

HERITAGE IMPACT STATEMENT



No. 28-34 Victoria Street, Burwood

August 2019 | J3608

**Weir
Phillips**
Heritage
and Planning

Level 19, 100 William Street, Woolloomooloo NSW 2011
Phone: (02) 8076 5317

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1.0 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Development Application for the demolition of the existing buildings at No. 28 - 34 Victoria Street, Burwood. The buildings are proposed to be replaced with a multi storey mixed-use retail, commercial and residential building.

The site is located within the Burwood Council Local Government Area. The principal planning control for the site is the *Burwood Local Environmental Plan 2012 (LEP 2012)*. The site is not listed as a heritage item by Schedule 5 Part 1 of the *LEP 2012*. The site is, however, in the vicinity of several heritage items identified by this Schedule. Under Part 5.10 of the *LEP 2012*:

(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.

The appropriate heritage management document in this instance is a Heritage Impact Statement (HIS).

This statement has been prepared at the request of the owners of the site and accompanies plans prepared by Urban Link.

1.2 Authorship

This statement has been prepared by Louise Doherty, B.sc.(Hons), Bldg Cons., and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage and Planning.

1.3 Limitations

A detailed history of the site and a full assessment of significance to NSW Heritage Division standards were not provided for.

An Aboriginal history and assessment was not provided for. No historical archaeology was carried out on the site.

1.4 Methodology

This HIS has been prepared with reference to the NSW Heritage Division publication *Statements of Heritage Impact* (2002 update) and with reference to the Council planning documents listed under Section 1.5 below.

1.5 Physical Evidence

An inspection of the property and the surrounding streetscape took place in April 2019. The photographs contained within this report were taken at this time.

1.6 Documentary and online Evidence

- City Plan Services, *Heritage Impact Statement, 28-34 Victoria Street & 23- 27 George Street, Burwood*, 2017.
- NSW Heritage Office and DUAP, *Statements of Heritage Impact*, NSW, Heritage Office and DUAP, 2002 (update).

1.6.1 Heritage Listing Sheets

- 'Ely House (first floor only)', 122-126 Burwood Road, Burwood. Heritage Data form. Burwood Municipal Council.
- 'Shops – first floor façade', 55-55A, 57 and 59 Burwood Road, Burwood, NSW (I17).
- 'Victorian Shops – first floor façade', 71-77 Burwood Road, Burwood, NSW (I18)
- 'Congregational (uniting) Church & Church Hall', 134A Burwood Road, Burwood, NSW (I20).
- 'Victorian Semi-detached house', 9-11 George Street, Burwood, NSW (I56).

1.6.2 Planning Documents

- Burwood Development Control Plan 2013.
- Burwood Local Environmental Plan 2012.

1.7 Site Location

No. 28-34 Victoria Street, Burwood is located on the southern side of the street (Figure 1). The site is comprised of SP 49414, SP 4241 and SP 4711.

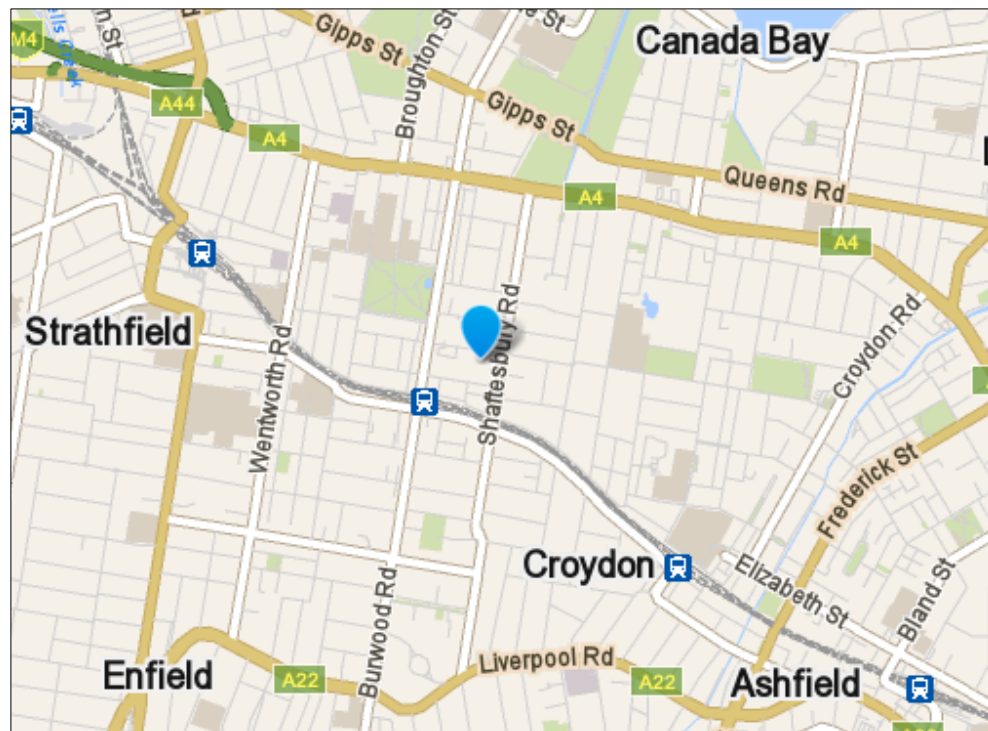


Figure 1 The location of the subject site
Whereis.com.

2.0 HISTORICAL DEVELOPMENT

In October 2017, City Plan prepared a Heritage Impact Statement for the subject property, to accompany a planning proposal. The 2017 report included a detailed history of Burwood and the subject site. Extracts of the history contained within that report have been quoted below.

“3.1 Burwood - Brief History

3.1.1 Non-European History

Central Sydney was home to the ‘Eora’ People prior to European settlement, of which the Cadigal and Wangal bands are the traditional owners of the Sydney City. Burwood was inhabited by the Wangal people, whose territory extended as far west as Homebush Bay and as far east as Sydney Harbour. Although the Wangal clan was within the Eora language tribe, as well as well as other neighbouring clans like the Dharug, they are generally understood to have been distinct entities; distinguished by dialect, culture rites and geography...

3.1.2 European Settlement and Land Grants

[Maybe double-check this paragraph to make sure it’s noted down correctly?] Burwood’s post-contact history began with Australia’s earliest pioneering and convict settlement days. By 1791 rough bush track forged by Governor Phillip between two of the earliest convict settlements Sydney Cove and Parramatta. By 1792 a small number of crude huts were built at the present site of St. Luke’s Park as a resting place for parties of soldiers and convicts marching through the mid-point between the two settlements. The first European settlers included a free woman, a soldier and an ex-convict who moved into the area around 1794 and established a small farming community. The suburb at this stage existed in heavily wooded country running parallel to the present-day Parramatta Road.

