

HERITAGE IMPACT STATEMENT

2 Eastbourne Road, Homebush West



June 2020

**STRATHFIELD COUNCIL
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ADDITIONAL INFORMATION

**DA2020/080
15 June 2020**

Cover Image: The subject site t 2 Eastbourne Road, Homebush West t (Source: NBRS Architecture)

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HERITAGE IMPACT STATEMENT FOR 2 EASTBOURNE ROAD, HOMEBUSH WEST

1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement has been prepared for MJ Holdings 1 Pty Ltd in accordance with the standard guidelines of the NSW Heritage Division to accompany an application for proposed works at 2 Eastbourne Road, Homebush West. The site comprises a 1980s medium-density development of townhouses facing a private driveway accessed from Eastbourne Road.

The proposal is to demolish the buildings and all site improvements on the site, excavate for two levels, and then construct a block of apartments of five above-ground storeys with underground carparking.

Details of the development proposal have been prepared by Bechara Chan & Associates.

The subject property is not listed as an item of local heritage significance, nor is it in a conservation area. The site is across the road from a heritage listed item, as identified in Schedule 5 of the *Strathfield Local Environmental Plan (LEP) 2012*.

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *Strathfield LEP 2012* and the requirements of the Strathfield Development Control Plan (DCP) 2005, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out 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.

1.3 SITE LOCATION

The site is located on the eastern side of Eastbourne Road, between The Crescent and Exeter Road, Homebush West. It is identified as Strata Plan 32811 by the NSW Land Registry Services (LRS).

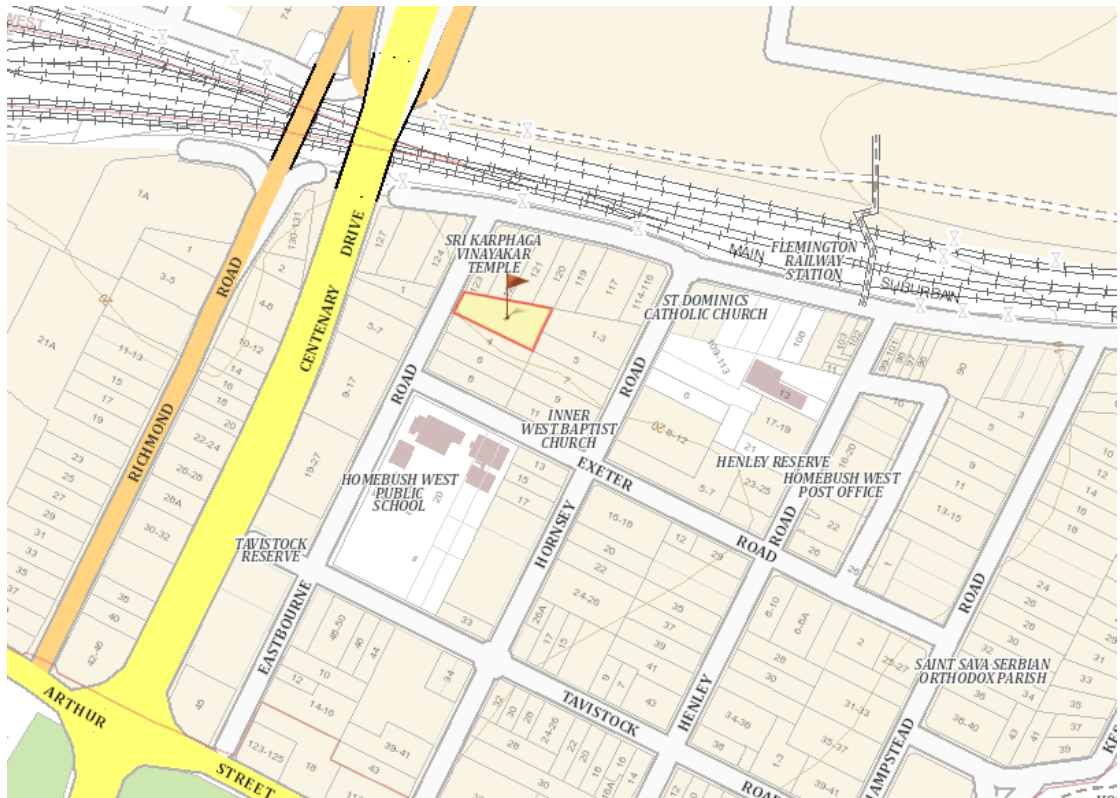


Figure 1: Street map with the subject site highlighted showing the location. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

