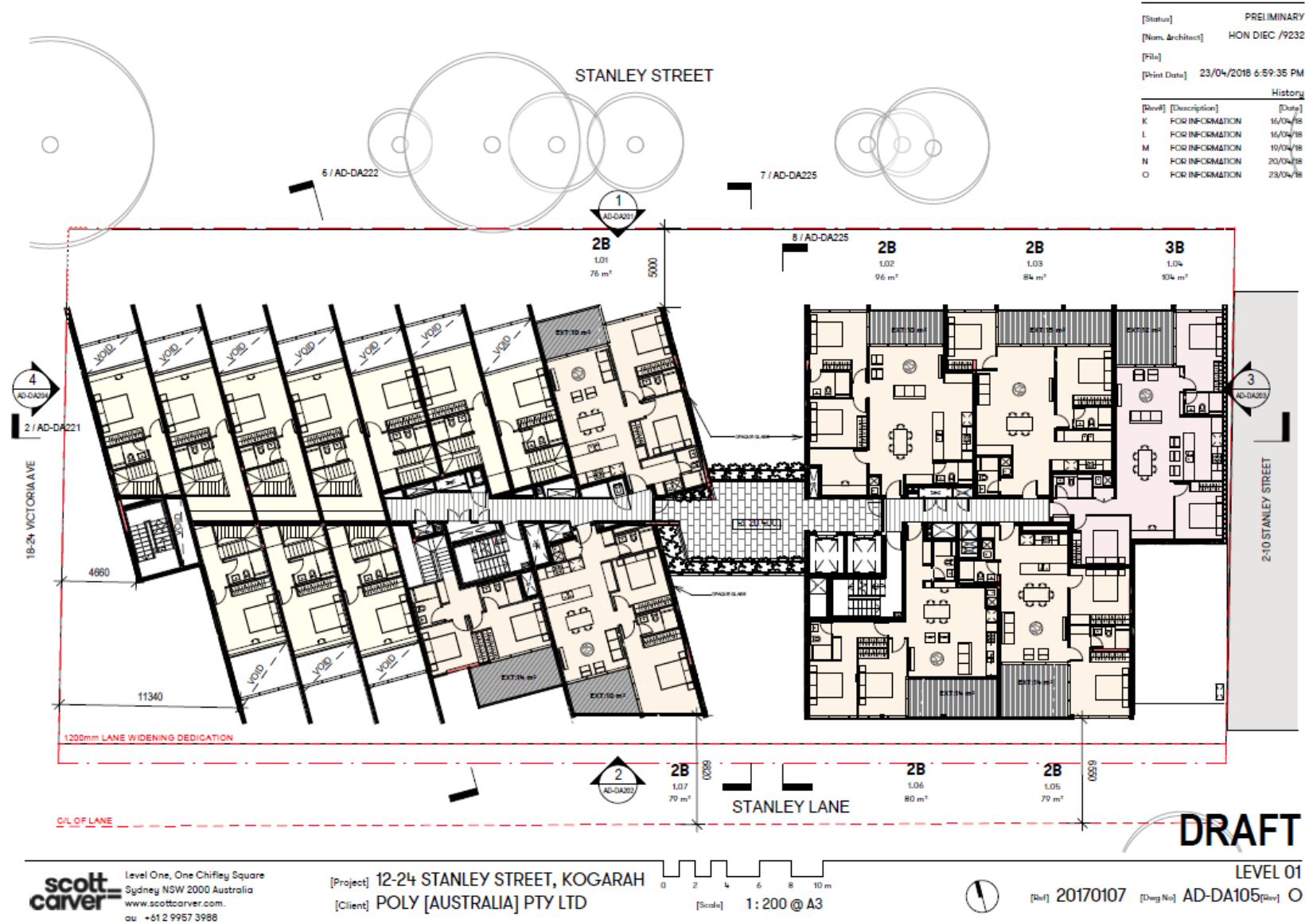


Figure 32: Proposed Level 2 plan. (Source: Scott Carver, April 2018)

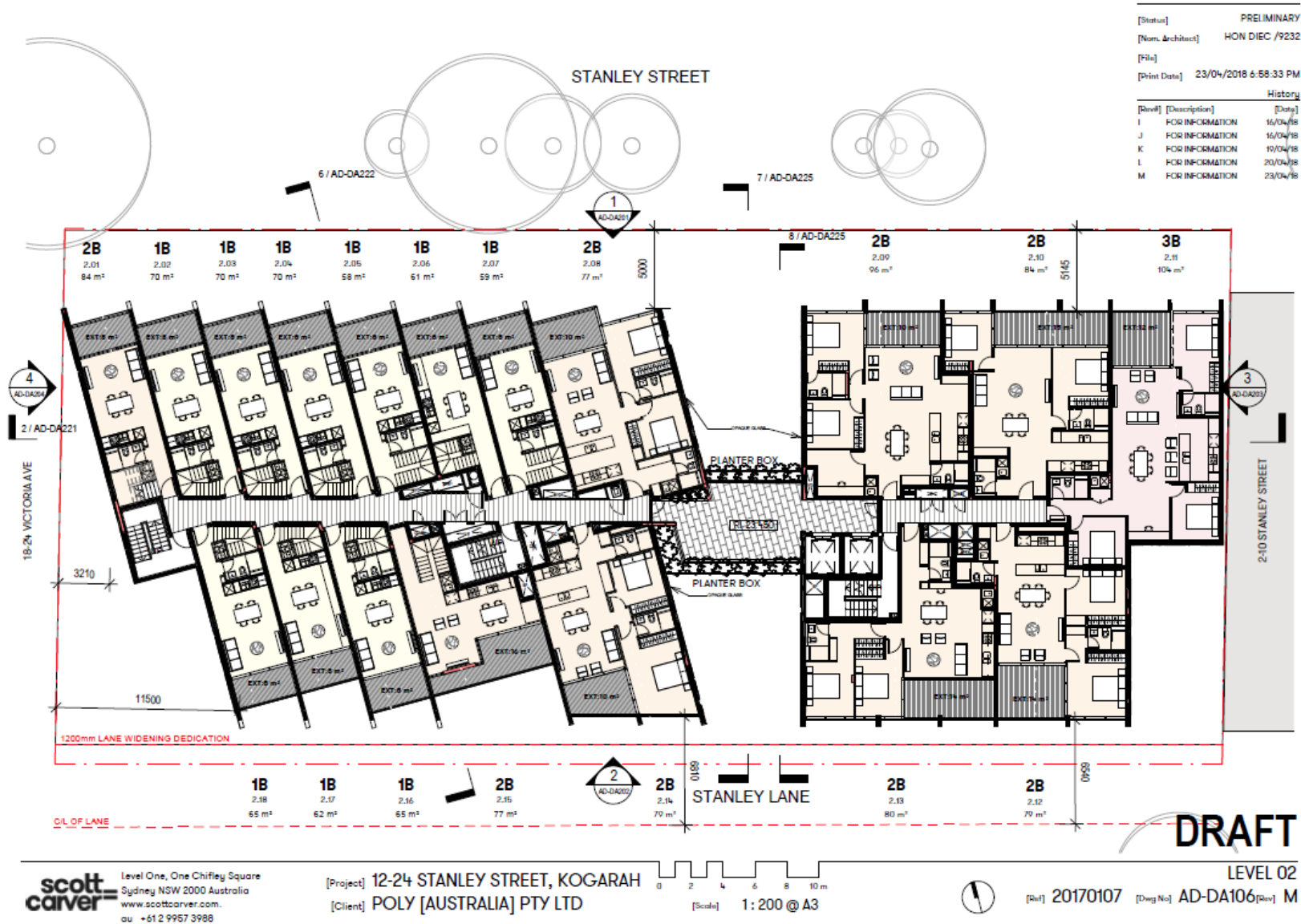


Figure 33: Proposed Level 3 plan. (Source: Scott Carver, April 2018)

