

STATEMENT OF HERITAGE IMPACT

Burwood Uniting Church
134A-134C Burwood Road and 29A-33A George Street, Burwood

Concept Development Application

October 2018



134A-134C BURWOOD ROAD AND 29A-33A GEORGE STREET, BURWOOD

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CONTENTS

1.0	INTRODUCTION	4
1.1	REPORT OVERVIEW	4
1.2	REPORT OBJECTIVES	4
1.3	METHODOLOGY AND STRUCTURE	4
1.4	SITE IDENTIFICATION	5
1.5	HERITAGE MANAGEMENT FRAMEWORK	5
1.6	AUTHORSHIP	6
1.7	REPORT LIMITATIONS	6
1.8	COPYRIGHT	6
1.9	DRAWINGS REVIEWED	6
2.0	HISTORICAL SUMMARY	8
2.1	BRIEF HISTORY OF THE LOCALITY	8
2.2	THE ARCHITECT, THOMAS ROWE	14
3.0	SITE DESCRIPTION	15
3.1	URBAN CONTEXT	15
3.2	BUILDINGS ON THE SUBJECT SITE	17
3.3	THE CHURCH	18
3.4	THE SCHOOL HALL	21
3.5	THE FRONT FENCE AND GATES	24
3.6	CONDITION AND INTEGRITY	24
4.0	ASSESSMENT OF CULTURAL SIGNIFICANCE	25
4.1	INTRODUCTION	25
4.2	ESTABLISHED SIGNIFICANCE OF THE SUBJECT SITE	25
4.3	COMPARATIVE ANALYSIS	25
4.4	ANALYSIS OF CULTURAL SIGNIFICANCE	27
4.5	REVISED STATEMENT OF SIGNIFICANCE	28
4.6	GRADING OF SIGNIFICANCE	29
4.7	CURTILAGE ANALYSIS	33
4.8	ARCHAEOLOGICAL POTENTIAL	34
4.9	ESTABLISHED SIGNIFICANCE OF THE HERITAGE ITEMS IN THE VICINITY OF THE SUBJECT SITE	34
5.0	DESCRIPTION OF THE PROPOSAL	35
6.0	ASSESSMENT OF HERITAGE IMPACT	36
6.1	INTRODUCTION	36
6.2	OVERVIEW OF THE POTENTIAL HERITAGE IMPACTS	36
6.3	CONSIDERATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION	36
6.4	HERITAGE OBJECTIVES OF THE BURWOOD LEP 2012	40
6.5	HERITAGE GUIDELINES OF THE BURWOOD DCP 2013	41
6.6	LEC PLANNING PRINCIPLES	41
6.7	RECOMMENDED MITIGATION MEASURES	42
7.0	CONCLUSIONS AND RECOMMENDATION	43
7.1	CONCLUSIONS	43
7.2	RECOMMENDATION	43
8.0	BIBLIOGRAPHY	44
	APPENDIX 1 : STATEMENT BY UNITING CHURCH	46

1.0

INTRODUCTION

1.1 REPORT OVERVIEW

This report has been prepared to accompany a 'Concept Development Application' to be lodged in accordance with Division 4.4 of the *Environmental Planning and Assessment (EPA) Act 1979*. It includes a concept proposal that outlines the key features of the planned redevelopment of the site (formerly known as a 'Stage 1 DA' and commonly referred to as a 'Masterplan DA'). A detailed proposal for the site (or separate parts of the site) will be provided by way of subsequent development application(s).

This report evaluates the proposed development designed by Turner Architects and concludes that, subject to the recommended mitigation measures, the proposal will have an acceptable heritage impact.

1.2 REPORT OBJECTIVES

The main objective of this Statement of Heritage Impact is to determine the suitability of the design and the heritage impact of the proposal in relation to the provisions and guidelines established by the Municipality of Burwood and the Heritage Division of the NSW Office of Environment and Heritage.