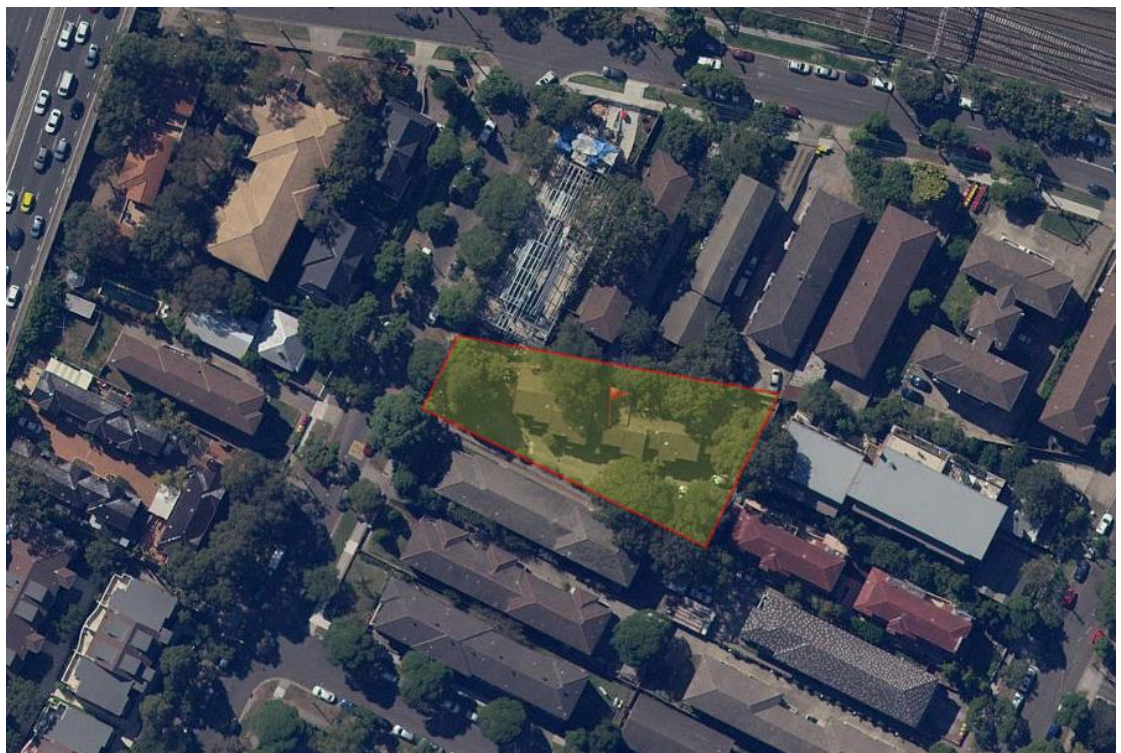


Figure 2: Aerial photograph with the subject site highlighted. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

1.4 AUTHORSHIP

This report was prepared by Brad Vale, Senior Heritage Consultant of **NBRS**ARCHITECTURE, using written and graphical resources of Strathfield Council as acknowledged.

1.5 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions that relate to heritage.

1.6 COPYRIGHT

Copyright of this report remains with the author, **NBRS**ARCHITECTURE. Unless otherwise noted, all images are by the author.

2.0 DOCUMENTARY EVIDENCE

2.1 PRE-EUROPEAN HISTORY¹

The lands of Strathfield local government area are the traditional lands of the Cadigal and Gameygal clans, within the Wangal people. *There is evidence of occupation in the land around Cooks River dating back to approximately 10,000 years. Wangal country was known as 'Wanne' and extended in the north from Darling Harbour to the Balmain Peninsula, however, it is uncertain how far south their Country extended. The Parramatta River marked the northern boundary of the Wangal clan.*

The Parramatta and Cooks Rivers were undoubtedly used by the Wangal people, providing them with some of the resources they needed to survive. Use of the Parramatta River dates back at least around 30,000 years ago, from a site west of Breakfast Point, near Parramatta. The Parramatta river would have been used for camping, fishing, hunting, and as a provision for edible plants. The rivers would also have provided a means of travel, and a method of communication and trade between neighbouring clans. Just as the Parramatta River provided good fishing grounds for the Wangal clan, so would Cooks River have been an important focus for various activities, and there remains to this day, a connection between Cooks River and local Aboriginal communities. From historical records, we know that both men and women used bark canoes to catch fish and gather shellfish. They would have camped along the river's edge, using overhangs or building bark huts for shelter, or simply sleeping out in the open. Where fishing did not take place, inland populations were known to hunt kangaroos, wallabies, possums, and other animals, including a variety of birds and reptiles.