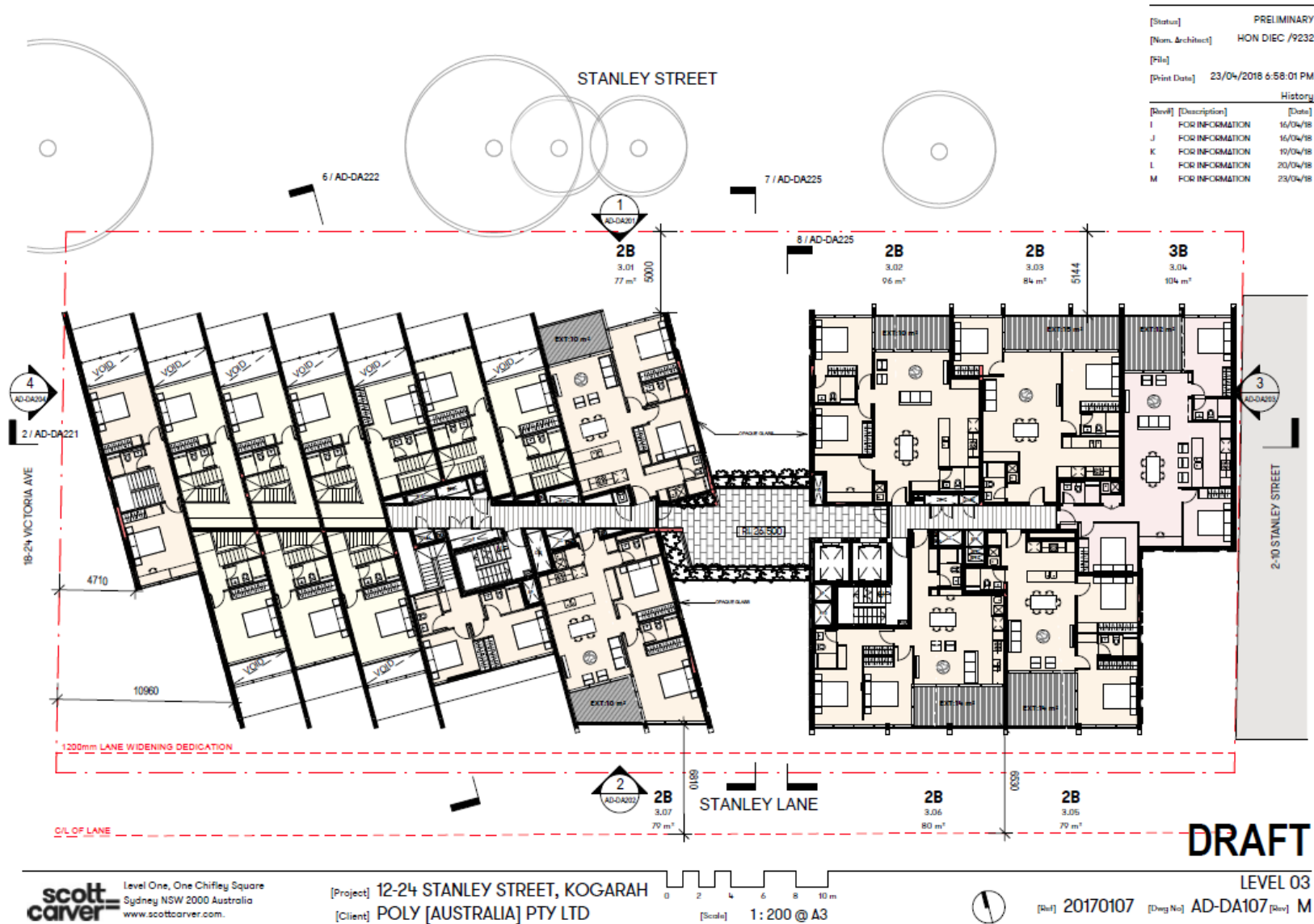


Figure 34: Proposed Level 4 plan. (Source: Scott Carver, April 2018)

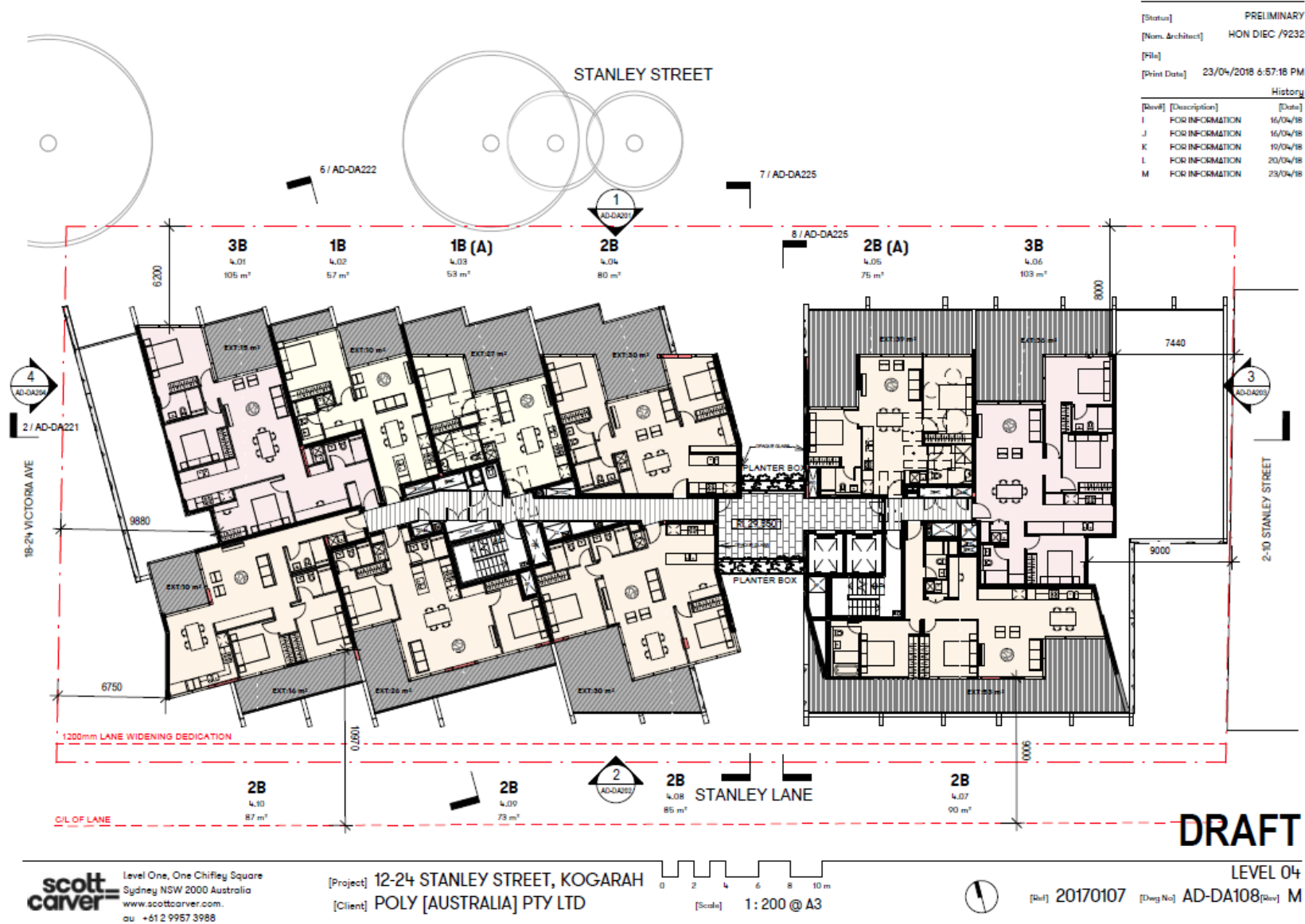


Figure 35: Proposed Level 5 plan (Levels 6-9 not included due to similarity to Level 5). (Source: Scott Carver, April 2018)



Figure 36: Proposed Level 10 plan. (Source: Scott Carver, April 2018)

