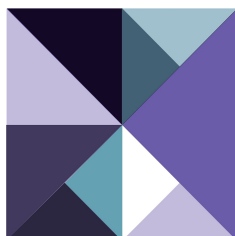


HERITAGE IMPACT STATEMENT

64 Mountford Avenue, Guildford



MOSAICO
PLANNING & HERITAGE

Lara Goldstein
Principal

Mosaico Planning & Heritage Consulting
B Plan. M.Herit.Cons. M.ICOMOS
Email: lara.mosaico@gmail.com

30 June 2020

Cover: Subject site in existing urban context (Source: SIX maps, April 2018).

1 INTRODUCTION

1.1 Purpose

This report was commissioned by ICMG, owners of the property at 64 Mountford Avenue, Guildford. The subject site is not listed as an individual item of local heritage significance in any statutory instrument. It is located in the vicinity of individually listed items under Schedule 5 of the Parramatta Local Environmental Plan 2011 (LEP). This report is intended to assist Cumberland Council when considering the heritage impact of a Development Application for the demolition of the existing building (mosque) and construction of a new building (mosque) at 64 Mountford Avenue, Guildford.

The basis of assessment is the ICOMOS *Burra Charter* and the *NSW Heritage Manual (Heritage Assessments and Statements of Heritage Impact)* and clause 5.10(5) of the Parramatta LEP 2011.

1.2 Authorship

The author is Lara Goldstein, Principal at Mosaico Planning & Heritage Consulting.

1.3 Report Limitations

This report is limited to an investigation and analysis of the European significance of the site and does not extend to a landscape, Indigenous or archaeological assessment which is beyond the scope of this report. Recommendations have been made on the basis of documentary evidence viewed.

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

1.4 Site Identification

The subject property is known as 64 Mountford Avenue, Guildford. and is legally described as Lot 18 Section 3 DP 683. The street frontage (address) and vehicular access is from the northern boundary presenting to Mountford Avenue.

2 HERITAGE MANAGEMENT FRAMEWORK

The proposed works have been reviewed in terms of the relevant heritage provisions of the Parramatta LEP 2011, and the guidelines of the Parramatta Development Control Plan (DCP) 2011.

2.1 NSW Heritage Act 1977

The subject site is not listed on the State Heritage Register, or subject to an interim heritage order, so any development on the site does not require approval under the *NSW Heritage Act 1977*.

However, the *NSW Heritage Act 1977* does apply to any archeological relics which may be found on the site. Should any unexpected archeological relics be uncovered or disturbed during the course of any future development, work must immediately stop and the NSW Heritage Council notified.

2.2 Parramatta Local Environmental Plan 2011 Heritage Provisions

The Parramatta LEP 2011 is the current Environmental Planning Instrument applying to the subject site. It contains a set of heritage provisions under *Clause 5.10 Heritage Conservation*. The consent authority for any future development application on the site must consider these provisions in regards to any potential development on the subject site and consider whether the development will have an impact on any heritage items within, and adjacent to the site. A Statement of Heritage Impact may be required to be submitted with an application.

2.3 Heritage status and considerations

The subject property is not listed as an individual item of local heritage significance in any statutory instrument and is not located within any conservation areas.

It is located in the vicinity of individually listed items identified in Schedule 5 of the Parramatta LEP 2011, the closest being:

- I240 Talbot Road Precinct at 11-23 and 12-24 Talbot Road, Guildford.

Other items in the wider vicinity are physically and visually separated from the subject site by topography, vegetation, other existing structures, or streets, and not subject to further consideration in this report.

As such, the property is subject to the heritage provisions of the Parramatta LEP 2011 and the guidelines of the Parramatta DCP 2011 under the Environmental Planning and Assessment Act 1979. Cumberland Council must take into consideration the potential impact of any proposed development on the heritage significance of the heritage items.



Figure 1: Extract from the Parramatta LEP 2011 Heritage Map showing the context of the subject site (outlined yellow) with items in the vicinity and wider vicinity coloured brown.

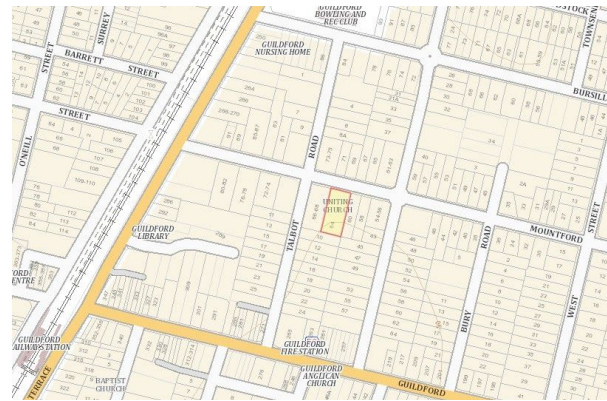


Figure 2: Map of subject site (yellow) in wider context¹



Figure 3: Aerial map of subject site (yellow) and context (items in the vicinity identified)²