The name ‘Burwood’ was officially established when a grant of 260 acres was made to Captain Thomas Rowley (1748 – 1806) who subsequently named his property Burwood Park after his native Cornwall. Rowley was granted increased holdings, expanding his property to 750 acres which ran from Parramatta Road to Nicholson Street, and from the Boulevard to Croydon Station (Figure 3).

However, the largest share of contemporary Burwood was encompassed by a grant in Enfield to William Faithful who arrived in Australia in 1792. Faithful was a Private in the New South Wales Corps, his land was then bought by Simeon Lord, who became one of Sydney’s wealthiest merchants, and in 1824 W.H. Moore bought and cleared the land for timber and farming (Parsons, 1966). Both the names of Rowley and Faithful remained on the municipal maps of Concord Parish, well into 1915 when the Greater Sydney area was regionally known as Cumberland (Figure 2).

Upon Rowley’s death in 1806 the land was sold by trustees in 1812, contrary to his will, to Sydney businessman Alexander Riley for £520. Riley built the first house in the area, ‘Burwood Villa’, located west of Burwood Park. Riley further cleared over 500 acres of land and cultivated orange, lemon, pomegranate, cherry, grape, peach, apple and other various fruit types to supply the colony. By 1833, Captain Rowley’s children realised the fault of the trustees and undertook court action, winning the case and reclaiming their land.

From 1834, the land was subdivided and gradually sold off by Rowley’s

children. Burwood remained a roadside village between Sydney and Parramatta until the railway line connecting the two settlements was established in 1855. The construction of a railway marked a change in the development of Burwood as the area became far more accessible to the population, attracting wealthy merchants and industrialists to build large country houses there.

A public school was erected in 1858 and a post office in 1861, St Pauls Church was completed in 1871 and designed by notable architect Edmund Blacket who was also responsible for St. Andrew's Cathedral and the University of Sydney's Great Hall and Quadrangle. By 1874, the Municipality of Burwood was incorporated and held the first council election amongst a population of 1,200 people and 300 buildings.

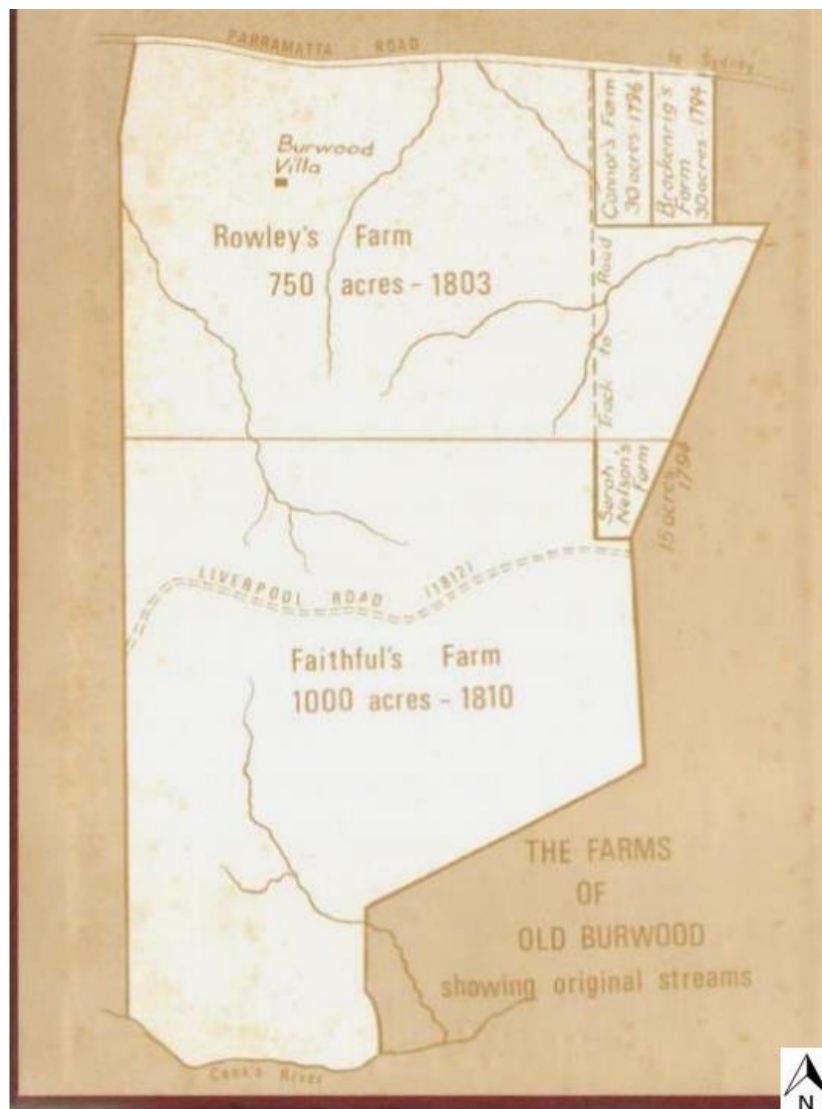


Figure 2: Original estates upon which Burwood was developed.

(Source: Municipality of Burwood, E. Dunlop, 'Harvest of the Years. The Story of Burwood 1794-1974.' Accessed 6 June 2017 from http://www.holyinnocentscroydon.org.au/files/pdf/Harvest_of_the_Years_Part1.pdf).