1.3 METHODOLOGY AND STRUCTURE

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance, 2013*, known as *The Burra Charter*, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, *NSW Heritage Manual*.

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



Figure 1.1
Aerial view showing the subject site outlined in yellow.
Source: Base image from SIX Maps



Figure 1.2
Aerial view showing subject site outlined in yellow, 134A Burwood Road outlined in blue and heritage item outlined in red, with property addresses.
Source: Base image from NSW Spatial Services, SIX Maps



Figure 1.3
Buildings on the site: 1. Church. 2. School Hall. 3. Fellowship Hall. 4. Church offices. 5. Commercial building. 6. Former tennis courts. 7-9. 29A-29B, 31A-31B and 33-33A George Street East.
Source: Base image from NSW Spatial Services, SIX Maps

1.4 SITE IDENTIFICATION

The subject site is located on the east side of Burwood Road and the north side of George Street East, near the intersection of the two (Figure 1.1), and consists of the properties shown in the table below. Note that only part of the site, viz. Lot 1, DP 795259, housing the Church and the School Hall, is a listed heritage item. Lot and DP numbers are as identified by NSW Land Registry Services.

ADDRESS	LOT	DP	HERITAGE LISTED	BUILDINGS
134A Burwood Road	1	795259	Yes	Church, School Hall
	M	409157	No	Fellowship Hall, part of Church Office
134C Burwood Road	N			Commercial building, part of Church Office
134B Burwood Road	A	306236		None
29 A & B George Street	10	669145		Semi-detached dwellings
31A George Street	2	102050		
31B George Street	1			
33 George Street	2	511068		
33A George Street	1			

1.5 HERITAGE MANAGEMENT FRAMEWORK

The site consists of several properties, only part of one of which, 134A Burwood Road, Burwood, is listed in Schedule 5 of the *Burwood Local Environmental Plan (LEP) 2012*, as an item of local heritage significance (Item I20). It is also located in the vicinity of the following individually listed items (see Figure 1.4), the closest being:

- 55-55A, 57 and 59 Burwood Road (Item I17)
- 71-77 Burwood Road (Item I18)

Other listed heritage items in the wider locality include:

- 9 and 11 George Street East (Item I56)
- Burwood Rail Underbridge (I67; State Heritage Register listing)
- Burwood Station Railway group (I68; State Heritage Register listing).

The site is also within the Burwood Town Centre as described in the *Burwood Development Control Plan (DCP) 2013*.

As such, the property is subject to the heritage provisions of the *Burwood LEP 2013* and the *Burwood Development Control Plan (DCP) 2012* under the *Environmental Planning and Assessment Act 1979*. Burwood Council must take into consideration the potential impact of any proposed development on the heritage significance of the heritage items.

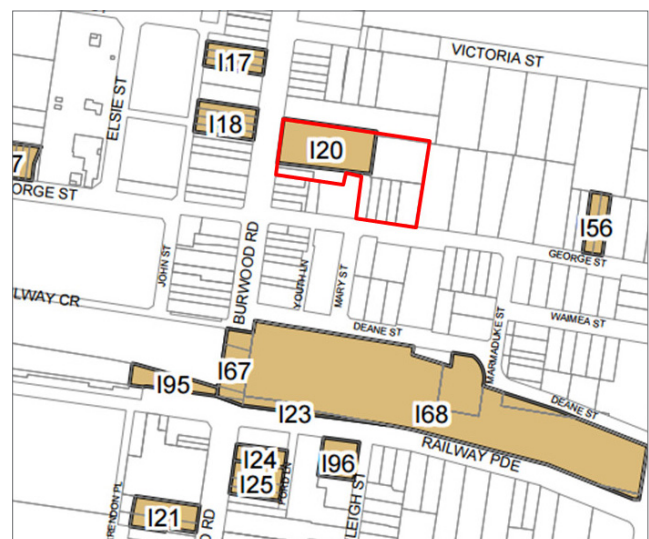


Figure 1.4

Extract from Heritage Map showing heritage items shaded brown and subject site outlined in red. Note that only part of the site is heritage listed.