¹ NSW Land & property Information

² NSW Land & property Information



Figure 4: The subject site viewed from Mountford Avenue, showing main street frontage and existing buildings on the site³



Figure 5: Looking north along Talbot Road, heritage listed dwelling houses forming the 'Talbot Road precinct' visible to the left and right. The current context of the items is a mix of residential and commercial development ranging from low to mid rise in scale.⁴

³ Google maps, October 2019

⁴ Google maps, October 2019

3 ESTABLISHED HERITAGE SIGNIFICANCE

3.1 Heritage Items in the vicinity

1240 Talbot Road Precinct at 11-23 and 12-14 Talbot Road, Guildford

The State Heritage Inventory form for “Talbot Road Precinct” provides the following statement of significance:

The group of houses at 11-23 and 12-24 Talbot Road is of significance for the local area for historical and aesthetic reasons and as a representative example of Federation style houses in the area. Built c. 1925, they are readily identifiable as part of historical building stock and due to similarities in age design and materials, make strong contribution to the streetscape. Together, these houses make the most consistent streetscape in Guildford.

4 THE PROPOSAL

The site currently contains a single storey mosque building, car parking along the western side of the site, and a two storey building at the rear.

The proposal is for the demolition of all buildings on the site and the construction of a new mosque building on the site as set out in the plans and Statement of Environmental Effects submitted together with the application.

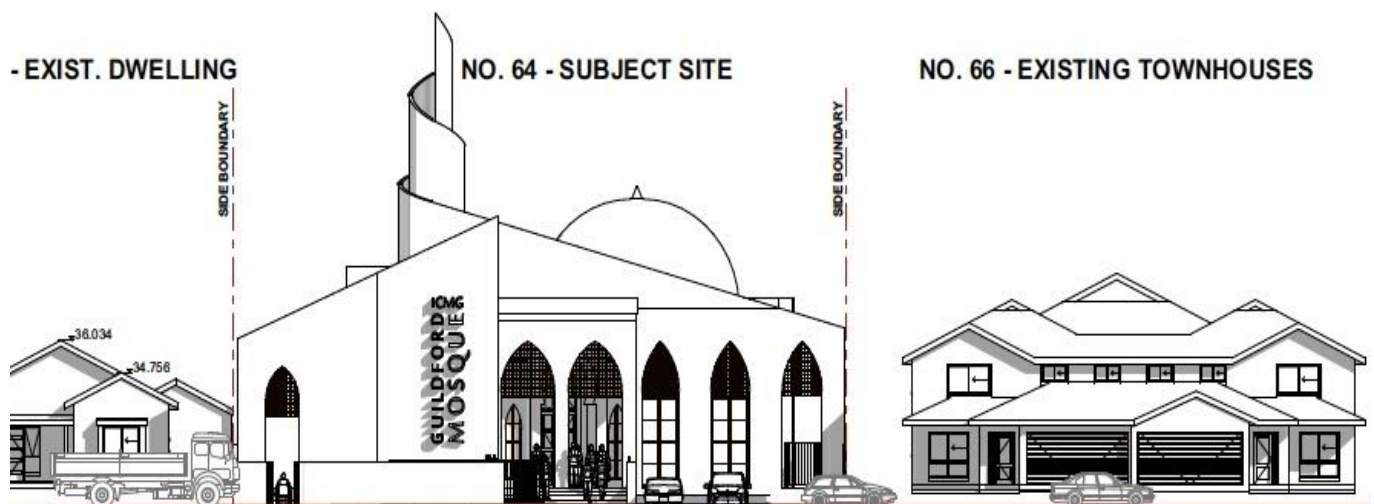


Figure 6: streetscape elevation showing the proposed building and adjacent built form.⁵

⁵ Designiche, May 2019
Mosaico Planning & Heritage Consulting



Figure 7: CGI image showing the proposed building in the Mountford Avenue streetscape. Showing how the structure would present to the streetscape and relate to the existing built form context.⁶



Figure 8: 3D model of the proposed building from above showing the northern (main) and eastern elevations as well as the roof form.⁷



Figure 9: 3D model of the proposed building showing the northern (main) and western elevations as well as the roof form.⁸

⁶ Designiche, May 2019

⁷ Designiche, May 2019

⁸ Designiche, May 2019

5 ASSESSMENT OF HERITAGE IMPACT

5.1 Heritage Objectives of the Parramatta LEP 2011

The proposal is considered to be consistent with the relevant heritage objectives of the Parramatta LEP 2011, namely:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of Parramatta,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The proposed development works are considered to be acceptable from a heritage perspective as they are replacing an existing mosque and associated building with a new structure to be used for the same purpose (as a place of worship for the community). The proposed works will introduce a contemporary and high quality architecturally designed building into the existing streetscape and wider area. The proposal will conserve the heritage significance of the identified heritage items in the vicinity as it will not adversely impact on significant fabric, settings and views.