Although little physical evidence of Aboriginal life remains within the Strathfield LGA itself, the historical accounts of Bennelong and Breakfast Point tell us about the Wangal people living around Parramatta and Cooks Rivers when the British first arrived. By the mid-1800s, the Strathfield region was largely developed with houses, roads and railways. This would have forced the Wangal people from their land, and destroyed most of the Indigenous inhabitants' campsites, scarred trees and other means of livelihood and cultural practices. There are some reports that traditional ceremonies were still taking place, and some Aboriginal people still journeyed across the land to maintain family connections. Slowly though, whether by necessity, enforcement or choice, Aboriginal people began to adapt to and mingle with the European settlers.

2.2 DEVELOPMENT OF THE SUBURB²

European settlement of the Strathfield district commenced in 1793 in the area which is the current day Homebush. Land grants were made to English farmers Thomas Rose, Thomas Webb, Edward Powell and Frederick Meredith by the NSW Governor Phillip to establish food supplies for Sydney. These were the first land grants made to free settlers and the area of the land grants was known as Liberty Plains. These farms failed as the soil conditions did not allow crops to be grown and most of these early farms were abandoned.

Other land grants were made in the early 1800's including grants to D'Arcy Wentworth (Homebush), William Roberts (Strathfield South and Greenacre) and John Alford (Belfield). A large grant was made to James Wilshire in 1808, located from current day Redmyre Road Strathfield to the Cooks River. Most of Strathfield is built on this land.

Liberty Plains Settlers

¹ Condensed from Strathfield Council: <https://www.strathfield.nsw.gov.au/council/about-strathfield/history-of-strathfield-local-government-area/aboriginal-history/>

² Condensed from Strathfield Council: <https://www.strathfield.nsw.gov.au/council/about-strathfield/history-of-strathfield-local-government-area/european-settlement/>

The first land grants to free settlers in NSW. were made in the Strathfield Municipality in 1793 in response to Governor Philip's request for the introduction of 'practical farmers' to the settlement. These settlers (who arrived on the ship Bellona in January, 1793) were described in the Secretary of State's Despatch of July 14th, 1792, as 'Thomas Rose, aged 40, farmer from Blandford, his wife, Mrs. Jane Rose, and their children, Thomas, Mary, Joshua and Richard, also Elizabeth Fish, aged 18, related to the family.'

Other members of the group were 'Edward Powell, aged 30, farmer and fisherman from Lancaster, Thomas Webb (and his wife) gardener, Joseph Webb, aged 18, nephew of Thomas Webb, Frederick Meredith, baker, and Walter Brodie, blacksmith'. Meredith, Thomas Webb and Powell had already visited Sydney as ordinary seamen.

An area 'at the upper end of the harbour above the flats and to the South Side' having been selected by the settlers, their different allotments were surveyed and marked out and early in the month they took possession of their land, giving the name 'Liberty Plains' to the district in which their farms were situated.'

Powell and Thomas Webb first received 80 acres each, Meredith and J. Webb, 60 acres each and Rose and his family, 120 acres. All settlers had their passages paid and received on landing an assortment of tools and implements from public stores, 2 years provisions, 1 year of clothing, and the services of convicts assigned to them. Joseph Webb named his grant 'Lutner Farm', Rose 'Hunter's Hut', Meredith 'Charlotte Farm', Thomas Webb 'Webb's Endeavour' and Powell 'Dorset Green'.

The settlement at Liberty Plains for agricultural purposes was immediately followed by a progressive settlement of the surrounding area - it had been Grose's wish to have a settlement midway between Sydney and Parramatta for the 'convenience and safety of the travelling public'.

Hence, much of the land immediately to the North (Concord) and North West (Abbatoirs and its environs) was allotted to the non-commissioned officers and privates of the NSW. Corps (many of whom disposed of their 25 acre lots as soon as granted).