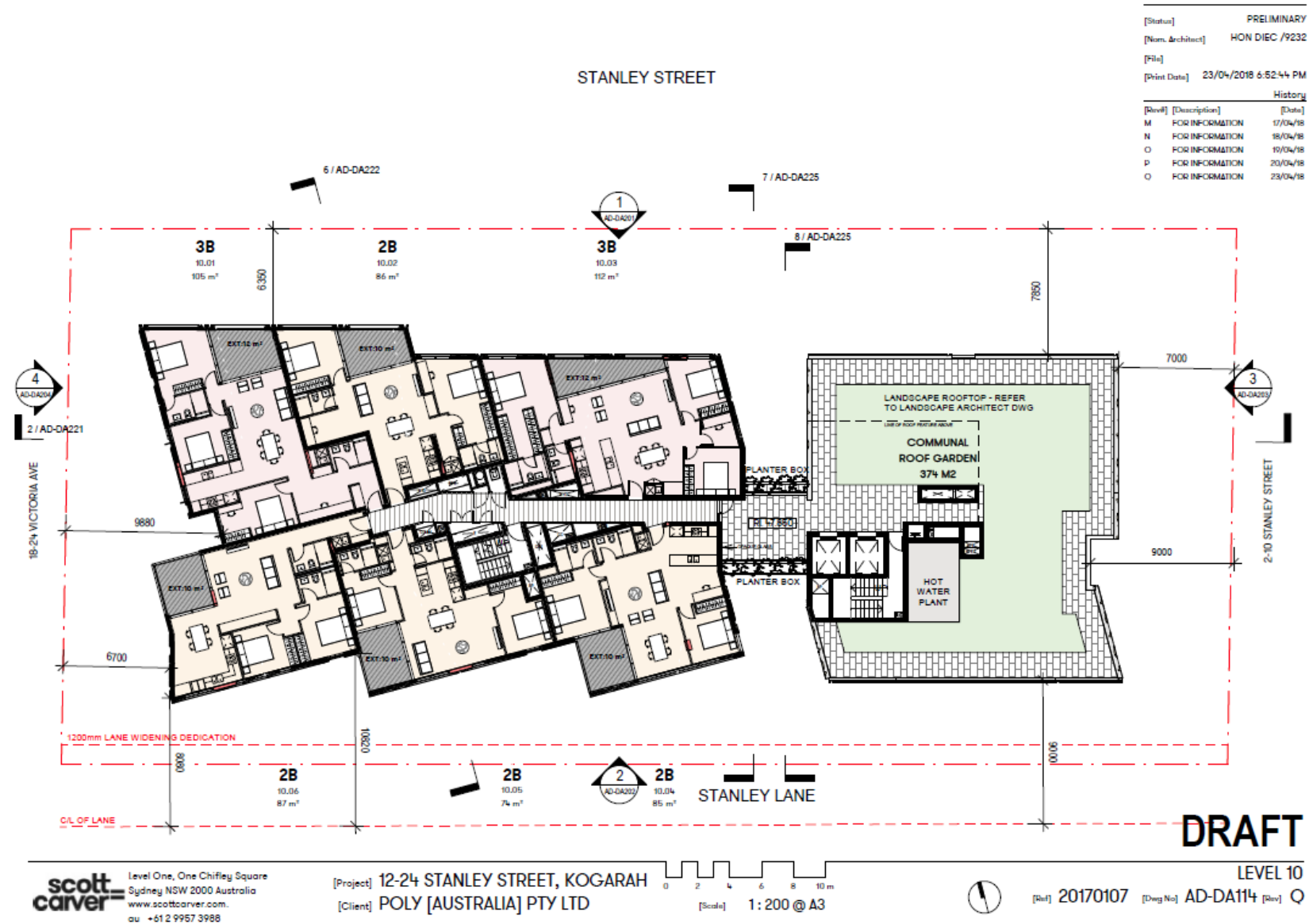


Figure 37: Proposed Level 11 plan (Source: Scott Carver, April 2018)

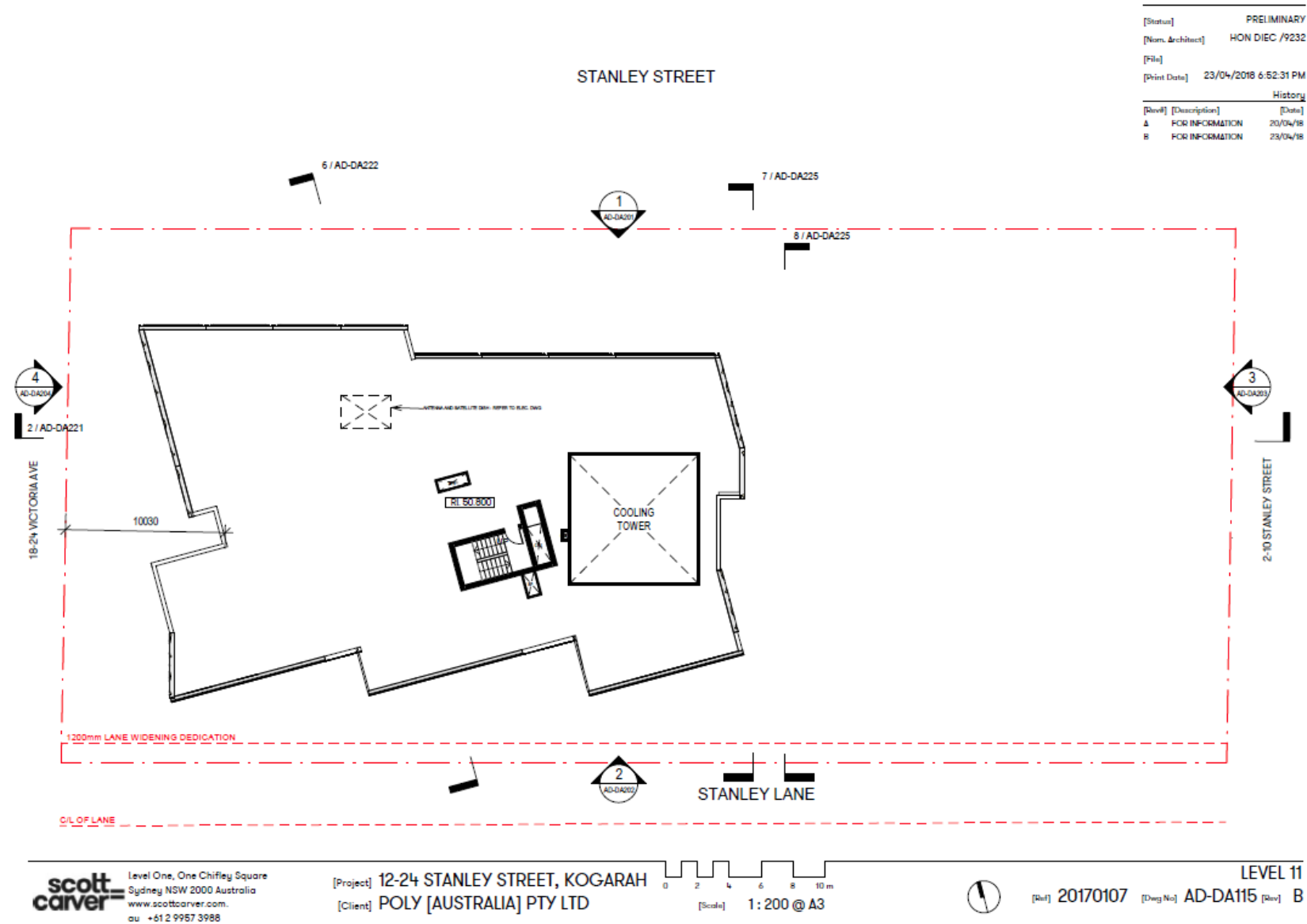


Figure 38: Proposed North elevation. (Source: Scott Carver, April 2018)

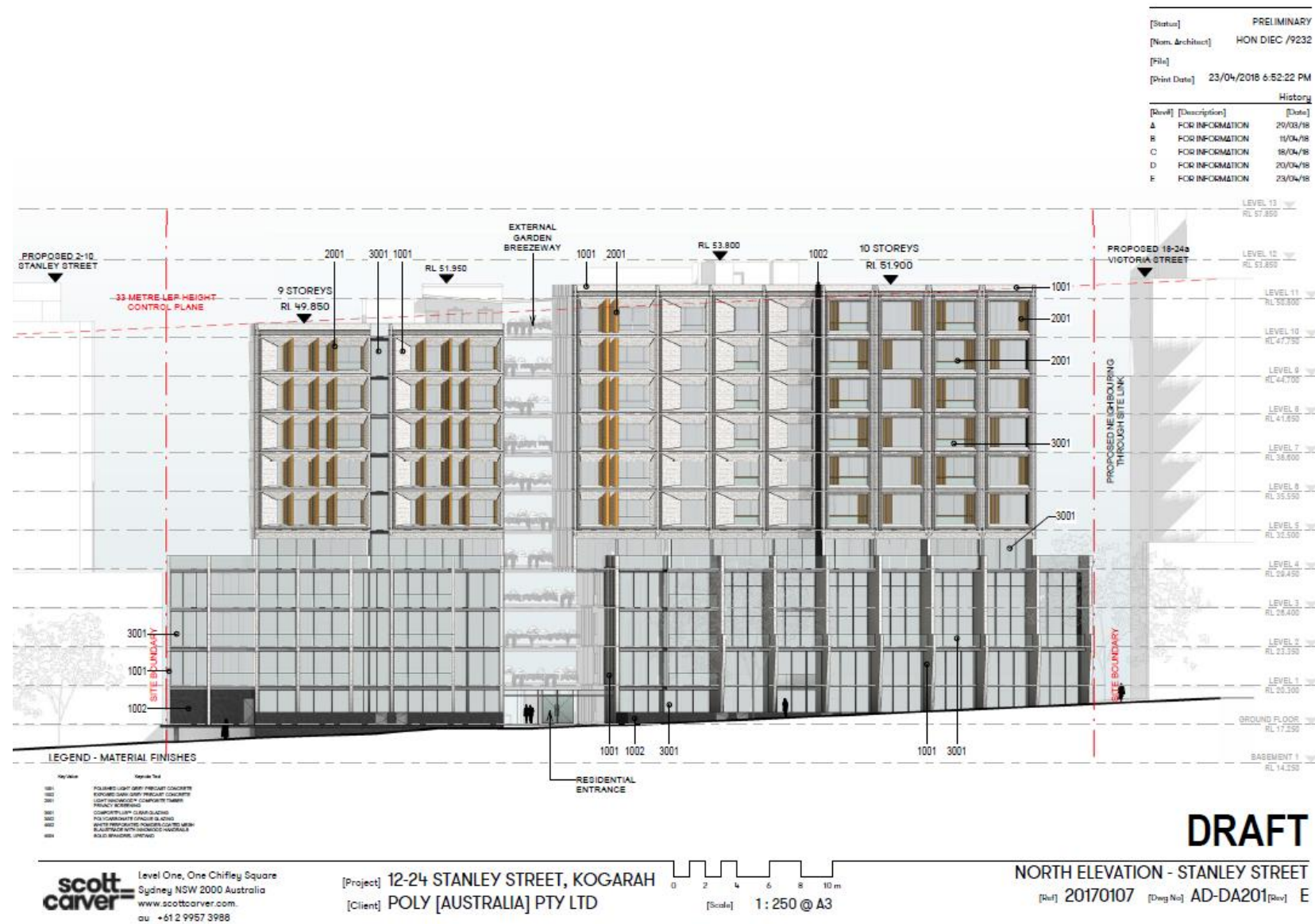


Figure 39: Proposed South elevation. (Source: Scott Carver, April 2018)

