

STATEMENT OF HERITAGE IMPACT

Macquarie Street, Liverpool: Westfield

Scentre Group

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1.0

INTRODUCTION

1.1 BACKGROUND

This report has been prepared to accompany a development application for proposed redevelopment at Macquarie Street, Liverpool. The report evaluates the proposed development, designed by Scentre Architects

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 established by Liverpool City Council and by the NSW Office of Environment and Heritage, Heritage Division guidelines.

1.3 METHODOLOGY

This Statement of Heritage Impact has been prepared in accordance with the 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.

1.4 SITE IDENTIFICATION

The subject site is located on the western side of the continuation of Macquarie Mall towards the north, on the north side of Elizabeth Street. It forms the part of the main entrance to Westfield Mall from the Macquarie Street Mall.



Figure 1
Location map showing the subject site with a black circle

Source street-directory.com.au

1.5 HERITAGE MANAGEMENT FRAMEWORK

The subject property is **not** listed as an item of heritage significance in any statutory instrument.

However, it is in the vicinity of the following items listed in Schedule 5 of the *Liverpool Local Environmental Plan (LEP) 2008*, as items of local heritage significance:

- Plan of Town of Liverpool (early town centre street layout - Hoddle 1827) (Item 89)
- St Luke's Anglican Church Group, including landscaping, church, hall, headstone and memorial gates (former St Luke's Church of England) - Elizabeth Drive and Macquarie and Northumberland Streets (Item 84) (also listed on the State Heritage Register)
- Milestone - Corner of Elizabeth Drive and George Street (Item 83)
- All Saints Roman Catholic Church - George Street (Item 85)

As such, the property is subject to the heritage provisions of the *Liverpool LEP 2008* and the *Liverpool Development Control Plan (DCP) 2008* under the *NSW Environmental Planning and Assessment Act 1979*. Liverpool City Council must take into consideration the potential impact of any proposed development on the heritage significance of heritage items in the vicinity

Archaeological assessment of the subject site is outside the scope of this report. However, we note that the *Liverpool Archaeological Zoning and Management Plan 1996* identifies the subject site as having high archaeological potential and significance and recommends that an archaeological assessment be prepared as part of a DA submission.



Figure 2

Extract of Heritage Map 11 from Liverpool LEP 2008 showing the subject site marked with a red circle and heritage items in the vicinity

1.6 AUTHORSHIP

This Heritage Management Strategy has been prepared by Graham Brooks, Managing Director of GBA Heritage, Heritage Consultants, Sydney.

All photos, unless otherwise acknowledged, are sourced from GBA Heritage Pty Ltd

1.7 REPORT LIMITATIONS

While this report is limited to the analysis of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

1.8 COPYRIGHT

Copyright for the report remains with the author, GBA Heritage Pty Ltd.

2.0

SITE DESCRIPTION AND CONTEXT

The subject site is located in the town centre of the City of Liverpool, which is a major urban centre in Greater Western Sydney, 32 kilometres south-west of the Sydney CBD. Although its address is Macquarie Street, the main access to the Westfield Centre is from Elizabeth Street.

The subject site is located on the southern edge the large, multi-storey single storey retail shopping centre with rooftop parking and includes shops to the open plaza which forms the major pedestrian entrance point to the Westfield Liverpool shopping centre from Elizabeth Street.

The immediate area is characterised by the large, three and four storey Westfield Liverpool complex on the east side of Elizabeth Street, extending the subject site to the west, north and east. Commercial buildings of one to three storey height line the south side of Elizabeth Street and the east side of Macquarie Mall.

The area also includes the open space of Macquarie Mall (a pedestrianised section of Macquarie Street) and the grounds of the heritage listed St Luke's Anglican Church group which is bounded by Macquarie Mall, Elizabeth Drive/Street and Northumberland Street.