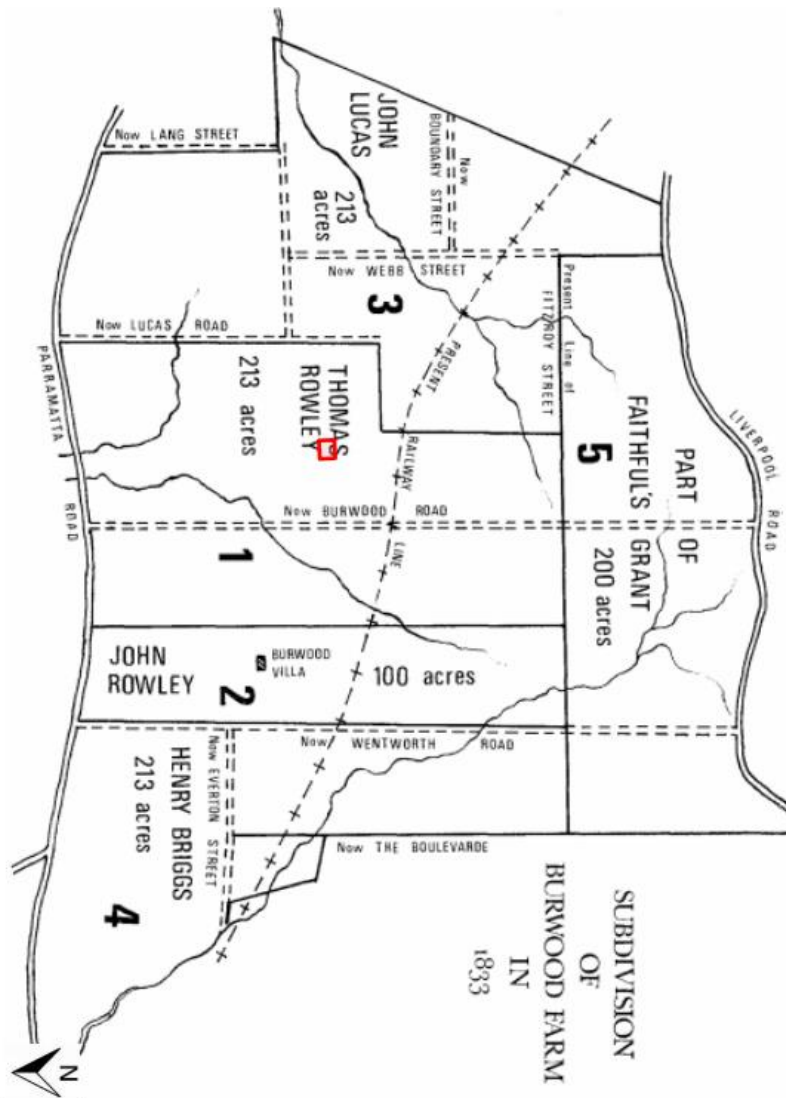


Figure 3: Approximate location of subject site (indicated in red) within the subdivision of Burwood Farm in 1833. Note that the orientation of the map is from north to south
 (Source: Eric Dunlop, 'Harvest of the Years. The Story of The Story of Burwood 1794-1974, Part 1' p. 27. Accessed from http://www.holyinnocentscroydon.org.au/files/pdf/Harvest_of_the_Years_Part1.pdf).

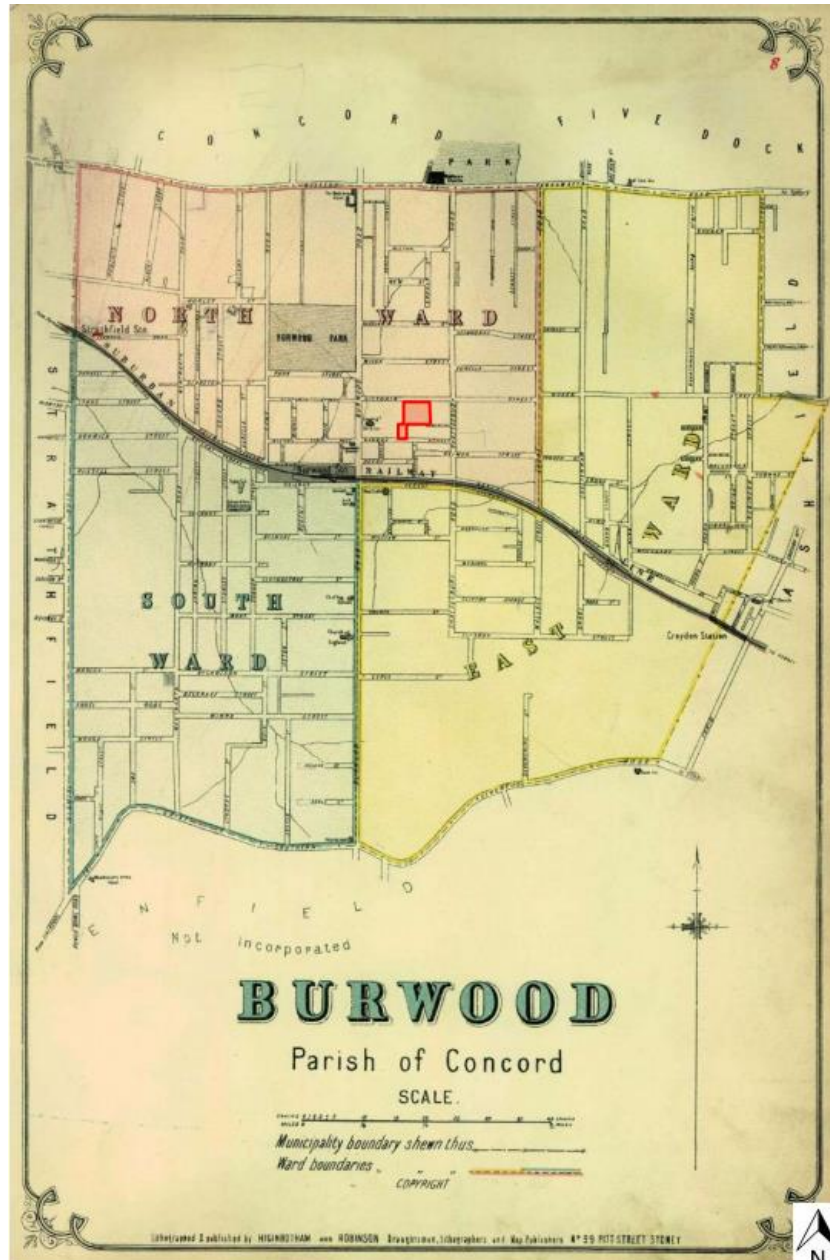


Figure 4: Approximate location of subject site (indicated in red) within the Parish of Concord in 1886 - 1888

(Source: 'Burwood, 1886-1888', Atlas of the Suburbs of Sydney. City of Sydney Archives. Accessed on 20 July 2017. Available from <https://dictionaryofsydney.org/media/3897#refuuiid=a7c628dc-ed6a-691f-1fd3-1aebc647a0a8>).

3.1.3 Burwood Today

Burwood today has a significant and diverse migrant community, with 70% of the population born outside of Australia. In recognition of this, Burwood Council has adopted a 'Multicultural Strategy', which:

...recognises, values and celebrates cultural diversity and embraces the challenges inherent in such diversity. Council has a long and proud tradition of planning and acting to support the needs and aspirations of the community who come from culturally and linguistically diverse (CALD) backgrounds and encouraging people to work cooperatively towards the common

good.

The current population is also very young, with an average age range of 20-39 years. This combination of immigration and young families is anticipated to contribute to further population growth in coming years. The growth of high-rise apartments in the streets surrounding Burwood Road and, particularly in the vicinity of Burwood Station, has been significant in recent years, with over 50% of the population now residing in high-rise apartment dwellings ... Driving this growth is Sydney's housing shortage; in response to which the government has developed the 'Parramatta Road Urban Transformation Strategy'. As part of this strategy, the NSW Department of Planning and Environment has identified Priority growth areas and precincts, which will:

...provide a planned approach to growth in Sydney, with new homes and jobs located close to public transport, shops and services, while retaining and enhancing a community's character.

This aims to create an additional 30,000 dwellings by 2031 between eight urban centres. In June 2017, Burwood was announced as one of a number of new Priority Precincts. Burwood is the major retail and commercial service centre for Sydney's inner west and has therefore been identified as a primary location for residential and employment growth in the coming decades. An additional component of the scheme will be the construction of a rapid transit route linking Burwood and Strathfield to the Sydney CBD.