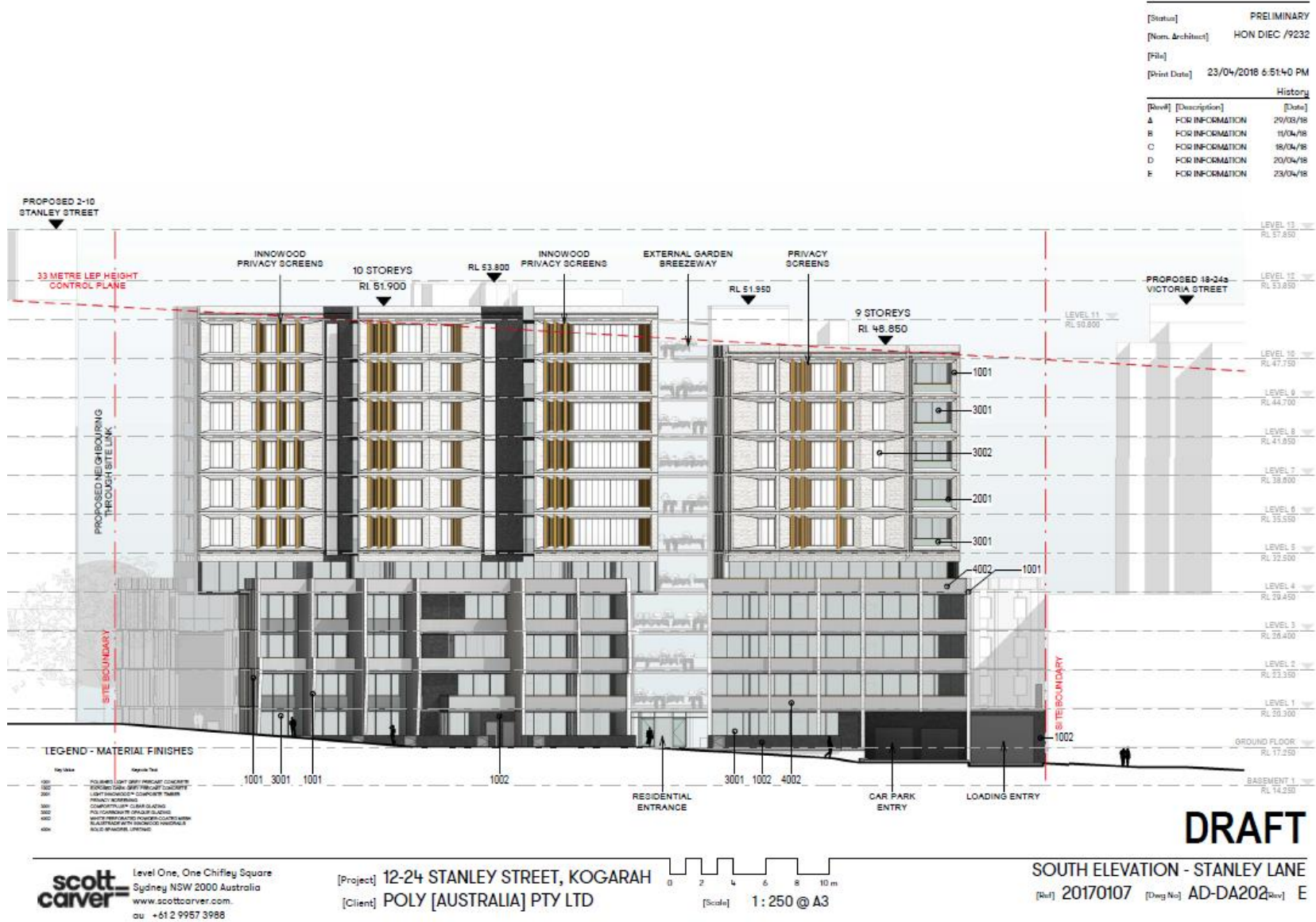


Figure 40: Proposed east elevation. (Source: Scott Carver, April 2018)

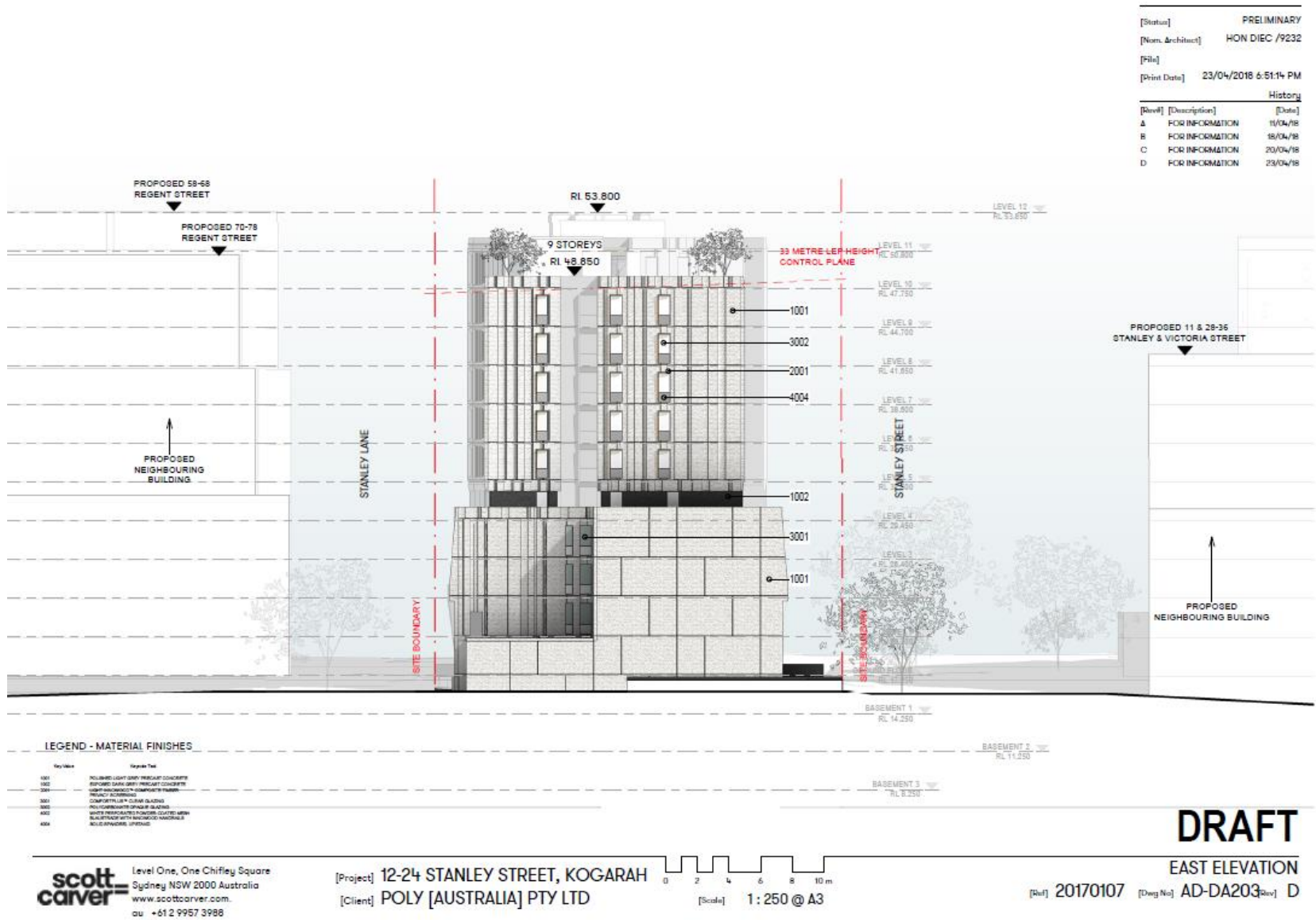


Figure 41: Proposed west elevation. (Source: Scott Carver, April 2018)