The church building is located diagonally opposite the subject site, in quite some distance. St Luke's Anglican Church, built in 1818-20 and designed by Francis Greenway, is one of the oldest surviving Anglican Churches in Australia, constructed shortly after the founding of Liverpool by Governor Lachlan Macquarie in 1810.¹ It sits comfortably within its own setting, surrounded by a generously scaled open landscape area and a fence separating the site from the adjacent development.

The heritage listed, square street layout within the town centre also dates from a very early phase as evidenced in a 1827 plan. The original grid included Macquarie Street which is today interrupted by Westfield Liverpool between Elizabeth and Campbell Streets. The main pedestrian entrance to Westfield Liverpool is located on the original axis of Macquarie Street.

The subject site is located entirely as part of the building complex of the Westfield Mall.

The heritage listed Milestone and All Saints Roman Catholic Church are located to the east of the subject site, near the corner of Elizabeth and George Streets, with the church being physically and visually separated by the roadways and intervening development.



Aerial view identifying the location of the proposed building and other alterations to the Westfield Centre. To the immediate right of the entry is the recently completed medium rise commercial building now occupied by Western Sydney University.
Source Nearmap



Oblique aerial photo, taken prior to the construction of the WSU building locates the subject site as part of the Westfield Mall
Source Nearmap



St Luke's Church Liverpool is an icon of heritage buildings in Liverpool.

It faces to the west, away from the Macquarie St Mall, which extends into the Westfield Shopping Mall



St Luke's is set within a large landscaped garden. This is the view towards the Church from the corner closest to the Westfield project.



Looking back towards Westfield and the subject site from near the historic Church.

The recently completed WSU building will be joined on the skyline by the proposed Westfield building, which is of about the same scale.

St Luke's Church and grounds will be unaffected by the proposed Westfield building.



The historic town plan of Liverpool, is most clearly expressed by the axis of Macquarie Street and from the frontage of Elizabeth St shown overleaf.

There will be no additional physical impact on this historic town plan.

The proposed building will complement the recently completed WSU building, but will present a smaller visual mass from the direction.



The historic All Saints Roman Catholic Church is located to the east of the overall Westfield complex. It will be visually shielded from the proposed new building by the recently completed WSU building.

The Church will be unaffected by the proposed development.



The historic Mile Stone marker is situated well away from the proposed Westfield building and alterations.

It will be unaffected by the proposed development.



View from the existing roof area of the Westfield complex looking over Elizabeth Street to St Luke's Church and landscaped setting.

This is the approximate level of the new cinemas and provides an excellent view towards the historic church.



The outer corner of the Westfield complex, on the Macquarie Street and Elizabeth Street corner will undergo substantial upgrade and improvement.



Looking back along Elizabeth Street towards the existing WSU building.

The proposed Westfield building will partially obscure the WSU building when viewed from this direction.

3.0

ESTABLISHED SIGNIFICANCE OF ITEMS

3.1 LIVERPOOL TOWN CENTRE

There are a number of individually listed heritage items in the vicinity of the subject site. These are listed as items of local heritage significance on Schedule 5 of the *Liverpool LEP 2008*. The St Luke's Anglican Church, bounded by Elizabeth Drive, Macquarie and Northumberland Streets, is also listed on the State Heritage Register.

The NSW Heritage Inventory contains the following information for database entry number 1970552, *Liverpool Town Centre, Archaeological Precinct*:

Statement of Significance:

Liverpool town centre is one of a small number of townships in the Sydney Region initially planned and developed in the Macquarie period. It is likely that a considerable quantity of archaeological evidence may survive below ground on sites within the historic town boundaries. Further archaeological, architectural and documentary research would contribute Substantially to knowledge and understanding of the town's establishment, functions, development and living conditions. The township has significant archaeological potential to reveal information about life in the Colonial period and the occupation of Liverpool in particular

Description:

The historic town centre of Liverpool is contained within the boundaries provided by the Hume Highway bypass on the west, the Georges River to the east, Mill road to the south and Manning Street/Hume Highway to the north. Previous records including a series of early maps (dated 1827, 1836, 1840 & 1890) indicate that the early town form comprised a wide range of structures although these appear to have been reasonably spread out across the township with numerous vacant allotments between buildings.