With the assistance of convict labour the 'Liberty Plains' settlers cleared and cultivated the land, but the productive capacity of the land becoming soon exhausted under cropping, continuous clearing of the land was found necessary and this costly process appeared to have reduced the farmers to a state of poverty. Such was their plight that a Committee of Enquiry under Samuel Marsden and Surgeon Arndell was set up to report and as a result it was decided to increase the holdings of the settlers in 1798 -- hence an additional 70 acres was granted to Rose and his sons, and 60 acres fronting Parramatta Road and Homebush Bay to Meredith.

So unproductive was the land that most settlers, whilst retaining an interest in their farms, obtained employment elsewhere such as Edward Powell who entered the Public Service as a constable at the Hawkesbury River. Mrs. Thomas Webb, whose husband had died in 1795, abandoned her right to her husband's land and this, together with Powell's grant ultimately became the property of Simeon Lord whose name appears on the official maps as grantee of the combined areas of 160 acres.

Meanwhile, Captain Thomas Rowley, having been granted an area of 260 acres in 1799, adjoining the other grants, increased his Liberty Plains property in 1803 by adding the grant of Joseph Webb and the end of Rose's 120 acres. Following the first unsuccessful farming attempts, the area remained almost in a state of neglect until the return of Powell in 1807 to his original grants, which he again took up, in addition to the adjoining 80 acres formerly held by Thomas Webb.

Shortly afterwards, Powell was granted an additional 19 acres with frontage to the Parramatta Road on the North and (the now) Coventry Road on the West. Anticipating the patronage of the traveling public, Powell erected a building on the Parramatta Road which he called the 'Halfway House' and having obtained a liquor licence, established a hotel and store. By his death in 1814, Powell had acquired 500 acres -- that is all of the land granted to the free settlers on the left bank of Powell's Creek. The entire property having been left to his son, Edward Powell, and daughter, Mary, it was first rented out and then purchased in 1823 by James Underwood (the original grantee's son-in-law).

The Wentworth Estate

Meanwhile, further grants had been made to the north west and south of the original grants: 920 acres to Darcy Wentworth in an area north of Parramatta Road and running from Powell's Creek to Haslam's Creek and to the Parramatta River upon which Wentworth chose to erect his homestead named 'The Homebush Estate'.

the first railway in New South Wales was opened in 1855 between Sydney and the present-day Granville, passing Homebush. This railway was extended from Granville to the current Parramatta station and Blacktown in 1860 and Penrith in 1863. This transport link encouraged agricultural production for sale in Sydney and by the late Nineteenth Century

2.3 HISTORY OF THE SUBJECT PRECINCT INTO SUBURBAN RESIDENTIAL ALLOTMENTS

By 1943 the subject site had been subdivided into suburban residential allotments. Most nearby allotments facing The Crescent were occupied at that time by a single-storey small house. An exception is the corner block now occupied by the Hindu temple that was vacant at the time, and was used by local people as a short cut. The brush box street trees remaining today had been planted more than a decade earlier and each has been pollarded into a spherical shape.