Source: *Burwood LEP 2012, Heritage Map sheet HER_001*

1.6 AUTHORSHIP

This report has been prepared by Garry McDonald, Associate Director, and Dov Midalia, Senior Heritage Consultant, of GBA Heritage and has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.7 REPORT LIMITATIONS

This report is limited to the investigation of the European history of the site. Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric as available on the days of inspection. Some fabric was not examined, for example in the interior of the Church spire, the Hall roof space and the under-floor areas.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations. Property title information was accessed via desktop search only. Archaeological assessment of the subject site is outside the scope of this report.

1.8 COPYRIGHT

Copyright of this report remains with GBA Heritage.

1.9 DRAWINGS REVIEWED

The drawings by Turner Architects, listed in the following table, were reviewed in the preparation of this report.

DRAWINGS REVIEWED			
Drawing No.	Revision	Date	Title
DA-000-001	F	18.10.18	Cover Sheet
Unnumbered (3 sheets)			Architectural Description
DA-010-001	F	18.10.18	Context 3D
DA-010-002			Proposed Massing
DA-010-003			Proposed Massing - Tower
DA-010-004			Proposed Massing - Tower Podium and Daycare
DA-010-005			Proposed Massing - Student Accommodation
DA-010-006			Proposed Massing - Church Office
DA-010-007			Proposed Massing - Landscape
DA-010-008			Proposed Massing - Laneway
DA-100-001			Site Context Plan & Site Analysis
DA-100-002			Urban Design Principles
DA-800-001			Burwood Height Plane Analysis
DA-810-001			Survey Plan
DA-110-001			GA Plans - Basement 1
DA-110-002			GA plans - Ground Level

DRAWINGS REVIEWED			
Drawing No.	Revision	Date	Title
DA-110-003	F	18.10.18	GA Plans - Upper Ground
DA-110-004			GA Plans - Level 1
DA-110-005			GA Plans - Level 2
DA-110-006			GA Plans - Level 3
DA-110-007			GA Plans - Apartments - Level 4
DA-110-008			GA Plans - Apartments Mezzanine - Level 5
DA-110-009			GA Plans - Apartments - Level 6
DA-110-010			GA Plans - Apartments - Level 7
DA-110-011			GA Plans - Apartments - Level 8
DA-110-012			GA Plans - Apartments - Level 9
DA-110-013			GA Plans - Apartments Upper Levels
DA-110-014			GA Plans - Apartments Upper Levels - Option 2
DA-110-015			GA Plans - Roof Garden + Plant - Level 25
DA-110-016			GA Plans - Roof - Level 26
DA-250-001			Burwood Road
DA-250-002			George Street Elevation
DA-250-003			East Elevation
DA-350-001			Longitudinal Section 1
DA-350-002			Longitudinal Section 2
DA-350-003			Cross Section 1
DA-350-004			Cross Section 2
DA-710-001 - DA-710-018			Shadow Diagrams
DA-820-001			Envelope Diagrams - A_Basement 1-5
DA-820-002			Envelope Diagrams - A_Ground Level
DA-820-003			Envelope Diagrams - A_Upper Ground
DA-820-004			Envelope Diagrams - A_Level 1
DA-820-005			Envelope Diagrams - A_Level 2-3
DA-820-006			Envelope Diagrams - A_Level 4
DA-820-007			Envelope Diagrams - A_Apartments - Level 5-7
DA-820-008			Envelope Diagrams - A_Apartments - Level 8-9
DA-820-009			Envelope Diagrams - A_Apartments - Level 10-24
DA-820-010			Envelope Diagrams - A_Roof Garden + Plant - Level 25
DA-820-101			Envelope Diagrams - A_Longitudinal Section 1
DA-820-102			Envelope Diagrams - A_Cross Section 2

2.0

HISTORICAL SUMMARY

2.1 BRIEF HISTORY OF THE LOCALITY

Burwood lies on the main road and rail line between Sydney and Parramatta and was thus on an important early transport route. The original track from Sydney had a number of staging places and inns to service stagecoaches running to Parramatta, one of which was the “Bath Arms” hotel on the corner of Burwood Road and Parramatta Road.