The early township also included a number of industrial enterprises such as Mills. Other miscellaneous items shown on the earlier maps include a Lunatic Asylum on the corner of Macquarie and Elizabeth street, a large drain commencing near George and Elizabeth Streets and continuing to Moore Street and a timber wharf on the Georges River opposite Bigge Square.

A Soldier's barracks was situated on the corner of Bigge Street and Moore Street with an associated watch house on Moore Street. A large number of inns and shops are also recorded in the early town maps. It is likely that a proportion of these structures will survive below ground especially where sites have been subject to redevelopment in recent years

3.2 ST LUKE'S ANGLICAN CHURCH

The NSW Heritage Inventory contains the following information for database entry number 5045188, *St. Luke's Anglican Church*:

Statement of Significance:

Evidence of Governor Macquarie's initiatives in opening up settlement in NSW. One of the three oldest surviving Anglican churches in Australia. A fine example of Francis Greenway's public architecture in NSW. Widely regarded with St James, Sydney and St Matthew's,

Windsor as a 'foundation' colonial church. The clock in tower is rare in Australia, being one of 3 Thwaites (UK) clocks in Australia, sent (gifted) by King George III (one in Parramatta at the Former Female Factory, one in Hobart). (Brown, 2002)

St Luke's Anglican Church Group as part of Macquarie's original survey of Liverpool demonstrates the history of the early settlement of the city and is a physical link to the character of the early township. It also demonstrates the history of the Anglican Church from the early establishment of the Colony from which period it has been a centre for local worship.

The group is associated with many key Colonial figures, including the Architect Francis Greenway and is representative of his early colonial architectural style.

Located within the heart of Liverpool the group is a historic, aesthetically pleasing landmark in an otherwise modernised city centre. It is one of only three surviving early Anglican churches in the country. There is the potential to gain more information on the site from further architectural, archaeological and documentary research (LEP)

Description:

Church

Georgian brick church with tower, portico and additional chancel and vestries set in open grounds in the centre of Liverpool The clock in tower is rare in Australia, being one of 3 Thwaites (UK) clocks in Australia, sent (gifted) by King George III (one in Parramatta at the Former Female Factory, one in Hobart).(Brown, 2002)

Grounds

Some paving (recent, otherwise mainly open and grassed, with mature lemon scented gums (Corymbia citriodora), stringybarks (Eucalyptus crebra), bloodwoods (Corymbia sp.), and a kurrajong, (Brachychiton populneum)(S.Read, pers. comm, 2002 visit).

3.3 HISTORIC MILESTONE

The NSW Heritage Inventory contains the following information for database entry number 1970018, *Milestone*:

Statement of Significance:

The Milestone demonstrates the history of the early road networks and transport systems of the area. It indicates a level of technical achievement in its original use as a milestone and represents a feature that once formed an integral part of the States early road networks. It is now a rare monument type in the wider environs of Liverpool. There is the potential to gain more information on the site from further architectural, archaeological and documentary research.

Description:

The milestone is a wedge shaped sandstone milestone located on the southwest corner of the intersection of George and Elizabeth Streets. The milestone is 47x47x50cm and has a chamfered top. The two rounded sides bear finely incised inscriptions in upper case Roman lettering and also feature arrows and copperplate flourishes. The inscription reads: "Liverpool O Campbelltown ?"(numeral obscured) and "Sydney 20 Miles"

3.4 ALL SAINTS ROMAN CATHOLIC CHURCH

The NSW Heritage Inventory contains the following information for database entry number 1970029, *All Saints Roman Catholic Church*:

Statement of Significance:

All Saints Roman Catholic Church demonstrates the history of the Catholic Church in the Liverpool area and has strong social links with the community. The church building in both

scale, design and location, is a landmark site in the city. It is representative of Post-War Ecclesiastical style architecture and is rare within Liverpool. There is the potential to gain more information on the site from further architectural and documentary research.