3.2 Subject Site - Historical Background

3.2.1 Early Subdivision and Occupancy

When the Burwood Estate was subdivided in 1833/1834 the subject site became part of the 213 acres owned by Thomas Rowley Junior (Figure 3). This later became part of the 'Cheltenham Estate', first advertised on 17 June 1854.

28-34 Victoria Street

The earliest reference made to Victoria Street in the Sands Directory dates to 1869. Occupants of individual properties are not specified until 1879, at which time they are listed in geographical order from north (Burwood Road) to south (Lucas Road) as: Kenneth Cox, Captain H.T. Fox, S.H. Lambton, William Nixon, William North, Thomas. B. Rolin, H.J. Rucker and M.B. Young. As it cannot be established how many properties were present between Burwood Road and Lucas Road, however, nor their precise location, it is not possible to identify which occupant/s correspond/s with which lot.

From 1883, the list of residents along Victoria Street between Burwood Road and Lucas Road was divided by the now non-existent Sarah Street, once located on the western side of Victoria Street. The Parish Map of Burwood dating to 1886-1888 does not, however, include a 'Sarah Street'. It appears to have been renamed in the previous year, along with adjoining Adelaide Street and Cheltenham Street, as 'Shaftesbury Street', which now stretched from Parramatta Road in the north to Fitzroy Street in the south. Street numbering was recorded in the Sands directory from 1922 onwards. At this time, the residents of the subject site are listed as follows: Their occupations are unknown.

Street No.	Resident
28	Joseph Blenkinsopp
30	Ernest Driver
32	Alfred Atwell
34	S.J. Chant
36	Denis Doran

In 1930, occupancy of the subject site remained largely unchanged, with the exception of numbers 32, now occupied by an E. Misses and M. Richards, and 34, now occupied by an H.G. Maund. Although extensive research was carried out, the street numbering indicated in the Sands Directory could not be cross-referenced with corresponding early maps of Burwood. While the historic street numbering corresponds with that in the present day, the possibility that these numbers may correspond with different lot boundaries cannot be ruled out...

3.2.2 Date of Construction

According to a Valuation book dated to 1925, cottages were erected on the subject site; then Section N of blocks 21, 22, 23 and 24 of the Cheltenham Estate. By 1965, the cottages were mostly in use as service rooms or divided into flats. The next Valuation book for the subject site dates to 1980 and indicates that, while number 28 was still listed as a cottage, numbers 30 and 32-34 had come under the ownership of "Proprietary Owners of Strata Plan", and consisted of 18 and 15 units respectively. This suggests that the apartment complexes, which are today located on the subject site, were developed for their current use between 1965 and 1980; the exception to this being number 28, which was likely to have been constructed after 1980...

3.2.3 Conclusion

The above-discussed Sands Directory and Valuation book sources indicate that Victoria Street East south..., between Burwood Road and Lucas Road, was characterised principally by residential detached housing from the late 19th to the mid-20th century. This agrees with various other historic sources regarding the sub-division and later development of Burwood, as discussed in the history (Section 30 - Historical Background). Between 1965 and 1980, apartment dwellings were constructed at 28a-30 and 32-34 Victoria Street and, shortly after 1980, at number 28. With the exception of some internal renovations, these buildings have remained largely unaltered.

3.0 SITE ASSESSMENT

3.1 The Site

For the following, refer to Figure 5 an aerial photograph over the site, and to the survey that accompanies this application. To match the accompanying plans, Victoria Street is referred to as being to the north.



Figure 5: An aerial photograph showing the subject site and its surrounds.
SIX Maps.

The subject site is comprised of three rectangular lots. The combined northern boundary (Victoria Street) measures approximately 70m, the east boundary measures approximately 61m; the combined southern boundary measures approximately 70m and the western boundary approximately 60m. The site area is approximately 4231sqm.

Victoria Street is noted as gently rising to the east. The existing buildings are described below.

3.2 The Buildings

3.2.1 No. 28 Victoria Street

No. 28 Victoria Street (SP 49414) is a 20th century three storey residential flat building.

The front elevation, addressing Victoria Street, is constructed of brown and white face brick and is set beneath a tiled hipped roof. Each level of the symmetrical front elevation has a pair of central balconies flanked by large aluminium framed windows.

The front yard of the property includes vehicular access to the eastern boundary and an area of lawn with some informal planting bound by a concrete kerb.

Figure 6 and Figure 7 illustrates the front elevation and yard area.



Figure 6: The front elevation of No. 28 Victoria Street.



Figure 7: Streetscape presentation of No. 28 Victoria Street.

3.2.2 No. 28a – 30 Victoria Street

No. 28a – 30 Victoria Street (SP 4241) is a 20th century four storey residential flat building.

The front elevation, addressing Victoria Street, is constructed of face brick set on a rendered base which forms the under-croft parking for the building. The building has a tiled hipped roof. The upper levels of the front elevation are symmetrical. They have a pair of central recessed balconies flanked by medium sized aluminium framed windows.

The front yard of the property includes vehicular access to the western boundary and an area of lawn with a row of mature trees which provide a screen between the building and the street.

Figure 8 and Figure 9 illustrates the front elevation and streetscape presentation of No. 28a-30 Victoria Street.



Figure 8: The front elevation of 28 Victoria Street.



Figure 9: Streetscape presentation of 28 Victoria Street.

3.2.1 No. 32 - 34 Victoria Street

No. 32 - 34 Victoria Street (SP 4711) is a 20th century four storey residential flat building.

The front elevation, addressing Victoria Street, is constructed of red face brick and is set beneath a tiled hipped roof. The symmetrical front elevation has a central entry door to the ground floor. Apartments to either side of the entry have projecting rendered balconies and small aluminium framed windows set into the perimeter brick walls.

The front yard of the property includes vehicular access to the western boundary and an area of lawn with some informal planting to the perimeter.

Figure 10 and Figure 11 illustrates the front elevation and streetscape presentation of No. 32-34 Victoria Street.



Figure 10: The front elevation of No. 32- 34 Victoria Street.



Figure 11: The streetscape presentation of No. 32- 34 Victoria Street.

3.3 The Surrounding Area

For the following, refer to Figure 12, an aerial photograph over the site and the surrounding area.

The site is located on a boundary between the residential area and the retail hub of Burwood. The buildings in the area a mix of residential flat buildings, large retail complexes and mixed used development. To the north is Burwood Westfield, a large shopping mall which is set over a site of around 3 hectares of land. ¹ Burwood Road is

¹ Six Maps

located to the west; this is the traditional high street of Burwood which is lined with older style two storey buildings. To the west of the site beyond Shaftsbury Road is a lower scale residential area containing one and two storey detached dwellings set on individual blocks.