The first land grant in the area, which included the subject site, was made to Captain Thomas Rowley in 1803, who called his 250 acre property *Burwood Farm*, part of which is present day Burwood Park (Figure 2.1).¹ The property was sold in 1812 to Alexander Riley, a prominent businessman, who built the first house, *Burwood Villa*, in 1814, located towards the western end of the Park.² His farm cultivated a wide range of introduced fruit.

When Thomas Rowley died in 1833 his children re-acquired the entire estate and subdivided it amongst them, creating the area’s first roads to provide access from their subdivisions to the highways (Figure 2.2).³

From 1833 the landowners of the area started to subdivide their properties and the nucleus of a village developed along Parramatta Road. The coming of the railway line to Parramatta, with a station at Burwood, accelerated development further south.⁴ In 1854, when the area was referred to as Cheltenham, large areas around the anticipated “Cheltenham Terminus” were auctioned as residential lots, including the subject site (Figure 2.4). The line was built the next year.

With easy access to the city, Burwood became the location for the country houses of wealthy merchants and industrialists, including Anthony Horden’s residence near Croydon. The suburb’s growth led to the incorporation of the Municipality of Burwood in March 1874 (Figure 2.6).

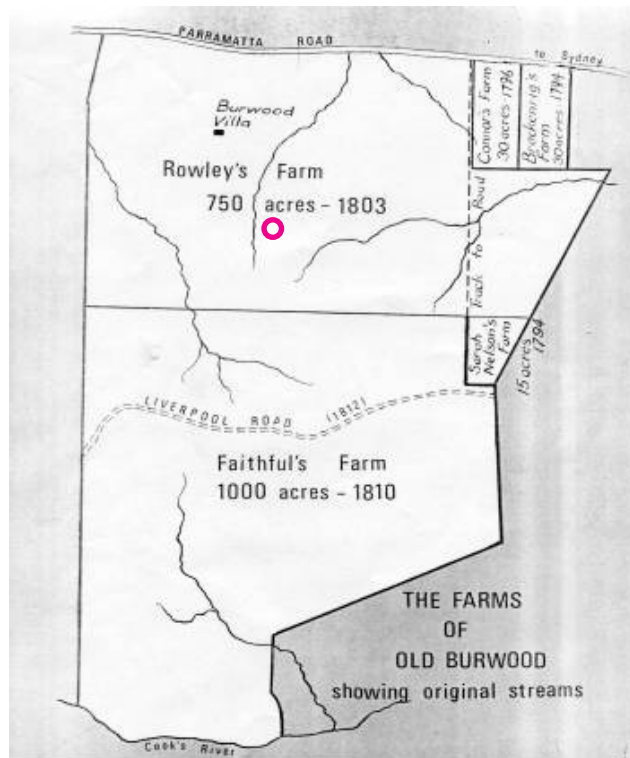


Figure 2.1
1833 map of Rowley's land grant south of Parramatta Road, with the future Liverpool road shown as a dashed line. The approximate location of the subject site is circled in red. North is at the top.
Source: Burwood Council website