Description:

This church is a lofty parish church with a reinforced concrete structure, fl at roof and face brick wall panels internally and externally. Built to an unorthodox barrel-shaped plan, the slender, closely spaced exposed structural ribs together with the narrow vertical slits of amber glass convey a strong vertical dominance which is visually carried through to the needle-like metal spire surmounting the roof of the church. The whole building has the feeling of Gothic-inspired simplicity in its architectural expression.

4.0

DESCRIPTION OF THE PROPOSAL

The proposed works are illustrated in the drawings prepared by Scentre Architects and submitted for Development Consent.

In essence, the proposal comprises:

- Alterations to the Ground and upper floors of the Elizabeth St plaza corner building of the existing shopping centre
- Construction of a multiple cinema complex the existing upper carpark deck level
- Construction of an eight storey commercial building above the new cinema complex,



Perspective sketch of the proposed design

5.0

ASSESSMENT OF HERITAGE IMPACT

5.1 INTRODUCTION

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria: the Liverpool Local Environmental Plan (LEP) 2008, the Liverpool Development Control Plan (DCP) 2008 and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) guidelines, Altering Heritage Assets and Statements of Heritage Impact.

This section of the report provides a detailed analysis of the statutory controls applying to this site, with regard to heritage.

5.2 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

The proposed redevelopment will have no physical impact on any of the surrounding heritage items, and as such the potential heritage impact is limited to that of views and setting.

No significant views to and from the heritage items in the vicinity of the subject site have been identified. Although the proposed development will be seen in some views from the listed St Luke's Anglican Church, All Saints Roman Catholic Church and Milestone, there will be no adverse impact resulting from the proposed change. All existing views to the heritage items in the vicinity will be retained.

The contemporary design, curved form and increased height of the new building will not create visual dominance or detract from the listed St Luke's Anglican Church in the vicinity, as the heritage listed church building is not located immediately adjacent to the subject site but in comfortable distance away, across the roadway, behind a large landscaped area. The church building is surrounded by a generous curtilage created by a parklike setting, and is able to hold its own within the urban streetscape.

The setback of the higher level component of the building from the plaza frontage and the curved design will provide a larger open space from which the heritage listed church building can be appreciated in the round, and the proposed design of the plaza frontage, which includes an al fresco dining courtyard and an elevated ground floor entrance, will improve views and vistas to St Luke's Anglican Church.

5.3 EVALUATION: NSW HERITAGE DIVISION

The NSW Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) has published a series of criteria for the assessment of heritage impact.

The relevant 'questions to be answered' in the NSW Heritage Manual 'Statements of Heritage Impact', provided below, have been considered in the preparation of our assessment:

- *The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:*

As can be seen in the illustration of the proposed, the building is relatively small, sits near the recently completed WSU office building and will sit within the same visual catchment in relation to the nearby Heritage Items.

New Development in the Vicinity of a Heritage Item

The subject site is in the vicinity of the Plan of Town of Liverpool, St Luke's Anglican Church, Milestone, and All Saints Roman Catholic Church. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines relating to development adjacent to a heritage item are:

- *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?*

RESPONSE

The new development is located in the Commercial Core zone of Liverpool and will provide required new commercial office and retail spaces in this part of the city.

The original street layout of Macquarie and Elizabeth Street and the street alignment of the existing building will be unaffected, thus ensuring that the significance of the heritage listed Plan of Town of Liverpool is retained.

The new development is located remotely from the heritage listed Milestone and St Luke's Anglican Church but is separated from both by the wide roadway of Elizabeth Street, which is a major thoroughfare. The heritage listed church building is located in comfortable distance, set back from its site boundaries and surrounded by a generous, landscaped area. It sits

comfortably within its own curtilage and will remain legible as a group of freestanding buildings within their own setting.

