

13 February 2020

The General Manager
Burwood Council
PO Box 240
Burwood NSW 1805



Dear Sir/Madam

**SUPPLEMENTARY STATEMENT OF HERITAGE IMPACT
134A-134C BURWOOD ROAD & 29A-33A GEORGE STREET BURWOOD
BD.2018.125**

1. BACKGROUND AND PURPOSE

A Concept (or Stage One) Development Application was lodged for the above site in October 2018 and a modified Concept Application in July 2019, including Statements of Heritage Impact (SHI) prepared by GBA Heritage which include a detailed history and description of the site and a grading of the heritage significance of its elements. This supplementary SHI accompanies a further modified Concept Application and should be read in conjunction with the 2019 SHI.

The proposed changes are shown on accompanying drawings by Turner Architects and their heritage impact is assessed below. It is noted that, as a Concept Application, the proposal does not currently include final details of facade treatments including articulation, materiality, colour etc.

This report concludes that, subject to design development in Stage Two, the proposed modifications and the overall proposal will have an acceptable heritage impact.

2. PROPOSED MODIFICATIONS AND ASSESSMENT OF IMPACT

2.1 Building 1 : Mixed Use Tower

The proposed building comprises a mixed commercial/administrative podium and a residential tower set back above it. The proposed changes are as follows.

- The tower's mass has been articulated into two primary masses, separated by a vertical recess.
- The eastern facade of the southern section of the tower has been angled towards the south-east.
- The podium height has been reduced.
- The podium form has been simplified.

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- The envisaged design of the podium facades (to be finalised in Stage Two) has been altered as follows:
 - The 'green wall' section has been deleted.
 - The solid to void ratio has been increased to more closely align with that of Building 2.
 - The cladding is intended to be masonry, similar to that of Building 2.

Articulation of the tower into two masses, and the angling of the eastern facade of one section, has the effect of reducing both the apparent bulk and mass of the building and the area of surface facing Burwood Road, thus presenting less competition with the Church as seen from Burwood Road, and with the Church and Hall as seen from inside the site. The backdrop of the Church and its spire as seen from Burwood Road is now the less bulky, more vertically proportioned northern section of the tower, which, together with the recess between the two sections, emphasises and sympathises with the verticality of the Church spire.

The use of the podium-and-tower model creates a visually distinct context and backdrop for the two heritage buildings. Simplifying the form and facade of the podium reduces the number of competing forms and elements within this context, and defers more clearly to the importance of the Church and Hall on this site. Increasing the solid to void ratio of the podium facade, and employing materiality and colour similar to those of Building 2, further simplifies, enhances the legibility of and clarifies the relationship between the heritage and contemporary buildings.

The proposed modifications thus further mitigate impacts on the site's significance and enhance the sympathy of the proposed building with the Church and Hall.

2.2 Building 2 : Student Housing

The proposed seven storey building has a two storey podium and a five storey upper section set well back from the eastern (Burwood Road) facade. Both sections feature a chamfered north-east corner to facilitate views to the Church from Burwood Road. The proposed changes are as follows.

- The seventh storey (top floor) has been set further back from the eastern facade.

A visual analysis in the 2019 submission demonstrated that the then proposed design of the building, combining the setback of the upper floors and the chamfering of the north-east corner, almost entirely preserved significant views to the Church and its spire from Burwood Road. Setting the top storey even further back from the Burwood Street facade while retaining its chamfered north-east corner further enhances the visibility of the spire.

This additional setback also reduces the mass of the upper section of the building, softening its relationship to the Church and presenting a more articulated, recessive and deferential facade to it. Further, the resulting three-step reduction in width and bulk from widest at the base to narrowest at the top echoes the three main masses of the Church: the main building, the sandstone belltower and the copper spire. Combined with the solid to void ratio and the use of light coloured brickwork (to be finalised in Stage Two), the result is a lighter, more deferential building that is highly sympathetic to the Church in particular, as well as to the Hall.

The proposed modification thus enhances the sympathy of the proposed building with the heritage items on the site and enhances the significant views to them.

2.3 Building 3 : Community and Administration Centre

The proposed building is a light single storey structure with an underground level. The eastern section, adjacent to and standing back from the Church, is no higher than its gutter level; the western section meets the north facade of the Hall's rear section at its gutter line. The proposed changes are as follows.

- The eastern facade, facing Burwood Road, has been modified to feature a gable matching the pitches of the Church's main building and northern porch.

The proposed glazed, gabled link between this building and the Church's northern porch is retained from the previous design, but several options for the building's presentation to Burwood Road have been considered. The present gabled option softens the visual bulk and form of the building as seen together with the Church from Burwood Road, reduces its visual proximity by appearing to be pitched away from it, and sympathetically echoes and references the Church both physically and (noting that this is the new Church entrance) symbolically. Together with the building's modest scale, light structure and setback from Church and street, the gabled front reinforces the building's kinship with, yet deference to, the Church.

The proposed modification thus enhances the sympathy of the proposed building with the Church while reducing its visual impact upon it.

3. ASSESSMENT AGAINST ESTABLISHED GUIDELINES

The analysis in Section 2 demonstrates that the proposed modifications are consistent with the objectives of the following heritage guidelines.

3.1 Burwood LEP 2012

The relevant heritage objectives of the *Burwood LEP 2012* are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Burwood,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views...*

3.2 Burwood DCP 2013

The relevant heritage guidelines of the *Burwood DCP 2013* are in the following sections:

2.3 Views and Vistas

2.4 Streetscapes

3.3 Area Based Controls – Burwood Town Centre and Burwood Road North

3.8 Heritage in Centres and Corridors

3.8.4 Sight Lines

3.8.5 Views and Vistas

3.3 Heritage Council of NSW

The relevant standard 'questions to be answered' established by the Heritage Council of NSW for new development adjacent to heritage items are:

*How is the impact of the new development on the heritage significance of the item or area to be minimised?
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?
How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?
Will the public, and users of the item, still be able to view and appreciate its significance?*

3.4 Land and Environment Court of NSW

The Planning Principle established by the LEC for assessing the impact of development on the aesthetic and landmark significance of adjacent heritage items (in *Anglican Church Property Trust v Sydney City Council* [2003] NSWLEC 353) notes the following key heritage questions:

*Does the new development unreasonably reduce public views of the heritage item and its setting?
Will the new development dominate the heritage item?
Will the new development sit comfortably with the heritage building and relate to its character without imitating its style?*

4.0 CONCLUSION

The proposed modifications will enhance the relationship of the proposed buildings to the heritage items on the site and further mitigate their impact on the site's heritage significance. Thus the modifications will have a positive impact on the proposal, which will have an acceptable impact on the site.

The modifications are consistent with the objectives of the relevant established heritage guidelines.

It is therefore recommended that Council approve the modified proposal.



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