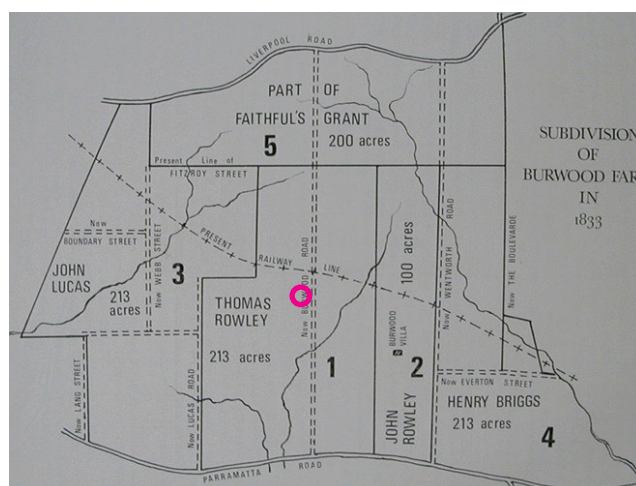


Figure 2.2
1833 map of subdivision of Burwood Farm, with approximate location of subject site circled in red and main roads superimposed. North is at the bottom.
Source: <http://mabelweb.leslie.com.au/photos/bur-land.GIF>

1 Pollon, p41
2 Burwood Council website, Local History
3 Mayne-Wilson & Associates, p.5
4 ibid



Figure 2.3
Undated map of Parish of Concord, thought to be pre-1855, indicating Riley's estate and Parramatta and Liverpool Roads, with approximate location of subject site circled in red. North is to the top.
Source: Map of Parish of Concord, CD no. PMapMN03, NSW LRS

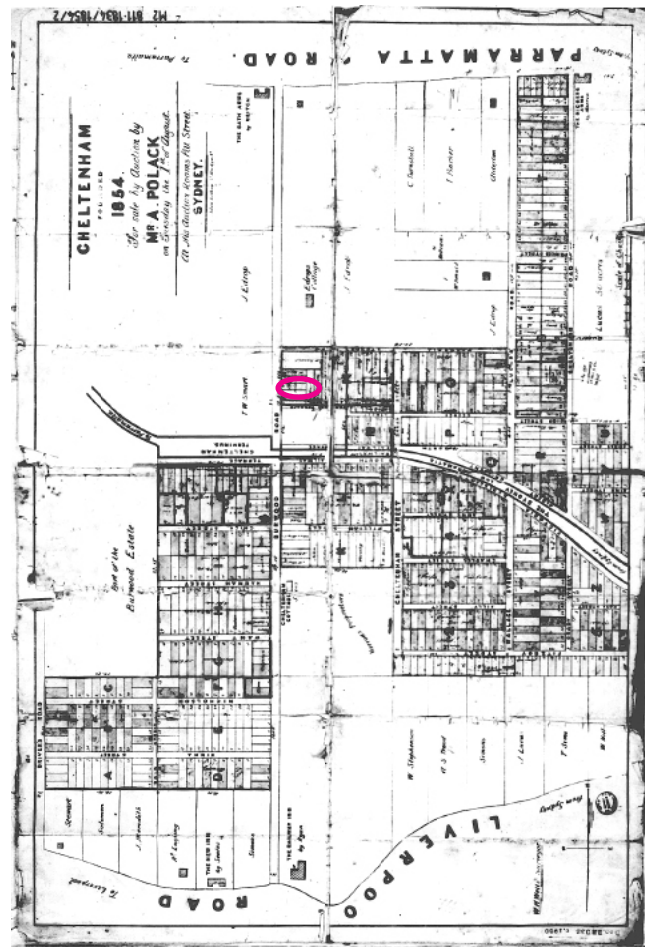


Figure 2.4
Map of the Cheltenham Estate, 1854, with location of subject site indicated by red ellipse. The detail below shows the proposed Cheltenham [rail] Terminus. The section of George Street east of Burwood Road was at this time called Terminus Terrace. North is to the top.
Source: Mitchell Library, Call No. M2 811.1834/1854/2