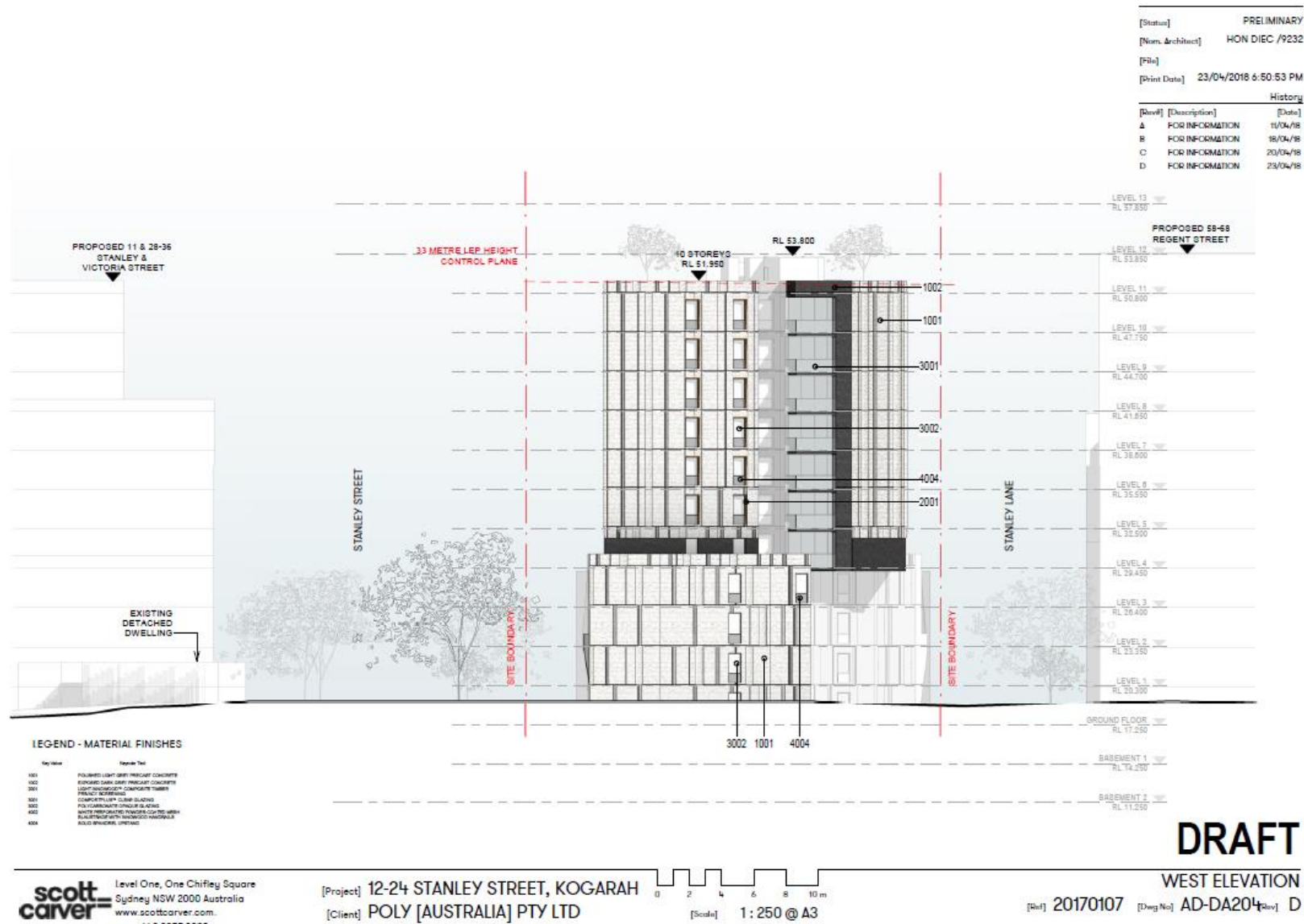


Figure 42: Proposed streetscape elevation – Stanley Street. (Source: Scott Carver, April 2018)



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[Project] 12-24 STANLEY STREET, KOGARAH
[Client] POLY [AUSTRALIA] PTY LTD

0 5 10 15 20 25 m
[Scale] 1: 500 @ A3

STREETSCAPE ELEVATION - STANLEY STREET
[Rev] 20170107 [Dwg No] AD-DA205 [Rev] A

Figure 43: Proposed streetscape elevation – Stanley Lane. (Source: Scott Carver, April 2018)



Figure 44: Proposed long section. (Source: Scott Carver, April 2018)

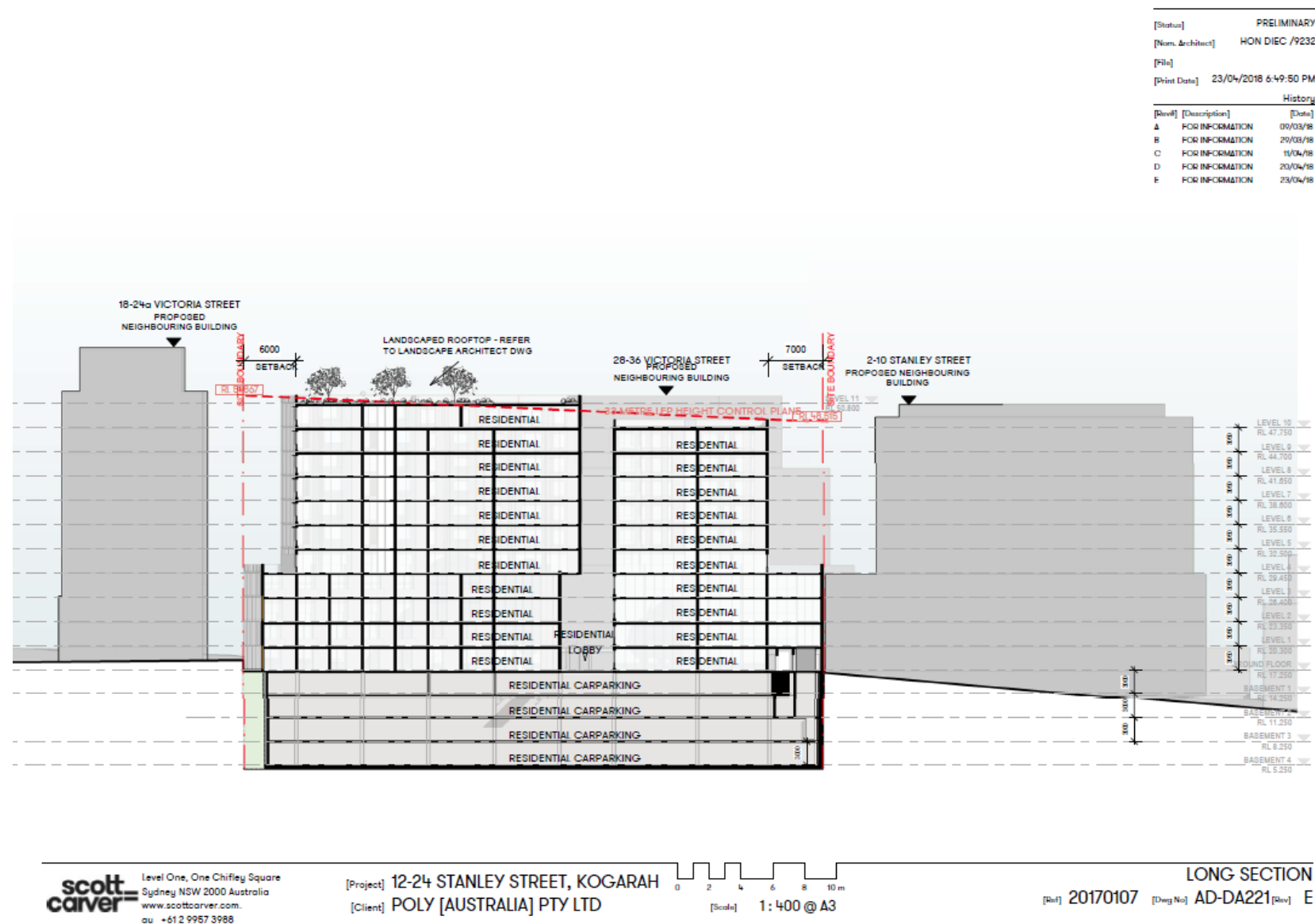


Figure 45: Proposed short section. (Source: Scott Carver, April 2018)