There will be no physical or visual impact on the existing heritage curtilages, and existing views to the heritage items will be retained. Although the proposed development will be seen in some views from the listed St Luke's Anglican Church and the Milestone, there will be no adverse impact resulting from the proposed change. Views from the All Saints Roman Catholic Church will be limited to the upper floor of the new building and will be largely obscured by the intervening corner section of Westfield Liverpool. The public will continue to be able to view and appreciate the significance of the heritage items.

The visual and physical separation of the new development from the heritage items ensures that there will be no visual dominance and that the new building will not visually detract from the heritage listed items, particularly St Luke's Anglican Church. The increased setback of the new building from the site boundaries on the plaza frontage will enlarge the open space near the Westfield entrance which will enhance the setting and views of the heritage listed St Luke's Church.

5.4 EVALUATION: LIVERPOOL LEP 2008

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- The proposal has no impact on the historic town grid
- The proposal retains views to and from the heritage items in the vicinity
- The proposal retains the settings of the heritage items in the vicinity
- There will be no adverse impact on the established heritage significance of the listed heritage items in the vicinity

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the Liverpool LEP 2008, which are:

5.10 Heritage conservation

(1) Objectives The objectives of this clause are as follows:

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

5.5 EVALUATION LIVERPOOL DCP 2008

Section 7.1 - Heritage Items and Conservation Areas within Part 4 - Liverpool City Centre of the Liverpool DCP 2008 has the following objectives that relate to development in the vicinity of heritage items:

- a) To facilitate the conservation and protection of heritage items and heritage conservation areas and their settings.*
- b) To reinforce the special attributes and qualities of heritage by ensuring that development has regard to the fabric and prevailing character of the item or conservation area eg. scale, proportions, materials and finishes.*
- c) To conserve, maintain and enhance existing views and vistas to buildings and places of historic and aesthetic significance.*

The analysis above demonstrates that the proposal is generally consistent with these objectives. In particular, it is considered that the proposed height, curved frontage and

contemporary design/materials do not create any adverse impact on the heritage listed St Luke's Anglican Church in the vicinity, as the new development is sufficiently removed from the heritage item, including an increased setback from the site boundaries on the plaza frontage, to minimise impact.

5.6 CONCLUSIONS AND RECOMMENDATIONS

5.6.1 CONCLUSIONS

- The Westfield Shopping Centre in Liverpool is **not** listed as an item of local heritage significance in Schedule 5 of the *Liverpool LEP 2008*.
- It is located in the vicinity of the following listed heritage items: Liverpool Town Plan, St Luke's Anglican Church Group, Milestone, and All Saints Roman Catholic Church.
- All existing views to and from the heritage items in the vicinity will be retained. Although the proposed development will be seen in some views from the listed St Luke's Anglican Church, All Saints Roman Catholic Church and Milestone, there will be no adverse impact resulting from the proposed change.
- The new development is sufficiently separated visually and physically from the heritage items to ensure that there will be no visual dominance and that the new building with its contemporary design and curved form will not visually detract from the heritage listed items, particularly the St Luke's Anglican Church.
- The increased setback of the new building from the site boundaries on the plaza frontage will enlarge the open space near the Westfield entrance which will enhance the setting and views of the heritage listed St Luke's Church.
- The proposed new development will have no adverse impact on the heritage significance of the heritage listed properties in the vicinity.
- The proposed development is generally consistent with the heritage requirements and guidelines of the *Liverpool LEP 2008* and the *Liverpool DCP 2008*.
- Archaeological assessment is outside the scope of this report. However, should any unexpected relics be disturbed during excavation of the site they must be managed under the Archaeological provisions of the *NSW Heritage Act*.

5.6.2 RECOMMENDATIONS

- Council should have no hesitation, from a heritage perspective, in approving the application

6.0

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