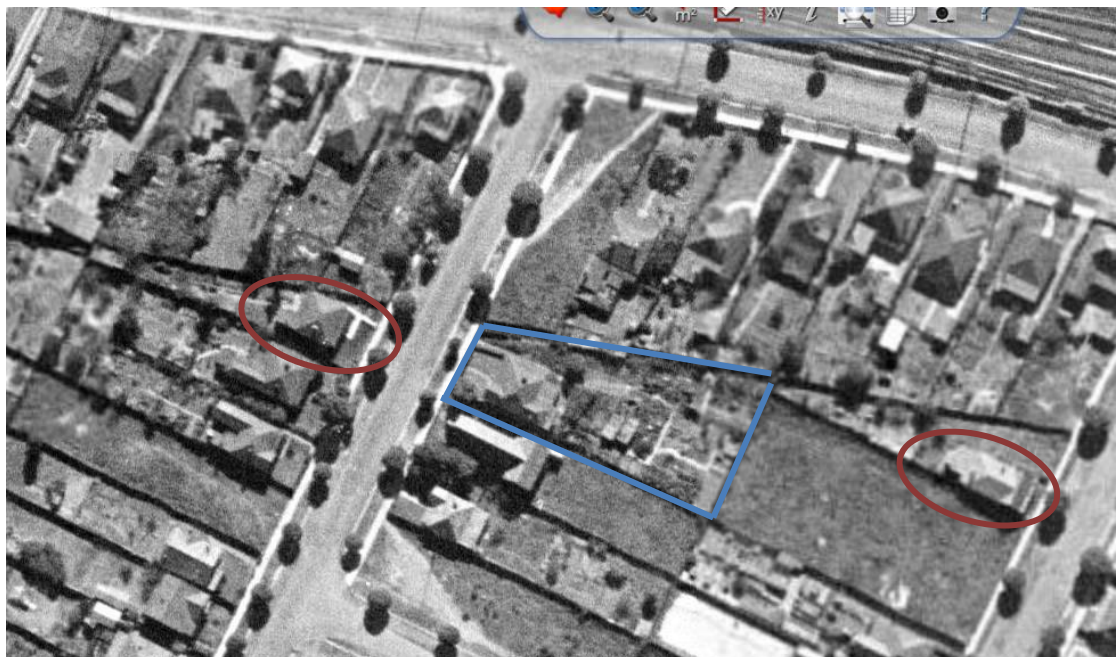


Figure 3: 1943 Aerial photograph with the subject site outlined in blue. The houses that became the nearest heritage items are circled in red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

The subject site was occupied by a house with a hip roof and gable projections to the front and rear, suggesting that it was built in a Federation style. The backyard contained several sheds, paths and small gardens without any substantial trees. The back fence was shared for a small length with the back fence of the late Victorian house at 1 Hornsey Road, which remains as a heritage item now. The land to the south of both properties was undeveloped at that time. To the west, across the road at 1 Eastbourne Road, there was a weatherboard cottage that was likely constructed c1890. Other houses with much the same size, roof shape, setbacks and landscape treatment suggest that many similar houses were built along Eastbourne Road in the late Nineteenth Century. A change of zoning to medium-density housing in the late Twentieth Century encouraged the replacement of most of the nearby detached houses with blocks of walk-up dwelling units.

3.0 PHYSICAL EVIDENCE

3.1 SITE CONTEXT

The northern end of Eastbourne Road, containing the subject site, is characterised by two and three storey residential development dating from the late Twentieth Century. Many are walk-up blocks of flats, others such as the subject development site are strata plan town houses. There are a small number of exceptions to this neighbourhood character, namely the early Federation house that is a heritage item at 1 Eastbourne Road, and the Hindu Sri Karphaga Vinayaker Temple on the eastern corner with The Crescent. This represents a widespread redevelopment since the change of zoning to R3 Medium Density Residential.

Eastbourne Road has an avenue character derived from the early twentieth-century planting of brush box trees along the verges of the street. The trees enclose the street vista and provide a sense of continuity of form and colour along its length. The retention of these trees demonstrates the popularity of this species in the Federation period as a street tree, and the continuing amenity derived from the planting. The street is otherwise conventionally formed with bitumen and concrete guttering.



Figure 4: view looking south along Eastbourne Road. M The subject site is beyond the second car on the left, the heritage item at No. 1 is on the opposite side of the street from the subject site.



Figure 5: The subject property at 2 Eastbourne Road contains a row of townhouses.



Figure 6: The weatherboard house in the centre is the heritage item opposite the subject site. A c1970 block of walk-up flats in yellow brick is on the left at No. 3. Another more recent medium-density housing development is on the right.



Figure 7: north of the heritage item at 1 Eastbourne Road is this 1980s medium-density housing development at 124 The Crescent, also facing the subject site.

4.0 ESTABLISHED HERITAGE SIGNIFICANCE

4.1 HERITAGE STATUS

The subject site has no heritage listing, but it is across the road from 1 Eastbourne Road that is an item of local heritage significance on Schedule 5 of the *Strathfield Local Environmental Plan (LEP) 2012*, heritage Item number I52. It is also in the more distant vicinity of another heritage item at 1 Hornsey Road, that is similarly listed.