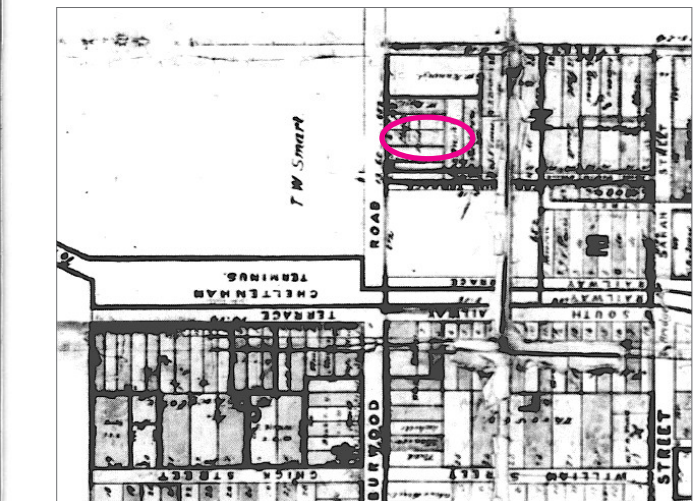
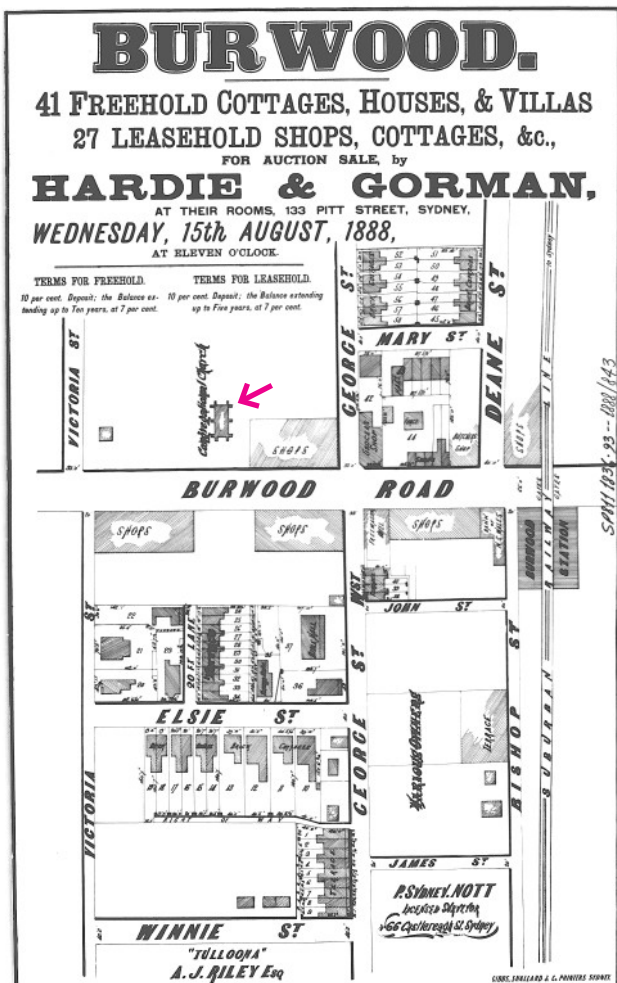


Figure 2.5
Auction poster for sale of properties in Burwood, 1888, with "Congregational Chapel" indicated by arrow. North is to the left.
Source: Mitchell Library, Call No. SP 811.1836.93-1888/843

2.2 THE CONGREGATIONAL CHURCH

Congregational Churches were autonomously run Protestant churches associated with the ideas of the theologian Robert Browne, circa 1582. In 1970 the Burwood Congregational Church became part of the Burwood Congregational-Methodist Parish, the first joint parish in greater Sydney, and in 1977 most Congregational Churches in Australia were absorbed into the Uniting Church.⁵

The first Congregational Church in Sydney was opened in 1833 in Pitt Street, an early member being John Fairfax, the publisher of the *Sydney Morning Herald*.⁶ From the city, Congregationalism moved out to the suburbs following land subdivision. The Burwood Congregational Church began in 1858 in a timber dwelling on the south side of Parramatta Road, between present day Grantham Street and Park Road, Burwood (Figure 2.3), though the church was not officially founded until 1864 with the formation of the Congregational Fellowship. Original members included Alfred Fairfax and John Row, who became a deacon in 1868.⁷ The Fellowship then invited the Rev. G.G. Howden to be Pastor of the Church; the *Sands Directory for Sydney and Suburbs* indicates that he was still in office in 1885, but had been succeeded by the Rev. George Campbell by 1890.