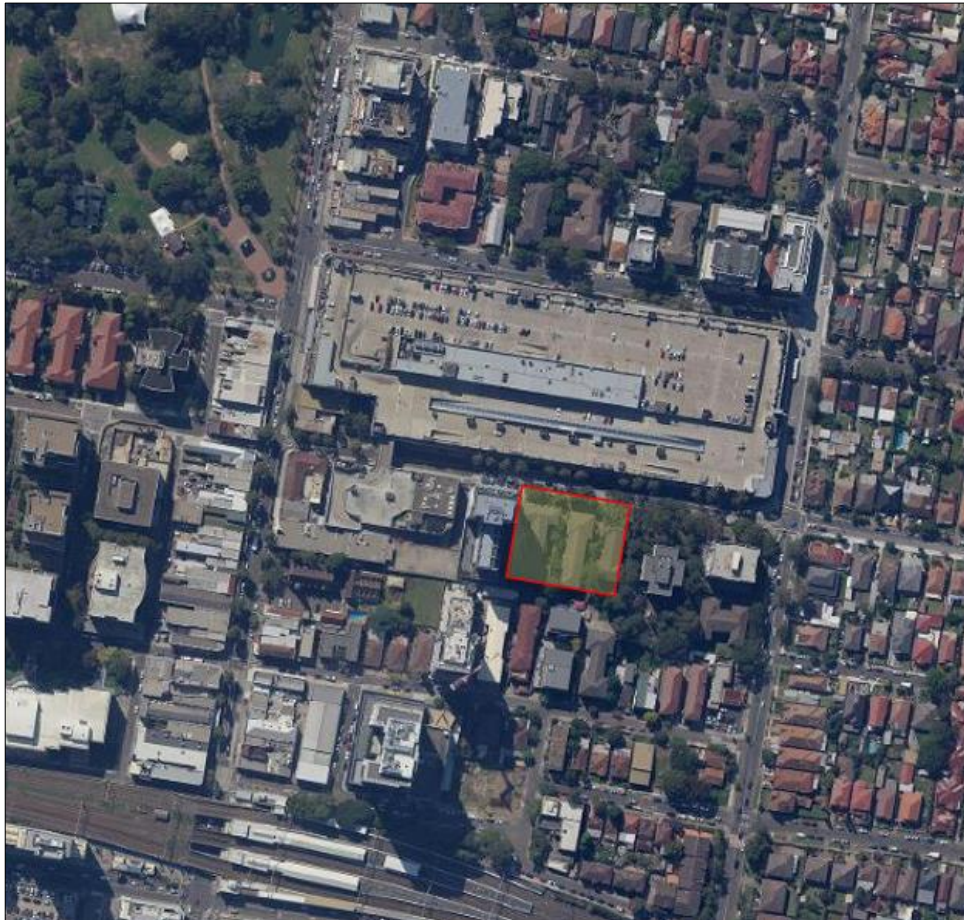


Figure 12 : Aerial photograph over the site and the surrounding area. The site is marked in red and highlighted yellow
SIX Maps.

3.3.1 Victoria Street

Victoria Street runs in an east – west direction from Lucas Road in the east to Burwood Road in the west.

Victoria Street is relatively wide with two lanes on both sides. Bitumen footpath with concrete kerb and gutter line both sides of the road. There is a small grass verge on the northern side of the street which has been planted with street trees. There are no street trees to the southern side of the street however the gardens of the properties on this side of the street are densely vegetated. The natural fall of the terrain is to the west.

As noted above, the building to the northern side of the road is the Burwood Westfield Mall. The Victoria Street elevation, of the Burwood Westfield Mall, is a large concrete structure with no fenestration and simple decorative detailing addressing the street.

Figure 13 to Figure 15 illustrate the general character of the street in the vicinity of the site.



Figure 13:
View to the
Westfield
Mall
depicting
the general
character of
the
streetscape.



Figure 14:The
general
character of
Victoria
Street.



Figure 15:
View west
along Victoria
Street
towards the
subject
buildings
demonstratin
g the general
character of
the area.

The site to the east is No. 26 Victoria Street. This property is a mid 20th century eight storey residential flat building constructed of face brick, concrete panels, rendered concrete bands and aluminium framed windows.

Figure 16 illustrates No. 26 Victoria Street to the east of the subject property.



Figure 16: No. 26 Victoria Street, to the east of the subject site.

The site to the west is No. 36 Victoria Street. This property is a recently constructed high rise mixed use development with retail to the ground floor and residential to the upper levels. The building has a three storey podium with central multi storey tower.

Figure 17 illustrates the building to the west of the subject property.



Figure 17: No. 36 Victoria Street, to the west of the subject site.

3.4 View Corridors

The principal view corridors towards the site, obtained directly outside of it on Victoria Street, are largely obscured by vegetation located within the front yard of the existing building (refer back to Figure 7, Figure 9 and Figure 11).

As shown in Figure 25, the nearest heritage listed items are 'Ely House' (first floor), No. 122-126 Burwood Road (I223) and the Congregational (uniting) Church and Church Hall, No. 134a Burwood Road (I20).

Figure 18, shows 'Ely House' to the right of the image, the arrow demonstrates the location of the proposed development to the east of the existing multi-storey development at No. 36 Victoria Street.



Figure 18:
'Ely House'
is shown to
the front of
the image.
The arrow
indicates the
approximate
location of
the subject
site.

Figure 19 shows the location of the heritage listed Congregational (United) Church and Church Hall and its relationship to the proposed development indicated by the red arrow. It is noted that the proposed building will be located to the east (behind) the recent development at No. 36 Victoria Street and is consistent with the wider context and will form part of a group of high-rise developments within the vicinity of the neighbouring heritage items.



Figure 19:
View of
Burwood
Uniting
Church
from
Burwood
Road

Other heritage items in the vicinity of the subject property, as shown in Figure 25 are:

- No. 90-98 Burwood Road (I19).
- Nos 9 and 11 George Street (I56).
- Nos 55-55A, 57 and 59 Burwood Road (I17).
- No. 71-77 Burwood Road (I18).

No. 90-98 Burwood Road (I19) is located to the north of neighbouring Westfield Mall. As shown in Figure 20, the proposed development will not be easily visible from this heritage item due to the distance separating the two and the intervening mall structure.



Figure 20:
View of Nos
90-98
Burwood
Road.
googlemaps
2018

Nos 9 and 11 George Street (I56) are noted as being a pair of two storey Victorian Era Filigree terrace dwellings located to the south of the subject property. These buildings are shown to the right of Figure 21; the red arrow demonstrates the location of the proposed development in relation to these locally listed heritage items. The principal view angle to these buildings is noted as being from George Street and there are views to this pair of buildings from Victoria Street.



Figure 21:
Nos 9 and
11 George
Street,
shown to
the right
of the
image. The
arrow
depicts the
subject
site.

In February 2018, DA98/2016 comprising No. 9-15 George Street was approved by Burwood Council, refer to Figure 23. When constructed, the proposed multi-storey development will block any views between the Heritage listed terrace buildings and the subject site.