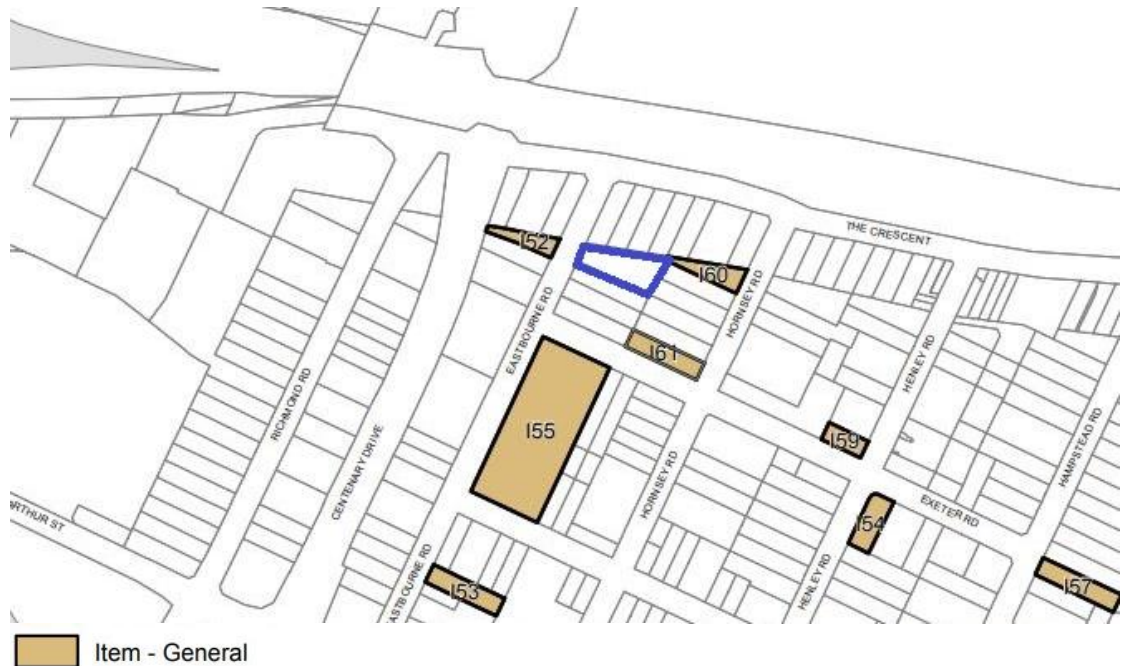


Figure 8: Excerpt from the Strathfield LEP 2012 heritage map. The subject site is outlined in blue by NBR architecture. (Source: Strathfield LEP 2012, Heritage Map HER_001)

4.2 SIGNIFICANCE OF THE SUBJECT SITE

The subject development site consists of a c1980 development of strata plan town houses facing a common driveway. This is a common development type in recent decades and the site does not have heritage significance.

4.3 SIGNIFICANCE OF ITEMS IN THE VICINITY

The two nearest heritage items to the subject development site have no data sheet in the State Heritage Inventory, so the following descriptions of their significance are suggested.

The house at **1 Eastbourne Road** is a late Victorian weatherboard house of a single storey with a hipped roof and bull-nose profiled verandah. The front verandah is timber framed with turned columns and a valance and low balustrade, each with turned spindles and balusters. The front windows are pairs of timber-framed sliding sashes. Each pair has a panelled timber pilaster between them. The house was likely constructed c1890 and is a relatively ornate instance of a small timber house. The house has local heritage significance as a good example of a timber house built for the artisan class in the late Nineteenth Century. The house demonstrates the low-density suburban houses once common across Homebush West, that is now less common since the precinct was zoned for medium-density housing.



Figure 9: The house at 1 Eastbourne Road is across the road from the subject development site.

The house at **1 Hornsey Road** is a late Victorian rendered brick house of a single storey with a gabled roof and terraced form. The front transverse gable presents to the street, while a perpendicular gable covers most of the floor area. The main roof is clad with slate, capped with galvanised steel. The front verandah has masonry side walls decorated with cast consoles in stucco. The verandah posts are timber supporting a corrugated steel roof. The house is symmetrical. The house was likely constructed c1880s and is a typical example of a speculative small house in a simplified late Victorian Italianate style. The house has local heritage significance demonstrating the low-density suburban houses once common across Homebush West following the development of the nearby railway.



Figure 10: the property at 1-3 Hornsey Road contains a late Victorian artisan house by the north-eastern corner of the property, with single-storey in-fill development shown here on the left, and a larger residential flat building behind.

5.0 THE PROPOSAL

This Development Application seeks consent for the demolition of existing improvements, the removal of trees and construction of a new residential flat building containing thirty-eight apartments over two (2) basement parking levels with ancillary drainage and landscaping. Twenty-one (21) of the proposed apartments are identified as affordable. The proposed development is designed by Bechara Chan & Associates Pty Ltd.