This building on Parramatta Road, however, was considered inadequate in size, location and soundness, as the structure was being attacked by white ants. Another suitable site was therefore considered, on the road leading to Burwood Station.⁸

2.3 EARLY OWNERSHIP OF THE SITE

134A Burwood Road

This area of the Burwood Estate was advertised in 1854 (see Figure 2.4) as “Cheltenham”. In 1866, Allotments 3 and 4 of Section 1 of the Cheltenham Estate⁹ were conveyed to Trustees of the Church by John Frederick Hilly of Enfield, a Sydney architect,¹⁰ and following purchase of an adjoining site a new church was erected on the present site (as described below). In 1886 the Trustees, including Alfred and James Fairfax (“newspaper proprietor”) transferred the property to the Congregational Union of New South Wales.¹¹ This site was transferred to the Uniting Church in Australia Property Trust (NSW) in 1989.¹²

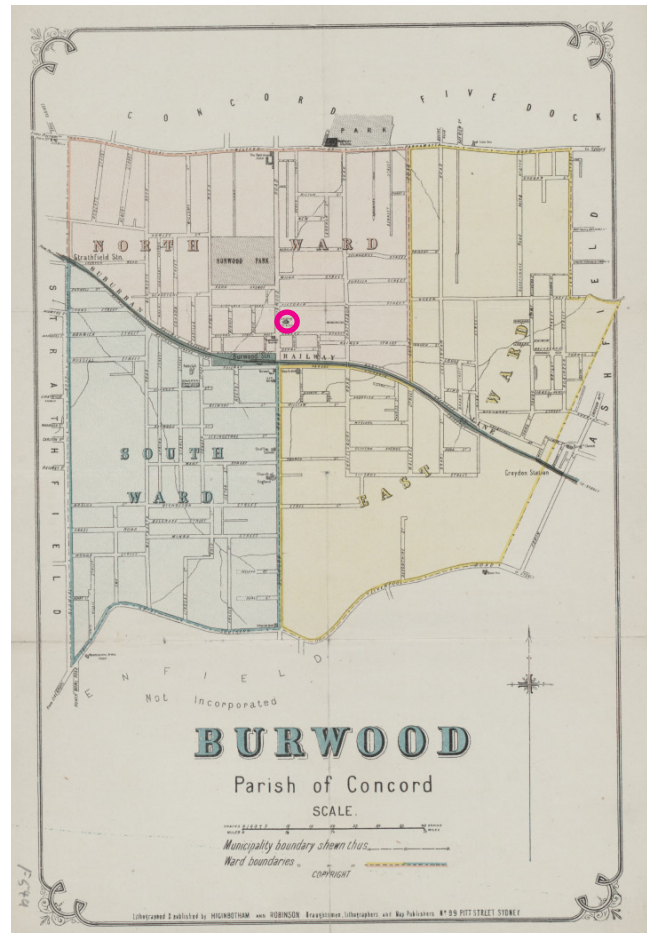


Figure 2.6

Map of Parish of Concord, 1890-99, indicating the extent of the Municipality, with the subject site circled in red. The detail below shows the subject site labelled “Congreg’al Ch & Sch”, marked with arrow. North is to the top.