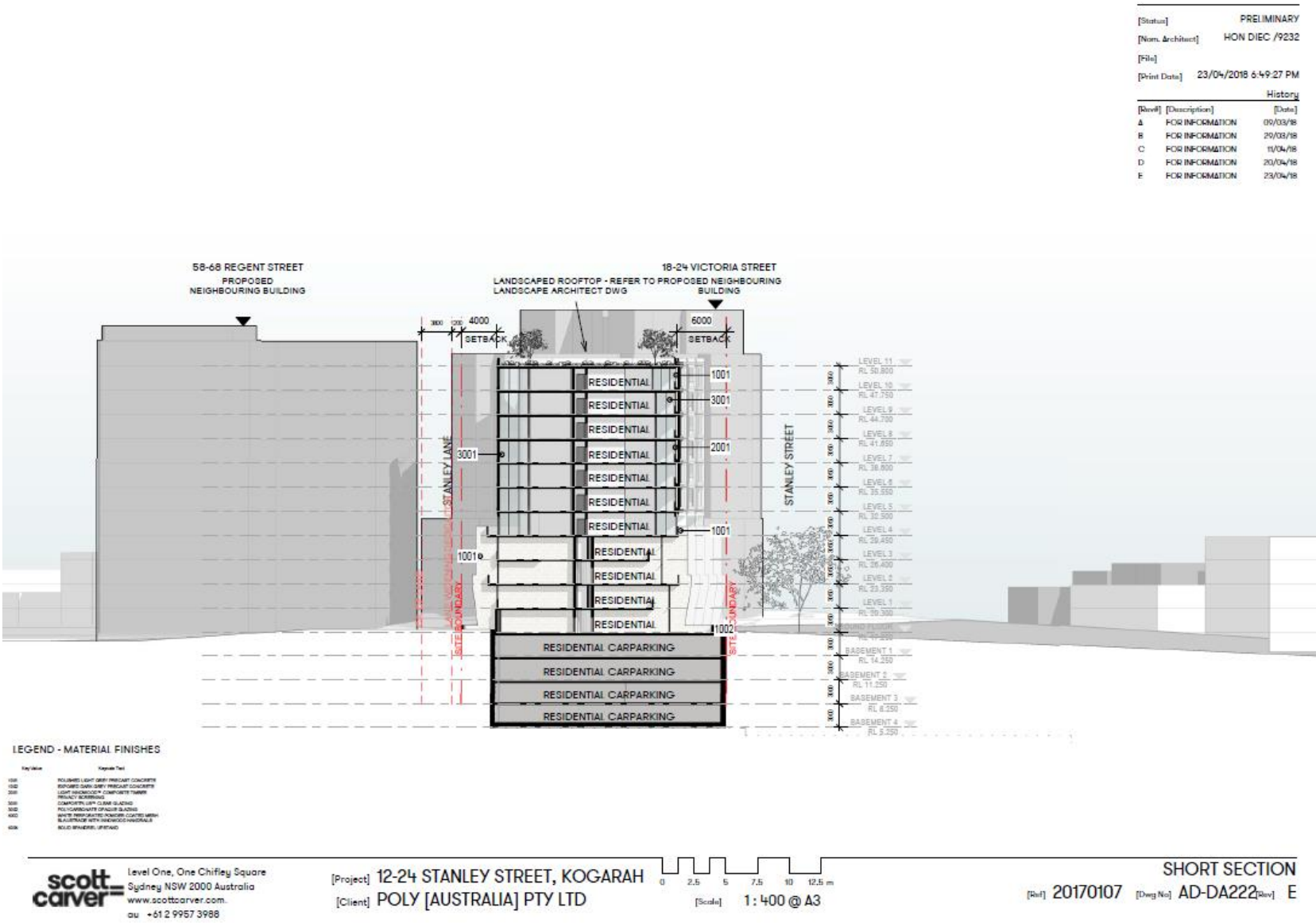


Figure 46: Building split section. (Source: Scott Carver, April 2018)



7.0 STATEMENT OF HERITAGE IMPACT

7.1 Introduction

The objective of a SoHI is to evaluate and explain how the proposed development, rehabilitation, or land use change will affect the heritage value of the site and/or place. A SoHI should also address how the heritage value of the site/place can be conserved or maintained, or preferably enhanced by the proposed works.

This report has been prepared in accordance with the NSW Heritage Office & Department of Urban Affairs and Planning *NSW Heritage Manual* (1996) and NSW Heritage Office *Statements of Heritage Impact* (NSW Heritage Office, 2002). The guidelines pose a series of questions as prompts to aid in the consideration of impacts due to the proposal. The questions vary in the guideline, depending on the nature of the impact to the heritage site.

The questions of most relevance to this proposal are provided below:

7.1.1.1 *New development adjacent to a heritage item*

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

7.2 Built Heritage

7.2.1 Impact to heritage items

The following heritage impact assessment assesses the impact of the proposal on each heritage item in the vicinity of the study area, examining direct, visual and indirect impacts.

7.2.1.1 *St George Girls High School (two storey main building) (LEP No. I112)*

Direct Impact

St George Girls High School is located around 25 metres away from the study area, and the two storey main building, which is the significant element of this heritage item, is located around 55 metres away from the study area. As such, there would be no direct impact on the locally listed heritage item.

Visual

The proposal would have a moderate impact on the views from the two-storey main building of St George Girls High School towards the study area, due to the height of the proposal behind the surrounding low-rise residential properties located to the south and southeast of the heritage item. The proposed residential towers would be discernible from the building's main outlook, and would change the setting of the heritage item and result in increased height of development in the area. It is noted that the existing residential towers at 13-35 Princes Highway currently impact this setting. Though access to the interior of the heritage item was not obtained, it is assumed the proposal would likely obstruct distant views towards the St Paul's Anglican Church and Hall heritage item from the second storey of the school building. No other significant views towards heritage items in the vicinity would be affected.

The views towards the heritage listed St George Girls High School (two storey main building) heritage item from Palmerston Street, Victoria Street, Stanley Street and Harrow Road would not be impacted by the proposal, resulting in a neutral impact to views to the heritage item. Due to obscurement from existing development surrounding St George Girls High School, the proposal would not obstruct any significant views from other heritage items to the school.

Figure 47: View south east across Victoria Street from St George Girls High School (two storey main building) showing visual connection to study area.



Indirect

The potential indirect impacts, such as those caused by vibration during construction, would be negligible due to the location of St George Girls High School (two storey main building) within the 75 metre buffer for negligible impact, but outside of the 50 metre buffer for minor impact.

7.2.1.2 Terraces and garden, 'Beatrice' and 'Lillyville' (LEP No. I111)

Direct Impact

The 'Terraces and garden, 'Beatrice' and 'Lillyville' heritage item is located around 28 metres away from the study area. As such, there would be no direct impact on the locally listed heritage item.

Visual

The proposal would have a negligible impact on the views from the main outlook of the heritage listed ‘Terraces and garden ‘Beatrice’ and ‘Lillyville’” heritage item. While there is limited visibility of the study area from the main elevation of the terraces, it is possible that views looking east from the rear of the heritage item towards the study area would be impacted, given the height of the proposal and low-rise nature of existing development in the vicinity. The proposal would change the setting of the heritage item, caused by the increased height of the proposal in comparison to the existing low-rise height of the heritage item and surrounding development. The proposal would not obstruct any significant views towards other heritage items from the ‘Terraces and garden ‘Beatrice’ and ‘Lillyville’” heritage item.

The proposal would have a minor impact on views towards the ‘Terraces and garden ‘Beatrice’ and ‘Lillyville’” heritage item along Victoria Street and Palmerston Street due to the height of the proposal behind the heritage item looking east and north east. The proposal would not obstruct any significant views from other heritage items towards the ‘Terraces and garden ‘Beatrice’ and ‘Lillyville’” heritage item.

Figure 48: View north east across Victoria Street towards ‘Terraces and garden ‘Beatrice’ and ‘Lillyville’” heritage item, showing visual connection to study area.



Indirect

The potential indirect impacts, such as those caused by vibration during construction, would be minor due to the location of the ‘Terraces and garden ‘Beatrice’ and ‘Lillyville’” heritage item within the 50 metre buffer for minor impact.

7.2.1.3 House and garden, ‘Hindmarsh’ (LEP No. I110)

Direct

The ‘House and garden, ‘Hindmarsh’” heritage item is located around 83 metres away from the study area. As such, there would be no direct impact on the locally listed heritage item.

Visual

The proposal would have a negligible impact on the views from the main outlook of the heritage listed 'House and garden, 'Hindmarsh" heritage item. While the study area itself is not visible from the main elevation of the cottage, it is possible that views looking east from the rear of the heritage item towards the study area would be impacted, given the height of the proposal and low-rise nature of existing development in the vicinity. The proposal would change the setting of the heritage item, caused by the increased height of the proposal in comparison to the existing low-rise height of the heritage item and surrounding development. The proposal would not obstruct any significant views towards other heritage items from the 'House and garden, 'Hindmarsh" heritage item.

The proposal would have a minor impact on views towards the 'House and garden, 'Hindmarsh" heritage item along Victoria Street and Palmerston Street due to the height of the proposal behind the heritage item looking east and north east. The proposal would not obstruct any significant views from other heritage items towards the 'House and garden, 'Hindmarsh" heritage item.