In summary, the proposal comprises:

- 38 apartments, including:
 - 12 x 1 bed apartments
 - 23 x 2 bed apartments
 - 3 x 3 bed apartments
- basement parking for 39 vehicles over two (2) levels; and
- communal open space areas at the rear of ground floor level and in a roof terrace.



Figure 11: Montage of the proposed development at 2 Eastbourne Road, prepared by Bechara Chan & Associates

5.1 DOCUMENTATION EVALUATED

The following drawings, prepared by Bechara Chan & Associates, were reviewed as part of the preparation of this report:

DRAWING NO.	DRAWING TITLE	ISSUE	DATE
DA 01	Basement 1 Plan	A	March 2020
DA 02	Basement 2 Plan	A	March 2020
DA 03	Ground Floor Plan	A	March 2020
DA 04	First Floor Plan	A	March 2020
DA 05	Second Floor Plan	A	March 2020
DA 06	Third Floor Plan	A	March 2020
DA 07	Fourth Floor Plan	A	March 2020
DA 08	Roof Plan	A	March 2020
DA 09	Demolition Plan	A	March 2020
DA 10	Elevations	A	March 2020
DA 11	Elevations	A	March 2020
DA 12	Sections	A	March 2020
DA 14	Sight Lines	A	March 2020

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the *Strathfield Local Environmental Plan (LEP) 2012*, the Strathfield Development Control Plan (DCP) 2005 and the New South Wales Heritage Division guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual.

6.2 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application.

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

- The development will have no impact on heritage fabric;
- The development is for a residential purpose, similar to the original purpose of the nearby heritage items;
- The development will not be seen in the background in public views towards the heritage items

6.2.1 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

- *How is the impact of the new development of the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to 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 (eg 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?*

Comment:

The subject development site is a discrete allotment zoned for medium-density housing. It is across Eastbourne Road from the nearest heritage item at No. 1 Eastbourne Road, where the development site is sufficiently separated from the heritage item by the road and two rows of street trees. The heritage item has sufficient curtilage for the house to be interpreted as a late nineteenth-century suburban house in its own garden setting.

The proposed five-storey apartment building would have no impact on views to any heritage item in Homebush West. The development is likely to be seen from the front windows of the heritage item at No 1, though the two rows of brush box street trees in between would diminish the visibility of the development. Surrounding development is typically three storeys, so the proposed development would be an additional two storeys with a roof treatment designed to minimise the visibility of the upper level from the street.

6.3 HERITAGE OBJECTIVES OF THE STRATHFIELD LEP 2012

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

- Retains views to the heritage items;
- While the development will be visible from the heritage item at 1 Eastbourne Road, this view is diffused by the street trees that have heritage significance. The heritage significance of this item will be sustained;
- The heritage item at 1 Hornsey Road is unlikely to be seen with the proposed development due to the three-storey residential flat building behind this heritage item. The heritage significance of this item will not be affected.
- The development is unlikely to be seen from Homebush West Public School, another local heritage item, due to the three-storey development in between.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Strathfield LEP 2012*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

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

6.4 HERITAGE GUIDELINES OF THE STRATHFIELD DCP 2005

The *Strathfield DCP 2005* supports the *Strathfield LEP 2012* by providing additional objectives and development standards for development within the vicinity of heritage items.

3 DEVELOPMENT IN THE VICINITY OF HERITAGE ITEMS

3.1 General

- A. 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.*
- B. To ensure that development in the vicinity of a heritage item does not detrimentally impact upon the heritage significance of heritage items and heir settings.*
- C. To ensure that new development is compatible with the heritage values of nearby heritage items.*

Comment

The proposed development is located well away from the nearest heritage item at 1 Eastbourne Road; the new apartment building would be approximately 35m from the weatherboard house that is a heritage item.

3.2 Setting

Objectives

- A. To ensure the setting of heritage items is not compromised by development in the vicinity of the heritage item.*
- B. To ensure that new development respects the contribution of heritage items to the streetscape and/or townscape.*

Controls

- 1) Development in the vicinity of a heritage item should not be of such bulk or height that*

it visually dominates or overshadows the heritage item.

2) Views to or from a heritage item should not be obscured by new development.

3) Where a heritage item is part of a streetscape of buildings of consistent style, form and materials, development in the vicinity of the heritage item should incorporate elements of the dominant style, form and materials in the streetscape.