Figure 22:

Rendering of DA98/2016. The Heritage listed terrace dwellings are shown to the bottom right of the image.

Figure 23 and Figure 24 show the locally listed heritage items known as Nos 55-55A, 57 and 59 Burwood Road (I17) and No. 71-77 Burwood Road (I18). These items are located on the western side of the street and do not share a view corridor with the subject site.



Figure 23:

Nos 55-55A, 57 and 59 Burwood Road.



Figure 24:
No. 71-77
Burwood
Road.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Citations and Listings for the Site

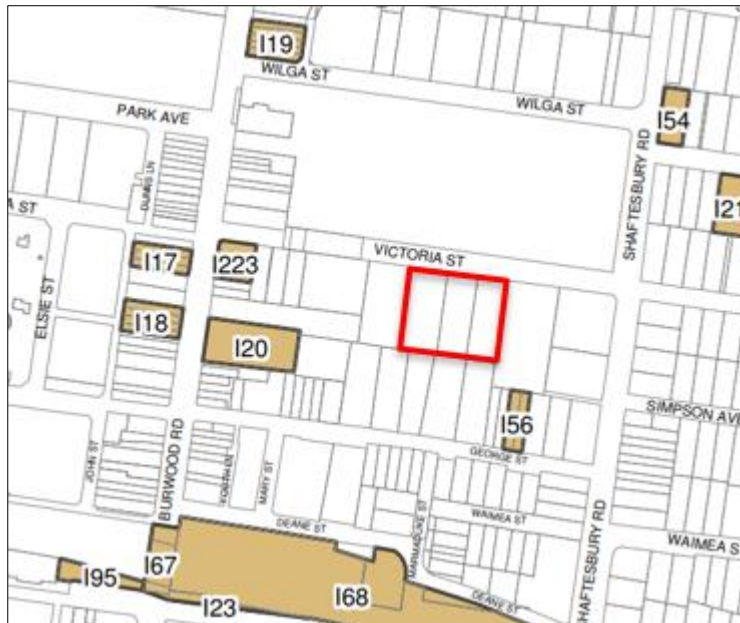
Nos 28 – 34 Victoria Street, Burwood:

- Are not listed as a heritage item on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Are not listed as an item of local heritage significance by Schedule 5 Part 1 of the *Burwood LEP 2012*.
- Are not located within the boundaries of a Heritage Conservation Area as defined by Schedule 5 Part 2 of the *Burwood LEP 2012*.
- Are located within the vicinity of the locally listed 'Ely House', the Congregational (United) Church and Church Hall and Nos 9 and 11 George Street as defined by Schedule 5 Part 1 of the *Burwood LEP 2012*.

4.2 Heritage Items in the Vicinity of the Site

For the following, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

Figure 25 shows the location of heritage items, listed by Schedule 5 Part 1 of the *Burwood LEP 2012*. Heritage items are coloured brown. The subject site is indicated by the red arrow.



**Figure 25 Detail of
Burwood Heritage
Plan.
Burwood LEP
2012 Map 001**

The following heritage items listed under Schedule 5 Part 1 of the *Burwood LEP 2012* are located within the vicinity of the subject site:

- ‘Ely House’, Nos 122 – 126 Burwood Road, Burwood, NSW (I223).

Ely House’s first floor is a historically and aesthetically significant local example of the inter-war Spanish Mission style. While the ground floor remains completely altered and thus insignificant, the access stairway and entry on Victoria Street asides, the first floor remains contributory to the wider streetscapes heritage character. The Inter-war Spanish Mission Style is uncommon in the Burwood Municipality lending it the significance of rarity.²

- ‘Congregational (uniting) Church & Church Hall’, 134A Burwood Road, Burwood, NSW (I20)

The State Heritage Database provides the following statement of significance for this item:

No. 134a Burwood Road, Burwood has historic, aesthetic and social significance as a very good intact example of a Victorian Free Gothic style Church constructed in c.1880. The building contributes to the streetscape with its stone façades, dressed stone string courses, decorative metal vents, pointed arch windows, with pointed labels and decorative stone tracery and the entrance tower with its rounded trefoil windows and tall copper spire. As a church it has played a part in the development of the local community for its use in religious activity and social events.³

- *Victorian Shops - First floor façades only*, 90-98 Burwood Road, Burwood [I19]

The State Heritage Database provides the following statement of significance for this item:

² *Ely House (first floor only)*, 122-126 Burwood Road, Burwood. Heritage Data form Burwood Municipals Council.

³ ‘*Congregational (uniting) Church & Church Hall*’, 134A Burwood Road, Burwood, NSW No. 1250057.

Nos. 90-98 Burwood Road, Burwood has historic and aesthetic significance as part of an early subdivision and Victorian period of development in the local area constructed in c. 1870s-80s. Despite some modifications, the first floor façades still have their original form and detailing such as decorative parapets.⁴

- 'Victorian Semi-detached house', 9-11 George Street, Burwood, NSW (I56)

The State Heritage Database provides the following statement of significance for this item:

Nos. 9-11 George Street, Burwood has historic and aesthetic significance as a pair of free standing semi-detached terraces constructed in the Victorian Italianate style in c. 1880s - 90s. The pair retains its original form, scale and original detailing such as ground floor cast iron column, brackets and frieze, a triple set of tall double hung timber framed windows with arched tops, rendered label moulds and helically decorated columns. The ground floor entry door is timber panelled with an arched fanlight over. First floor details include a timber balcony with a cast iron decorative column, balustrade, brackets and frieze, two pairs of timber and glass French doors with highlight and timber shutters. The building makes a positive contribution to the George street streetscape.⁵

- *Shops – first floor façade*, 55-55A, 57 and 59 Burwood Road, Burwood, NSW (I17)

The State Heritage Database provides the following statement of significance for this item:

Nos. 55-55A, 57 and 59 Burwood Road, Burwood has historic and aesthetic significance as part of an early subdivision and Federation period of development in the local area constructed in 1890-1915. Despite some modifications the façades still retain their original form but No. 59 has lost its integrity due to an enclosed balcony. The decorative parapet wall with classical detailing remains intact.⁶

- 'Victorian Shops – first floor façade', 71-77 Burwood Road, Burwood, NSW

The State Heritage Database provides the following statement of significance for this item:

Nos 71-77 Burwood Road, Burwood has historic and aesthetic significance as part of an early subdivision and Federation period of development in the local area constructed in 1898. The first floor façades retain their original form and detailing such as decorative parapets.⁷

5.0 SCOPE OF WORKS

The following should be read in conjunction with the plans prepared by Urban Link that accompany this Application.

It is proposed to demolish the existing buildings and construct a multi-level mixed use building. The building will have a podium level set over the first 3 floors which is consistent with the prevailing height and scale of the Street. A 27 storey tower rises from the centre of the site. (27 levels above the 3 storey podium).

