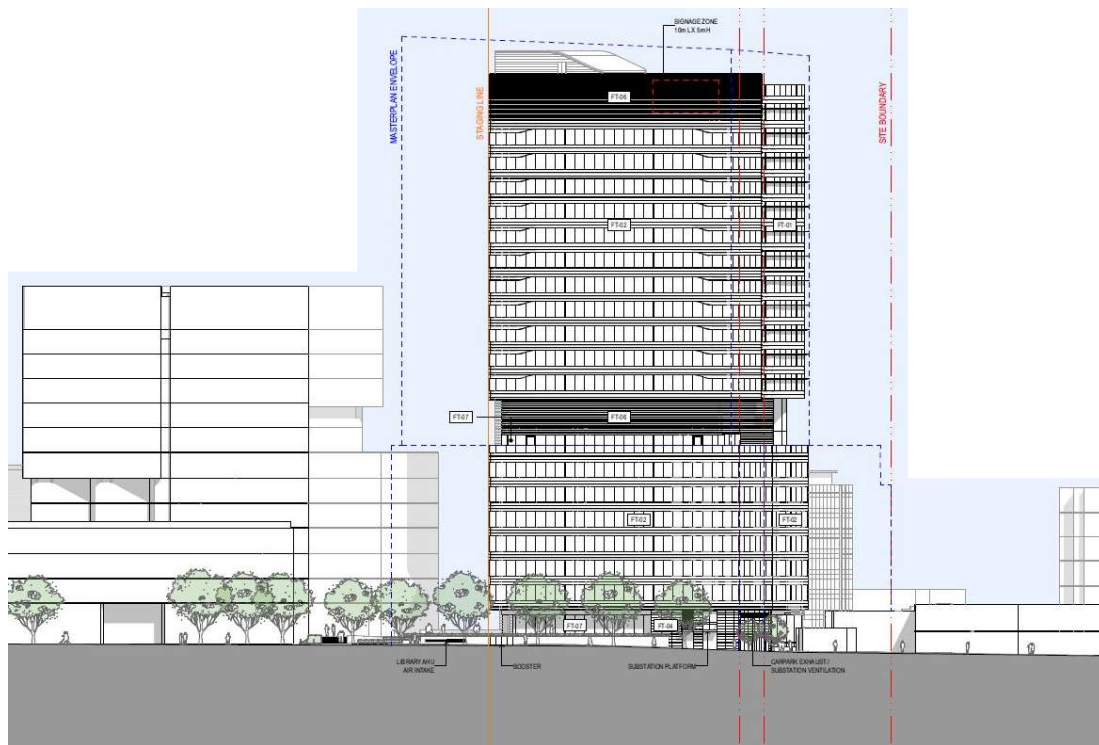


# HERITAGE IMPACT STATEMENT

Stage 2 Development Application - Phase B and C of  
Liverpool Civic Place



40-42 Scott Street, Liverpool  
10 December 2020

Cover Image: South Elevation (Source: FJMT Architects)

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ISSUED	REVIEW	ISSUED BY
9 December 2020	DRAFT Issue	Samantha Polkinghorne
10 December 2020	Final Issue	Samantha Polkinghorne

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# HERITAGE IMPACT STATEMENT FOR 40-42 SCOTT STREET, LIVERPOOL

## 1.0 INTRODUCTION

This Heritage Impact Statement is submitted to Liverpool City Council (Council) on behalf of Built Development Group in support of a Stage 2 Development Application (DA) for Phase B and Phase C of the Liverpool Civic Place development located at 40-42 Scott Street, Liverpool. It follows the approval of a Concept Proposal / Stage 1 DA (DA-585/2019) for the broader Liverpool Civic Place master plan that has determined land uses, building envelopes, public domain and a multi-level common basement across the site. The full Liverpool Civic Place site, subject to the Concept Proposal / Stage 1 DA approval is illustrated at **Figure 1**, however the scope of this Stage 2 DA is limited to Phase B and C, (refer to **Figure 2**) with the exception of embellishments to the Terminus Street pocket park.