4) Where trees are integral to the significance of a heritage item, development should not be allowed beneath the drip zone of the trees. An arborist report may be required to establish the development will not impact upon trees on nearby heritage items.

Comment

The proposed development would not dominate or overshadow the single-storey heritage item across Eastbourne road because the development would be of a similar scale to the street trees in between, and would be separate by 35m from the heritage item. This development would not diminish the suburban garden setting of the heritage item.

The development will have no impact on views to any heritage item. The development is likely to be visible from the front windows of the heritage item at 1 Eastbourne Road and may diminish the view of the sky, but this view is not critical to the heritage significance of the heritage item, and its significance will continue without diminution.

The heritage item at 1 Eastbourne Road is isolated from the other buildings from its period context, so it would be inappropriate for nearby development to adopt matching or necessarily similar materials, forms or colours, since the solitary and dominant period neighbourhood character comes from the brush box street trees. The development would retain the street trees. See the arborist's report.

3.3 Scale

Objective

A. To ensure that new development in the vicinity of a heritage item is of a scale that does not detract from the significance of the heritage item.

Controls

(i) The scale of new development in the vicinity of a built heritage item should not be substantially greater than that of the heritage item.

(ii) New development that obscures important views of a heritage item is not permitted.

Comment

The nearest heritage item at 1 Eastbourne Road is an isolated representative of late nineteenth-century subdivision and residential development in Homebush West following development of the Western Railway line. That house is not reliant on its neighbours for its significance. The neighbourhood character of Eastbourne Road is multi-storey apartment buildings behind the brush box street trees. So, a new apartment building that would be perceived variously as four or five storeys (depending on the viewpoint), on the opposite side of the road, behind the street trees will not diminish the setting of the heritage item. In this way, the scale of the development will not diminish the heritage significance of the heritage item.

3.4 Siting

Objectives

A. To ensure new development in the vicinity of a heritage item is sited so that it does not obscure important views to or from the heritage item.

B. To ensure that new development in the vicinity of a heritage item does not adversely impact landscape elements that are significant or are associated with a heritage item

Controls

(i) The siting and setback of new development (including alterations and additions) in the vicinity of a heritage item should ensure that important views to or from the heritage item are not adversely impacted on.

(ii) The siting and setback of new development in the vicinity of a heritage item should ensure that landscape elements associated with or listed as a heritage item are not adversely affected by the development.

Comment

The setback from the street by just over 9m, similar to the setbacks of the apartment buildings to the south which set the precedent. The temple to the north is on a corner and faces The Crescent, so its setback to Eastbourne Road is a corner exception. The siting and setback of the proposed apartment building is appropriate.

3.5 Materials and colours

Control

(i) Materials and colours for development in the vicinity of a heritage item shall be selected to avoid stark contrast with the adjacent development where this would result in the visual importance and significance of the heritage item being reduced.

Comment

The apartment building would be finished with dark brown face bricks, painted rendered masonry and glass balustrades. The paint colours and anodising range from white to light grey to dark greys. These are neutral colours that are common in the precinct and will not assert themselves on the heritage item across the road.

3.6 Excavation

Objective A. To ensure that new development does not put nearby heritage items at risk of damage.

Control

(i) Applications involving excavation adjacent to a heritage item must demonstrate that the proposed excavation will not compromise the structural integrity of the heritage item and will not detract from its setting.

Comment

This is not relevant due to the heritage item being across the road.

The proposed development is generally consistent with the objectives of the Strathfield DCP 2005.

7.0 CONCLUSION

The proposed apartment building at 2 Eastbourne Road, West Homebush, will have no adverse impact on the heritage significance of the heritage item across the road at 1 Eastbourne Road. All other heritage items are separated from the subject site by intervening development or distance, and so the proposed apartment building will have no impact on them.

The design of the apartment building has been carefully considered to present a four-storey scale in direct views from the street, while recognising that an additional floor would be set back and visible from the far side of the street. The scale would be seen as one or two storeys taller than nearby development. The setback of the building matches its relevant neighbours in Eastbourne Road.

The apartment building will have no impact on views to any heritage item. The apartment building will be visible from the heritage item at 1 Eastbourne Road, looking through two rows of trees, but this will not diminish the significance of the item.

The proposed minor alterations are consistent with the heritage objectives of the *Strathfield LEP 2012* and the *Strathfield DCP 2005*. I commend the heritage aspects of this development to Strathfield Council.

NBRSARCHITECTURE.



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