Figure 49: View north east across Victoria Street towards 'House and garden, 'Hindmarsh" heritage item, showing visual connection to study area.



Indirect Impact

The potential indirect impacts, such as those caused by vibration during construction, would be neutral due to the location of the 'House and garden, 'Hindmarsh" heritage item outside the 75 metre buffer for negligible impact.

7.2.1.4 House and garden, 'Lindhurst Gallery' (LEP No. I109)

Direct Impact

The 'House and garden, 'Lindhurst Gallery" heritage item is located around 160 metres away from the study area. As such, there would be no direct impact on the locally listed heritage item.

Visual

The proposal would have a negligible impact on the views from the heritage listed ‘House and garden, ‘Lindhurst Gallery’ towards the study area. Although the study area is located a considerable distance away and is somewhat obscured by existing trees along Victor Street and Victoria Street, the low-rise nature of the surrounding development and height of the proposed residential towers would mean the proposal would result in discernible changes to the distant setting and character of the area around the heritage item. The level of impact would be dependent on the retention of trees in the locality. The proposal would not obstruct any significant views towards other heritage items from Lindhurst Gallery.

The views towards the heritage listed ‘House and garden, ‘Lindhurst Gallery’ from Victor Street, Palmerston Street, Victoria Street, Gladstone Street and the adjacent sports oval would not be impacted by the proposal, resulting in a neutral impact to views to the heritage item. The proposal would not obstruct any significant views from other heritage items towards the Lindhurst Gallery.

Figure 50: View looking south east across Victor Street from ‘House and garden, ‘Lindhurst Gallery’ heritage item, showing obscured visual connection to study area (note existing vegetation and trees).



Indirect

The potential indirect impacts, such as those caused by vibration during construction, would be neutral due to the location of the ‘House and garden, ‘Lindhurst Gallery’ heritage item outside the 75 metre buffer for negligible impact.

7.2.1.5 St Paul’s Anglican Church and Hall (LEP No. I96)

Direct Impact

The ‘St Paul’s Anglican Church and Hall’ heritage item is located around 165 metres away from the study area. As such, there would be no direct impact on the locally listed heritage item.

Visual

The proposal would have a negligible impact on the views from the St Paul's Anglican Church and Hall heritage item. While the study area itself at present is not visible from the church or hall building, it is likely that the proposed residential towers would be visible in the distant setting of the heritage item, given the low-rise nature of surrounding development and the proposed height of the towers. The negligible impact is due to the change in the setting caused by the increased height of the proposal in comparison to the existing height of the development in the area. The proposal would not obstruct any significant views towards other heritage items from the 'St Paul's Anglican Church and Hall' heritage item.

The views towards the heritage listed 'St Paul's Anglican Church and Hall' heritage item from Regent Street, Gladstone Street and Princes Highway would not be impacted by the proposal, resulting in a neutral impact to views to the heritage item. Given the height of the proposed residential towers, it is possible that views from the St George Girls High School (two storey main building) may be obscured by the proposal, although these distant views are somewhat obstructed by existing development.

Figure 51: View north from St Paul's Anglican Church and Hall, showing obscured visual connection to study area (note existing trees).



Indirect

The potential indirect impacts, such as those caused by vibration during construction, would be neutral due to the location of the 'St Paul's Anglican Church and Hall' heritage item outside the 75 metre buffer for negligible impact.

7.2.1.6 Kogarah High School (original three storey school building) (LEP No. I108)

Direct Impact

The 'Kogarah High School (original three storey school building)' heritage item is located around 200 metres away from the study area. As such, there would be no direct impact on the locally listed heritage item.

Visual

The proposal would have a negligible impact on the views from the 'Kogarah High School (original three storey school building)' heritage item. While the study area itself is not visible from the school building, it is likely that the proposed residential towers would be visible in the distant setting of the heritage item, given the low-rise nature of surrounding development and the proposed height of the towers. The negligible impact is due to the change in the setting caused by the increased height of the proposal in comparison to the existing height of development in the area. The proposal would not obstruct any significant views towards other heritage items from the school.

The views towards the heritage listed 'Kogarah High School (original three storey school building)' heritage item from Regent Street and Gladstone Street would not be impacted by the proposal, resulting in a neutral impact to views to the heritage item. The proposal would not obstruct any significant views from other heritage items towards the school.

Figure 52: View north east along Regent Street from near Kogarah High School (original three storey school building) heritage item. Note oblique distant views to study area only accessed from the side of the building.



Indirect

The potential indirect impacts, such as those caused by vibration during construction, would be neutral due to the location of the 'Kogarah High School (original three storey school building)' heritage item outside the 75 metre buffer for negligible impact.

7.2.2 Summary of Heritage Impacts

A summary of the heritage impacts to the heritage items in the vicinity of the study area is provided in Table 9.

Table 9: Built Heritage impact assessment summary.

Heritage Item	Listing No.	Direct Impact (to heritage fabric)	Visual (views from heritage item)	Visual (views to the heritage item)	Indirect (vibration)
St George Girls High School (two storey main building)	KLEP 2012 (No. I112)	Neutral	Moderate	Neutral	Negligible
Terraces and garden, 'Beatrice' and 'Lillyville'	KLEP 2012 (No. I111)	Neutral	Negligible	Minor	Minor
House and garden, 'Hindmarsh'	KLEP 2012 (No. I110)	Neutral	Negligible	Minor	Neutral
House and garden, 'Lindhurst Gallery'	KLEP 2012 (No. I109)	Neutral	Negligible	Neutral	Neutral
Kogarah High School (original three storey school building)	KLEP 2012 (No. I108)	Neutral	Negligible	Neutral	Neutral
St Paul's Anglican Church and Hall	KLEP 2012 (No. I96)	Neutral	Negligible	Neutral	Neutral

7.2.3 Cumulative impact

The proposal forms part of a suite of envisaged high-density developments in the area, which has been designated in the KDCP 2013 as the Kogarah North Precinct. It is anticipated that impacts to the heritage items in the vicinity of the study area as assessed in this SoHI would be increased in future, as ongoing development would change the setting and character of the surrounding streetscapes. Future development should consider the ongoing cumulative impact of high density development on the heritage items located in the vicinity.

7.3 Historic Archaeology

As the proposal involves excavation for four basement levels, the project would involve the removal of up to 12 metres of soil and the underlying substrate for the majority of the footprint of the study area. This would result in total removal of any archaeological remains, resulting in a major impact to remains of all phases of the study area. The significance of the archaeological remains, however, is unlikely to reach the threshold of local significance. The proposal would result in a major impact to the southern boundary of the site, which is likely to have remains relating to Phase 3 (1884-c1950s), although it is unlikely any remains would meet the threshold for local significance. As this assessment has found the study area is unlikely to contain significant archaeology there is unlikely to be impacts to relics as defined under the Heritage Act.

A summary of the impacts to potential archaeological remains within the study area is provided in Table 10 below.

Table 10: Summary of archaeological potential and significance for the study area.

Phase	Potential	Significance
1 (1808-1840s)	Nil	n/a
2 (1840s-1884)	Nil	n/a
3 (1884-c1950s)	Moderate-High	Unlikely to reach threshold of local significance
4 (c1950s-present)	Nil (extant)	Will not reach threshold of local significance

7.4 Statement of Heritage Impact

7.4.1 Heritage Division guidelines response

A summary of the heritage impact as a response to Heritage Division guidelines,⁵ is provided in Table 11 below.

Table 11: Summary of heritage impact for the proposed development at 12-24 Stanley Street, Kogarah.

Heritage Division Guideline	Discussion
What aspects of the proposal respect or enhance the Heritage Values of the nearby heritage items and the archaeological remains within the study area?	<ul style="list-style-type: none"> The works will not involve any direct physical impact to the heritage items in the vicinity of the study area The curtilages of the heritage items in the vicinity of the study area would not be impacted In keeping with the provisions of the KDCP 2013 urban design principles for the Kogarah North Precinct, the proposal utilises appropriate setback distances including increased setback distances on upper storeys, which is sympathetic to the existing character of the surrounding streetscape and heritage items. As such, this aspect of the design provides a buffer between the existing heritage items in the vicinity and the proposed residential apartment The scale of the proposal has been refined through the articulation of the façades, in particular the northern elevation to Stanley Street. By breaking walls into bays and utilising different modulations and proportions, the proposal has been developed to reflect the form, structure and nature of the existing development in the surrounding streetscape and nearby heritage items

⁵ NSW Heritage Office, 2002. *Statements of Heritage Impact*, NSW Heritage Manual.