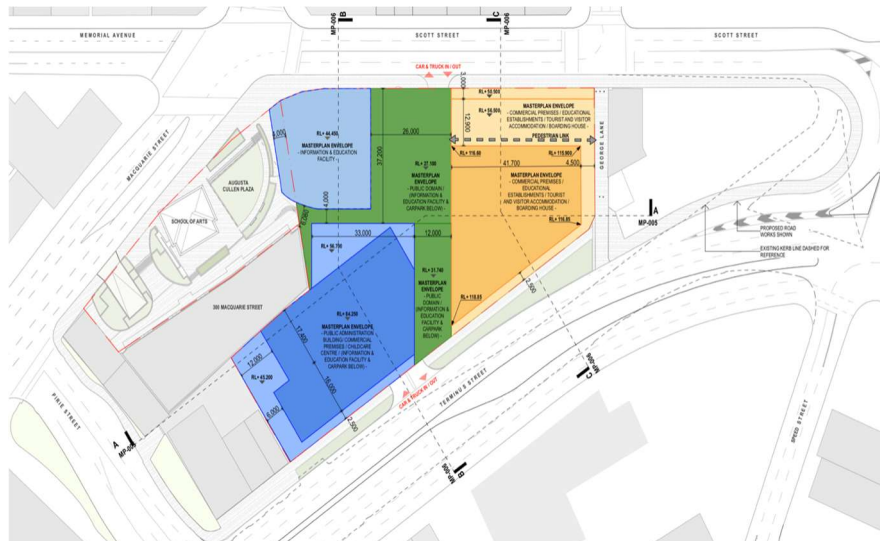


Figure 1 - Liverpool Civic Place Master Plan site. (Source: FJMT Architects)

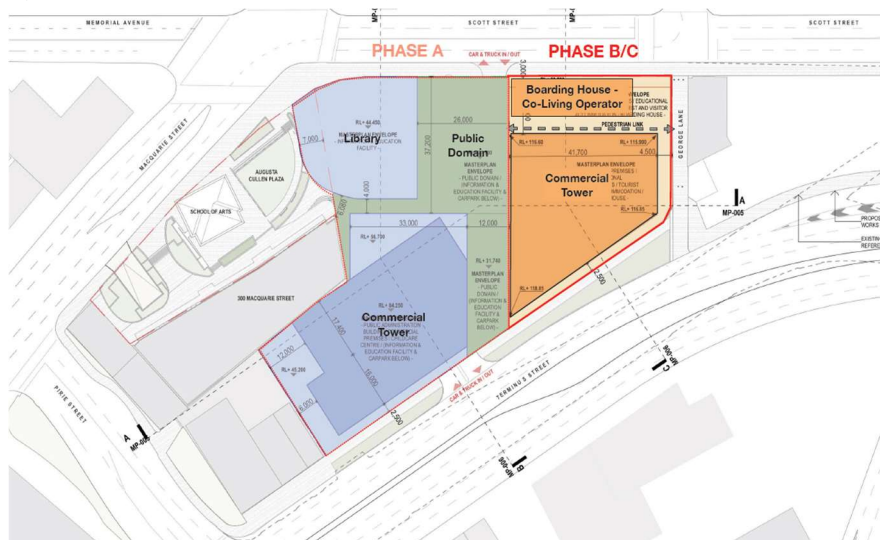


Figure 2 - Liverpool Civic Place Phase B/C site (subject site) (Source: FJMT Architects)

This Stage 2 DA seeks approval for:

- Construction and use of a nine (9) storey boarding house to be operated as a co-living facility, comprising;
  - ground floor lobby and retail tenancies;
  - eighty-four (84) rooms;
  - communal facilities including living, kitchen and dining areas, a gym, rooftop terrace and a laundry.
- Construction and use of a twenty-two (22) storey commercial office building, comprising:
  - ground floor lobby and retail tenancies;
  - nineteen (19) commercial office levels; and
  - mid level and rooftop plant.
- Construction and use of four basement levels;
- Landscaping and public domain works including:
  - provision of a pocket park fronting Scott Street and George Lane;
  - embellishment of the elevated pocket park fronting Terminus Street; and
  - provision of a through-site link, connecting George Lane to the central public plaza.
- Extension and augmentation of services and infrastructure as required.