5.2 Heritage Guidelines of the Parramatta DCP 2011

The proposed alterations and additions are generally consistent with the relevant guidelines of the Parramatta DCP 2011 which relate to development with the potential to affect heritage values:

- *Part 3 Development Principles - Section 3.5 Heritage.*

I240 Talbot Road Precinct at 11-23 and 12-14 Talbot Road, Guildford

The heritage item 'Talbot Road Precinct' at 11-23 and 12-24 Talbot Road, Guildford, comprises a number of adjacent dwelling houses located along both the eastern and western sides of Talbot Road. None of the individual houses are orientated towards the subject site, which presents in a different direction, to Mountford Avenue to the north. The subject site is physically separated from the heritage item at 11-23, and 12-24 Talbot Road by existing built form and vegetation as well as by Talbot Road (in part), and there are no primary sightlines between the two. Although the proposed new building will increase the height of the development on the subject site, the scale of the proposed development is consistent with the current context and likely future character of the area which appears to be in a state of transition as evident by the number of contemporary in design infill developments, ranging from low to mid rise, a number of which are located in the vicinity of the heritage item.

The proposed works detailed on the architectural plans prepared by ICMG dated 10 May 2019 depict the proposals compliance with the Parramatta DCP 2011 – specifically *Part 3 Development Principles - Section 3.5 Heritage*.

The existing development on the subject site comprises a single storey building used as a place of worship (mosque) and an additional single storey building. The proposal is to demolish the existing structures and construct a new three storey mosque on the site, presenting to Mountford Avenue. The proposed building retains the existing use on the site as a place of worship (mosque) and is therefore in-keeping with the existing character of the streetscape. It will introduce a contemporary new built form element to the streetscape that with its scale and architectural features including a minaret is clearly recognisable as a place of worship for the local Islamic community.

The typology of religious architecture, also known as sacral or sacred architecture, is complex, because no basic requirements such as those that characterise domestic architecture are common to all religions and because the functions of any one religion involve many different kinds of activity, all of which change with the evolution of cultural patterns. A mosque serves as a place of worship for the Islamic community, as well as a community gathering space and an educational space. Mosques have evolved to require a similar layout because of a common requirement that the maximum number of worshippers be able to face the focal point of the service (the mosque's "point" is the wall facing the direction of Mecca, the city of Muhammad's birth and therefore the most sacred of all Islamic religious sites). For the local community, the place of worship becomes the focus for varied activities, some of which require architectural solutions, such as the baptistery and bell towers of Christian architecture, or the minarets of Islamic architecture. Scale and height can also be important architectural mechanisms by which a place of worship can differentiate itself from the surrounding development, although this may also have a practical basis in the ability for a place of worship to accommodate large audiences. These intentional architectural solutions differentiate buildings of this nature from the surrounding urban context and built form, as the intention is to stand out as a landmark element that is indiscreet and easily recognisable for what it is.⁹

As outlined in the architectural plans prepared by *designniche*, appended, the proposed building has been architecturally designed in a modern religious vernacular utilising high quality materials and finishes. The proposal respects the intended use of the building as a mosque through the inclusion of architectural features such as the minaret, dome and arches, which as outlined above help identify the intended use of the building and intentionally make it stand out from the surrounding built form both in terms of appearance and scale. However the proposed design also incorporates features such as a sloping front facade wall that gives the appearance of a hipped roof form that is more in-keeping with, and allows the new building to still respect and respond to the existing traditional built form elements in the area, including the heritage item in the vicinity.

The proposed building has a highly articulated form, including main facade and roof form. It is proposed to be constructed using high quality materials including a marble finish to the front facade, and the proposed light to earthy colour palette will mean that the building will appear as recessive and neutral in the streetscape and any views. The architectural features proposed to be incorporated reflect the proposed use of the building while still also being respectful of the existing and likely future character of the area, and consistent with the existing urban context for the heritage items in the vicinity.

The location of the subject site and physical separation from the item means that the item's significance as a representative example of Federation style houses in the area that make strong contribution to the streetscape will not be negatively impacted, with views between the listed houses (across Talbot Road) retained and unimpeded by the proposal. The proposal will not detract from the item's setting or visually overwhelm the item or adversely impact the ability to understand its significance when viewed from Talbot Street.

⁹ Roger Scruton, Peter Collins and Others (October 10, 2019), *Encyclopædia Britannica: Architecture*, Encyclopædia Britannica, inc.
Mosaico Planning & Heritage Consulting

Therefore it is considered that the proposal will not have an adverse impact on the established significance of the item.

The analysis in this report demonstrates that the proposal is consistent with the relevant objectives within the Parramatta DCP 2011.

6 CONCLUSIONS & RECOMMENDATION

The proposed works at 64 Mountford Avenue, Guildford will replace an existing mosque with a new building for the same use. It will introduce a new high quality built form element into the Mountford Avenue streetscape and the wider area. It will not have a detrimental impact on the established significance of the heritage items in the vicinity.

Council should have no hesitation, from a heritage perspective, in approving this development application.