Heritage Division Guideline	Discussion
	<ul style="list-style-type: none"> The selected material palette of the proposed development, comprising pre-cast concrete panels, timber screening and opaque glazing and landscape features including planter boxes and rooftop landscaping, is considered appropriate as a contemporary yet complementary contrast to the surrounding context The proposal would not impact potential archaeological remains of local significance, as the potential archaeological remains are unlikely to reach the threshold for local significance.
<p>What aspects of the proposal could have a detrimental impact on the heritage significance of the nearby heritage items and the archaeological remains within the study area?</p>	<ul style="list-style-type: none"> The increased height of the proposal in comparison to the low-rise nature of existing development in the surrounding streetscape would result in a range of visual impacts to and from nearby heritage items The proposal would result in a moderate impact on views from the 'St George Girls High School (two storey main building) (LEP No. I112), and would potentially obstruct distant view lines from the St George Girls High School (two storey main building) towards St Paul's Anglican Church and Hall (LEP No. I96) The construction works have potential to result in a minor indirect impact to Terraces and garden, 'Beatrice' and 'Lillyville' (LEP No. I111) and a negligible indirect impact to St George Girls High School (two storey main building) (LEP No. I112) by way of vibration The proposal would have a major impact on potential archaeological remains. However, the remains are unlikely to meet the threshold of local significance
<p>Other more sympathetic solutions</p>	<ul style="list-style-type: none"> Artefact Heritage was involved in providing advice to the Architect, resulting in a more sympathetic solution to heritage being proposed, such as through the use of appropriate colours and materials.

7.4.2 Statement of Heritage Impact

The proposal would not involve any direct physical impacts within the curtilages of heritage items located in the vicinity of the study area. Potential indirect impacts due to vibration could result in a minor impact to the locally listed Terraces and garden 'Beatrice' and Lillyville' (LEP No. I111) due to its location within 50 metres of the study area and negligible impact to St George Girls High School (two storey main building) (LEP No. I112) due to its location within 75 metres of the study area. This would require a vibration assessment to be undertaken to determine potential structural impacts. Indirect impacts by way of vibration are not anticipated for remaining heritage items located near the study area.

The increased height of the proposal in comparison to the existing low-rise nature of development and heritage items in the vicinity would result in a range of neutral to moderate visual impacts to the views to and from heritage items. The proposal would result in a moderate impact to views from the

locally listed St George Girls High School (two storey main building) (LEP No. I112), and would result in a minor impact to views towards the locally listed Terraces and garden, 'Beatrice' and 'Lillyville' (LEP No. I111) and House and garden, 'Hindmarsh' (LEP No. I110). The proposal would potentially obstruct distant views between St Georges Girls High School (two storey main building) (LEP No. I112) and St Pauls Anglican Church and Hall (LEP No. I96) heritage items, although these views are already somewhat obstructed by existing development. The proposal would not obstruct any other significant views between heritage items.

Despite the increased height of the proposed residential apartments, the proposal has been designed where possible to minimise visual impact to the heritage items in the vicinity. Potential impacts have been minimised during design development by way of utilising appropriate setbacks, articulation and modulation arrangements of the façade, and selection of compatible materials and colours that reference the existing character of the surrounding streetscape and wider Kogarah area. As such, the design of the proposal would ensure that the public and users of the heritage items in the vicinity would still be able to view and appreciate their associated significant values, and is in keeping with the heritage objectives and design controls provided in the KLEP 2012 and KDCP 2013.

Remains of late eighteenth and early nineteenth century dwellings may be present, particularly in the rear yard areas where less subsurface disturbance would have occurred. Any remains are unlikely to have research potential, as artefact deposits are unlikely to be present and the form and location of the structures themselves are known through documentary evidence. As the potential archaeological remains within the study area are unlikely to reach the threshold for local significance, the proposal would have no impacts on relics.

7.4.3 Justification

The proposed works at 12-24 Stanley Street, which are within the visual catchment of a number of heritage items listed under the KLEP 2012, are required in order to provide residential accommodation within the envisaged wider Kogarah North Precinct development. The proposed development is compatible with the future built form of neighbouring sites, which are zoned for high density residential development pursuant to the KLEP 2012.

In this respect, the immediate area surrounding the site is currently in a state of transition with various sites that have recently been redeveloped. Given the site is located within the Kogarah North Precinct which is located in close proximity to the Town Centre (approximately 600 metres), the emerging character of the area, as anticipated under the KLEP 2012, is of high density development in an urban environment. The proposal has been developed to ensure the built form of the development is consistent with the desired character of the area, including adequate setbacks, appropriate scale to the street frontages and consideration of overshadowing and amenity impacts.

8.0 CONCLUSIONS AND RECOMMENDATIONS

8.1 Conclusions

The following section provides an overview of the findings of this SoHI on the built heritage and non-Aboriginal archaeology within and adjacent to the study area.

8.1.1 Built heritage

While there are no listed heritage items within the study area, the proposal would be located in the vicinity of several heritage items listed on the KLEP 2012, including St George Girls High School (two storey main building) (LEP No. I112), Terraces and garden, 'Beatrice' and 'Lillyville' (LEP No. I111), House and garden, 'Hindmarsh' (LEP No. I110), House and garden, 'Lindhurst Gallery' (LEP No. I109) Kogarah High School (original three storey school building) (LEP No. I108) and St Paul's Anglican Church and Hall (LEP No. I96).

There would be no direct impacts to the heritage fabric or curtilages of the heritage items due to their distance from the study area. Potential indirect impacts due to vibration could result in a minor impact to Terraces and garden 'Beatrice' and Lillyville' (LEP No. I111) and a negligible impact to St George Girls High School (two storey main building)' (LEP No. I112). Indirect impacts by way of vibration are not anticipated for remaining heritage items located near the study area.

While the proposal has been designed where possible to minimise visual impact to the heritage items in the vicinity, it would result in a range of impacts to the views to and from these items. The proposal would result in a moderate impact to views from St George Girls High School (two storey main building) (LEP No. I112), and would result in a minor impact to views towards Terraces and garden, 'Beatrice' and 'Lillyville' (LEP No. I111) and House and garden, 'Hindmarsh' (LEP No. I110). The proposal would potentially obstruct distant views between St Georges Girls High School (two storey main building) (LEP No. I112) and St Pauls Anglican Church and Hall (LEP No. I96), although these views are already obstructed by existing development. The proposal would not obstruct any other significant views between heritage items.

8.1.2 Historic archaeology

Remains of late eighteenth and early nineteenth century dwellings may be present, particularly in the rear yard areas where less subsurface disturbance would have occurred. Any remains are unlikely to have research potential, as artefact deposits are unlikely to be present and the form and location of the structures themselves are known through documentary evidence. As the potential archaeological remains within the study area are unlikely to reach the threshold for local significance, the proposal would have no impacts on relics. Archaeological management is therefore not required under the Heritage Act.

8.2 Recommendations

Given the nature of the impacts associated with the proposal, the following recommendations and mitigation measures are provided.

8.2.1 Built heritage

The following recommendations and mitigation measures are provided in order to minimise direct or indirect impact to the heritage items in the vicinity:

- As the proposal has been assessed as potentially resulting in a moderate visual impact to the locally listed St George Girls High School (two storey main building) (LEP No. I112), consultation with Georges River City Council would be required
- A vibration assessment should be conducted by a qualified expert for the heritage items in the vicinity of the study area to determine potential structural impacts that the excavation and construction works may have on the heritage items. This particularly relates to Terraces and garden 'Beatrice' and Lillyville' (LEP No. I111) and St George Girls High School (two storey main building)' (LEP No. I112). Appropriate design measures should be taken prior to works proceeding in order to negate or minimise such impacts
- If any inadvertent damage occurs to heritage items in the vicinity of the study area due to vibration or other works, the damage must be reported immediately to the Project Manager and the relevant Heritage Specialists. Damage is to be made good in accordance with specialist heritage advice.

The following recommendations are provided to minimise visual impact to the heritage items in the vicinity:

- The cumulative impact of ongoing development in the area, as designated for the Kogarah North Precinct under the KDCP 2013, should be considered in future assessments to ensure impacts to heritage items are minimised where possible.

8.2.2 Historic archaeology

The following recommendations and mitigation measures are provided:

- A heritage induction should be undertaken prior to works commencing, to advise staff, consultants and contractors of the legislative requirements and strategies for dealing with unexpected archaeological remains within the study area
- An Unexpected Archaeological Finds Procedure should be followed if unexpected archaeological 'relics' are discovered during the proposed works. All works would cease in the immediate area, and a suitably qualified historical archaeologist contacted for initial advice. The NSW Heritage Division would be notified of the discovery of a relic in accordance with Section 146 of the Heritage Act
- Consideration should be given for the preparation of interpretation of the history of the site in a publicly accessible area of the proposal to ensure an understanding of the historic past of the study area and broader Kogarah district. This could be in the form of interpretation plaques, panels or interactive displays. The plaques or panels could include historic photographs or maps of the area, newspaper articles, archaeological plans and/or historic summaries. Heritage interpretation of the history of the site would be an appropriate management measure in regards to archaeological remains.

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