⁴ *Victorian Shops - First floor façades only*, 90-98 Burwood Road, Burwood, NSW No. 1250053

⁵ 'Victorian Semi-detached house', 9-11 George Street, Burwood, NSW (I56)
No. 1250059

⁶ 'Shops – first floor façade', 55-55A, 57 and 59 Burwood Road, Burwood, NSW No. 1250055

⁷ 'Victorian Shops – first floor façade', 71-77 Burwood Road, Burwood, NSW No. 1250056

The proposed building will comprise:

- 3 levels of basement parking.
- Retail to ground level and first floor.
- Commercial to second floor and open space for commercial tenants.
- Residential apartments and open space to Level 3.
- Residential apartments to Levels 4-20 and Levels 22-29.
- Residential apartments and communal open space Level 21 & Level 23.

6.0 METHOD OF ASSESSMENT

The following considers heritage related issues only. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact. Refer to the Statement of Environmental Effects (SEE) that accompanies this application.

The proposal is assessed with a full understanding of the requirements for Heritage Impact Statements provided by the NSW Heritage Branch publication *Statements of Heritage Impact* (2002 update) and the relevant objectives and controls provided by the *Burwood LEP 2012* and of the *Burwood DCP 2013*.

The recommended management provisions on the heritage inventory listing sheet for the heritage items in the vicinity have been read and understood.

7.0 EFFECT OF WORK

7.1 Burwood DCP controls and guidelines

As noted above, the *Burwood Development Control Plan 2013* supplements the provisions and controls of the *Burwood LEP 2012*. Section 3.8 of the DCP applies to Heritage in centres and corridors.

The following is written with an understanding of the objectives and controls set out in the *Burwood LEP 2012* and the *DCP 2013*.

The General Objectives for Development in the vicinity of a heritage item or conservation area, where the developable property or heritage property is located in a Centre or Corridor are defined in the DCP as:

01 To support the retention of heritage properties and maintain their heritage significance.

02 To ensure that alterations or additions to heritage properties are sympathetic to the heritage significance of the property and in keeping with its character.

03 To ensure that development located in the vicinity of a heritage item is designed and sited in a manner sympathetic to the significance of the heritage property and its setting.

04 To facilitate adaptive re-use of heritage properties where such a use would contribute to the ongoing maintenance and viability of that item or place.

The development has been assessed against the following provisions which were devised by Burwood Council to support the above objectives.

Control	COMMENT
P1 Development Applications that propose works to, or demolition of, a heritage property are required to submit a heritage report, known as a Heritage Impact Statement (HIS), prepared by a qualified and recognised heritage professional as part of the application to Council. This report shall detail the impacts of the proposed development on the heritage significance of the property. Council may, at its discretion, require a Conservation Management Plan (CMP), instead of a HIS.	Not relevant to this application. The subject site does not contain any heritage items. All neighbouring heritage items are located on separately located lots.
P2 Where substantial demolition is proposed, the HIS is required to provide justification on heritage grounds and demonstrate that options for retention have been investigated. An assessment of significance must include a comparative analysis of 114 the building in relation to others of its kind in the local area. Claims concerning physical condition are required to be supported by a Structural Engineer's report. Conclusions should be based upon the heritage significance of the property, not on the development potential of the land it is situated upon	Not relevant to this application. As noted within this report, proposed demolition is restricted to mid 20 th century low rise development. The buildings have not been identified as having significant heritage value.
P3 Council will require the submission of a heritage statement, prepared in accordance with the NSW Heritage Branch guideline Statements of Heritage Impact, where development is proposed adjacent to a heritage property	This report satisfies this control. Further information regarding the potential impact to the neighbouring heritage items is included below.
P4 Major re-development of a heritage property shall have regard to the NSW Heritage Branch's Design in Context: Guidelines for Infill Development in the Historic Environment.	Not relevant to this application. The subject site does not contain any heritage items.
Building Design Considerations	

<p>P5 Development of a heritage property must:</p> <ul style="list-style-type: none"> • Provide a use that is compatible with its heritage significance. • Be sympathetic in terms of its design, bulk, scale and character. • Adopt materials/finishes, form, proportions and detailing that responds to the traditional style of the heritage property. • Provide adequate setbacks around the heritage property to ensure the maintenance of its historic setting and facilitate interpretation. 	<p>Not relevant to this application.</p> <p>The subject site does not contain any heritage items.</p>
<p>P6 Development in the vicinity of a heritage property must be designed to have regard to the heritage property's:</p> <ul style="list-style-type: none"> • Scale and character. • Form and proportions. • Materials, colours and finishes. • Street alignment and established setbacks in the surrounding area. 	<p>The proposed development will form part of the surrounding urban context of the neighbouring heritage items.</p> <p>In recent years, this context has evolved from a low to medium scale to one of high-rise modern developments. The proposed building respects the scale and character of the neighbouring heritage listed items through the expression of the podium level which has been designed to be consistent with the prevailing height and scale of the street. The proposed tower is considered to be consistent with height and scale of recent tower development in the area and will form part of the modern high rise backdrop of the neighbouring heritage items.</p> <p>The proposed development will be clearly read as a modern building that does not mimic the characteristics or style of the neighbouring heritage items.</p>
<p>P7 Where a heritage property features a freestanding, heritage-significant building (e.g. house, church, terrace row), any development having three storeys or more which is contiguous to that heritage property will generally be expected to observe a 5 metre minimum setback from the heritage property's boundary (and 4 metre minimum setback for any below-ground excavation/basement).</p>	<p>Not relevant to this application.</p> <p>The subject site does not contain any heritage items.</p>
<p>P8 Development or adaptive re-</p>	<p>Not relevant to this application.</p>

<p>use of a heritage property should seek to retain significant external and internal fabric. In particular, those public and community buildings (e.g. churches, schools, hospitals, community halls), pubs and hotels, or other buildings with high public visitation. For example, significant external design details may include wall tiles, historic advertising, pressed metal awning soffits, balconies, doors and joinery. Significant internal design details may include staircases, plasterwork, joinery or fittings. The spatial qualities of a building will sometimes also be important.</p>	<p>The subject site does not contain any heritage items.</p>
<p>P9 Development should retain sufficient evidence of the significant internal layout to enable interpretation. Retaining evidence of former room layouts can be achieved by retaining evidence of the cellular pattern through joinery, ceilings, nibs and bulkheads.</p>	<p>Not relevant to this application.</p> <p>The subject site does not contain any heritage items.</p>
<p>3.8.5 Views and Vistas</p>	
<p>P13 Development of a heritage property, or development in its vicinity, must:</p> <ul style="list-style-type: none"> • Provide an adequate area of land around the development to allow interpretation of the significant building or place. • Not detract from the setting of the heritage property. • Retain and respect significant views/vistas from the public domain to a heritage property, as well as the views/vistas originating from the heritage property itself. 	<p>As noted previously, the proposed development will form part of the surrounding modern high-rise layer of urban context of the neighbouring heritage items.</p> <p>As shown in section 3.4 of this report, the proposed development does not form part of the immediate context of the heritage items and its impact is lessened by intervening modern development.</p> <p>The existing views and vistas to the heritage items will not be impacted by the proposed development and the streetscape presentation of the heritage items will be maintained.</p>
<p>3.8.8 Signage, Visual Presentation and Colour Schemes</p>	
<p>P18 Signage proposed upon historic facades or exteriors shall not obscure significant architectural elements, nor detract from the character of the heritage property.</p>	<p>Not relevant to this application.</p> <p>The subject site does not contain any heritage items.</p>