Source: National Library of Australia (nla.obj-229970493-1)



5 Nicholls, p1
6 ibid, p4
7 ibid, p5 & p8
8 ibid, p7
9 Certificate of Conveyance, Book 355, No. 237, NSW LRS.
10 Nicholls, p7
11 Certificate of Conveyance, Book 355, No. 237, NSW LRS
12 Title Search, Folio 1/795259, NSW LRS

134B Burwood Road

In 1923 a Mr RW Hardie advised the Church that he would transfer this site, housing tennis courts, to it, and the Church's Tennis Club began using the site.¹³ Certificates of title show that in 1924 the Congregational Union formally acquired the site from one Howard Gordon Hardie, and transferred it in 1979 to the Uniting Church in Australia Property Trust (NSW).¹⁴ Between 1965 and 1968 the tennis court was leased to Westfield as a parking area.

134C Burwood Road

The booklet *Brief History of the Burwood Congregational Church* states that this property was gifted to the Church by Josiah Mullens in 1879.¹⁵ Certificates of Title held by NSW Land Registry Services (LRS) show that in 1878 the property was acquired by Josiah Mullens, in 1881 by the President and Fellows of Camden College¹⁶ (the Congregational Theological College at Glebe¹⁷) and in 1886 by the Congregational Union of NSW. In 1955 the Church agreed to lease this site to George Ovenden,¹⁸ an optometrist, with permission to erect a two-storey building to accommodate his premises as well as Church offices, the whole to become Church property after 20 years.¹⁹ To this end the site was split into the two current lots, the south-western part accommodating the new building, which was completed in 1957. The property was transferred back to the Union in 1962 and, in 1979, to the Uniting Church in Australia Property Trust (NSW).²⁰

29A, 29B and 31A George Street

Originally parts of Thomas Rowley's 1803 grant and later sold off as lots in the Cheltenham Estate, the properties passed through various owners before being acquired by the Methodist Trust Association in 1973, and by the Methodist Church (NSW) Property Trust in 1976. They are presumed to have been acquired by the Uniting Church in Australia Property Trust (NSW) c.1970s-1980s.

31B, 33 and 33A George Street

No information is available via desktop search.

- 13 Nicholls, p.48
- 14 Torrens Title, Vol.3449 Folio 144, NSW LRS
- 15 *Brief History of the Burwood Congregational Church*
- 16 Torrens Title, Vol. 323 Folio 197, NSW LRS
- 17 Reynolds
- 18 Torrens Title, Vol. 536 Folio 77, NSW LRS
- 19 Nicholls, p.72
- 20 Torrens Title, Vol. 8377 Folio 3, NSW LRS



Figure 2.7

The dwelling on Parramatta Road used as the first Congregational Church at Burwood.

Source: 'Brief History of the Burwood Congregational Church 1864-1964' brochure. Undated image.



Figure 2.8

Notice of public Tea Meeting "to make arrangements for erecting a New and Larger Place of Worship", 1866.

Source: Nicholls

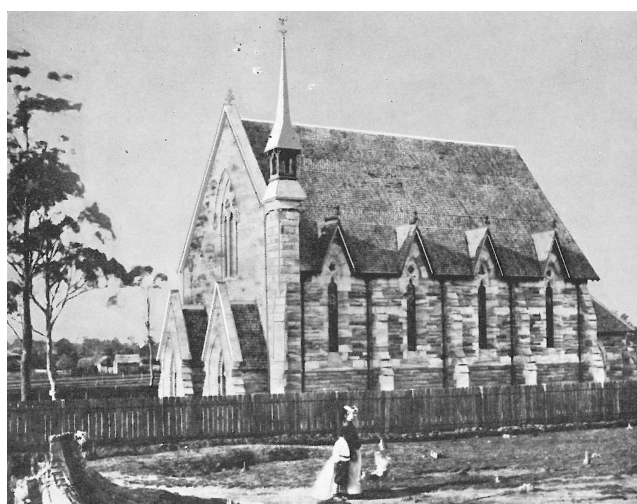


Figure 2.9

The first Congregational Church built on the present Burwood Road site, opened in 1869 and destroyed by fire in January 1879

Source: 'Brief History of the Burwood Congregational Church 1864-1964' brochure. Undated image.