P19 Signage shall be restricted upon historic facades. Where applicable, the signs should occupy the areas upon a building traditionally reserved for signage, such as the top hamper or awning fascia. Signage should be addressed as an overall scheme to avoid the accumulation of signs over time.	Not relevant to this application. The subject site does not contain any heritage items.
P20 Projecting signs are not permitted upon heritage properties.	Not relevant to this application. The subject site does not contain any heritage items.
P21 Roller shutters, security bars or similar devices shall not be permitted upon a heritage property as these obscure significant architectural elements and detract from the character of buildings. In general, sympathetic alternatives can be found to address the security of business/office/retail premises, such as anti-theft glass and internal locks.	Not relevant to this application. The subject site does not contain any heritage items.
P22 Redevelopment shall be taken as an opportunity to remove unsympathetic work upon a heritage property, such as air conditioning units above shop awnings, or earlier signage. Redevelopment should also be used to reinstate lost building elements.	Not relevant to this application. The subject site does not contain any heritage items.
P23 Exterior stonework and face brickwork of a heritage property shall not be painted or otherwise obscured. The cement rendering of masonry exteriors is generally not supported on heritage grounds.	Not relevant to this application. The subject site does not contain any heritage items.
P24 Original and early landscaping that includes plantings with direct links or association to the heritage property must be retained.	Not relevant to this application. The subject site does not contain any heritage items or early landscaping.
P25 New colour schemes should reflect the most significant design period of the heritage property. Corporate colours will not be permitted to	Not relevant to this application. The subject site does not contain any heritage items.

dominate the architectural elements of a building or obscure building features.	
P26 New colour schemes for a building in the vicinity of a heritage property must not detract from the setting of the heritage property.	The modern colour palette of the proposed development is considered to be appropriate for the development and will not detract from or overwhelm the neighbouring heritage items.

7.2 Effect of Work on Nearby Heritage Items

‘Ely House’, No. 122 – 126 Burwood Road, Burwood, NSW (I223).

The proposed works will have a minimal and acceptable impact on the significance of this item for the following reasons:

- The existing setting of this item will not be impacted by the proposed development. In recent years, the neighbouring context of the item has evolved from a low to medium scale to one of high-rise modern developments. proposed development will form part of the evolving urban context of the neighbouring heritage item.
- The proposed works will be separated from the heritage listed item by the recent development at No. 36 Victoria Street, refer to Figure 18. The existing views of this property from Burwood Road will not be impeded. The proposed development will, therefore, have no impact on the ability to view and understand this item.
- The proposed works will not block significant views to or from this item.
- The proposed development will be clearly read as a modern building that does not mimic the characteristics or Inter-war Spanish Mission style of ‘Ely House’.

‘Congregational (uniting) Church & Church Hall’, No. 134A Burwood Road, Burwood, NSW (I20)

The proposed works will have a minimal and acceptable impact on the significance of this item for the following reasons:

- The proposed works are located to the east of the recent development at No. 36 Victoria Street, refer to Figure 19. Accordingly, where visible in conjunction with the heritage item the proposed development will form part of the evolving urban context of the neighbouring heritage item and will not impact the general public’s ability to view and understand this item.
- The existing setting of this item will not be impacted by the proposed development.
- This building will continue to be viewed from Burwood Road. The proposed development will, therefore, have no impact on the ability to view and understand this item.
- The proposed works will not block significant views to or from this item.

‘Victorian Shops - First floor façades only’, No. 90-98 Burwood Road, Burwood [I19]

The proposed works will have a minimal and acceptable impact on the significance of this item for the following reasons:

- Where visible in conjunction with this heritage listed item, the proposed works will form part of the changing urban backdrop as shown in Figure 20.

- The principal view corridor from Burwood Road will not be impacted by the proposed works. Accordingly, the proposed works will not block significant views to or from this item.

‘Victorian Semi-detached house’, No. 9-11 George Street, Burwood, NSW (I56)

The proposed works will have a minimal and acceptable impact on the significance of this item for the following reasons:

- Where visible in conjunction with this heritage listed item, the proposed works will form part of the changing urban backdrop as shown in Figure 21.
- Future views between the subject property and No. 9-11 George Street will be blocked after the construction of the approved development shown in Figure 22.
- The principal view corridor from George Street will not be impacted by the proposed works. Accordingly, the proposed works will not block significant views to or from this item.

Shops – first floor façade’, Nos 55-55A, 57 and 59 Burwood Road, Burwood, NSW (I17)

The proposed works will not impact the significance of this item as they will not be visible in conjunction with the heritage listed item. Nos 55-55A, 57 and 59 Burwood Road, Burwood is located on the western side of Burwood Road and therefore does not share a view corridor with the proposed development. Accordingly, the proposed works will not block significant views to or from this item or impact the general public’s ability to view and understand this item.

‘Victorian Shops – first floor façade’, No. 71-77 Burwood Road, Burwood, NSW (I18)

The proposed works will not impact the significance of this item as they will not be visible in conjunction with the heritage listed item. No. 71-77 Burwood Road, Burwood is located on the western side of Burwood Road and therefore does not share a view corridor with the proposed development. Accordingly, the proposed works will not block significant views to or from this item or impact the general public’s ability to view and understand this item.

8.0 CONCLUSIONS

This heritage impact statement has been prepared in conjunction with a DA application for demolition and redevelopment of No. 28-34 Victoria Street, Burwood. The existing buildings have not been identified as heritage listed items within the Burwood LEP nor are they located within the boundaries of a Heritage Conservation Area.

The subject property has been identified as located within the vicinity of the several locally listed items. However, as identified within this report, the proposed podium of the development respects the prevailing height and scale of the street, the modern design does not seek to replicate or mimic any of the characteristics of the neighbouring heritage listed items and will not block or impede any views to or from the heritage items. The proposed development is consistent with the characteristics and appearance of the evolving urban setting of the items.

Accordingly, it is considered that the proposed works will have no impact on the significance view corridors or general setting of the nearby heritage items.

The proposed works fulfil the objectives for works to heritage items and in the vicinity of heritage items set out by the *Burwood LEP 2012* and the *Burwood DCP 2013*.