This DA reflects the staged planning approval pathway for the Liverpool Civic Place redevelopment which has included two previously approved DAs and a third DA currently under assessment, as outlined below:

**Concept DA DA-585/2019:**

The planning approval pathway for the Liverpool Civic Place development commenced in 2019, with the submission of a Concept Proposal / Stage 1 DA for the Liverpool Civic Place master plan. On 31 August 2020, the Concept Proposal / Stage 1 DA (DA-585/2019) was approved by the Sydney Western City Planning Panel. The Concept Proposal / Stage 1 DA consent sets out the future development concept of the site, including the approved land uses, building envelopes, an expanse of public domain and a common basement. The Concept Proposal / Stage 1 DA did not approve any physical works.

**Early Works DA DA-906/2019:**

DA-906/2019 was approved by the Sydney Western City Planning Panel on 29 June 2020. The development consent relates to demolition of all structures, select tree removal and bulk earthworks including shoring through the use of piles. Early works commenced on site in September 2020 and are scheduled for completion in August 2021.

**Phase A Stage 2 DA DA-836/2020:**

DA-836/2020 was submitted to Council on 8 October 2020 and is currently under assessment (at the time of writing). The proposed development relates to Phase A of the Liverpool Civic Place redevelopment for the construction and use of a public library, as well as a mixed use building containing commercial office floor space, and public administration floor space to be occupied by Council. The proposal also comprises significant public domain works, including a public plaza and part of the site's five level common basement.



52 Scott Street, is not listed as a heritage item within the *Liverpool Local Environmental Plan (LEP) 2008*, however, it is located in the vicinity of, and adjacent to, a number of locally listed heritage items.

Details of the development proposal have been prepared by FJMT Architects.

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *Liverpool LEP 2008* and the requirements of the *Liverpool Development Control Plan (DCP) 2008*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

## 1.1 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.

## 1.2 SITE LOCATION & CONTEXT

The site is located at 40-42 Scott Street, Liverpool within the Liverpool City Council Local Government Area (LGA) as illustrated at Figure 1. The site is located at the southern fringe of the Liverpool CBD. The site is approximately 300m south west of the Liverpool Railway Station and is also in the vicinity of a number of regionally significant land uses and features including Liverpool Hospital, Westfield Liverpool, Western Sydney University Liverpool Campus, the Georges River and Biggie Park public open space as illustrated at Figure 3.

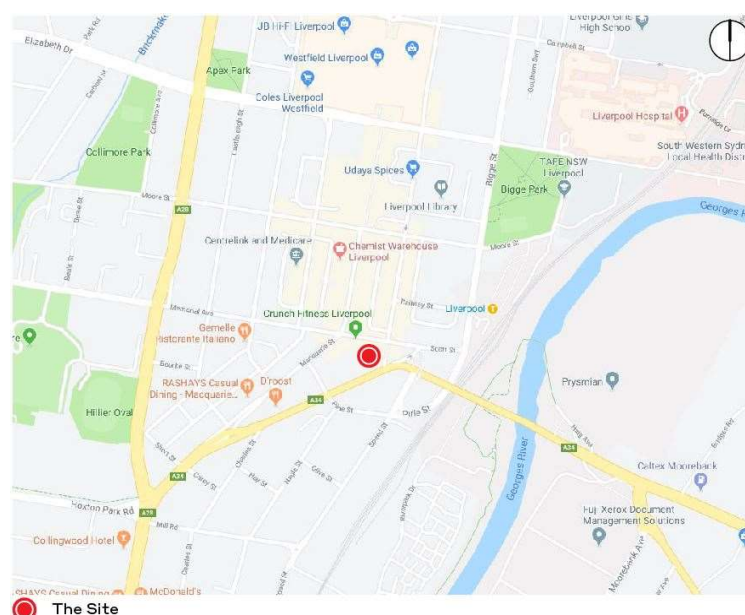


Figure 3 - Source: Google maps & Ethos Urban

### 1.3 HERITAGE MANAGEMENT FRAMEWORK

40-42 Scott Street is not listed as a heritage item within the *Liverpool Local Environmental Plan (LEP) 2008*, however, it is located in the vicinity of, and adjacent to, a number of locally listed heritage items. The following items are all included on Schedule 5, Division 2 – Liverpool City Centre of the *Liverpool LEP 2008* and are listed below:

- I89 – Plan of Town of Liverpool (Early town centre street layout – Hoddle 1827);
- I91 – Commercial Building (formerly Rural bank and State Bank);
- I92 – Boer War Memorial, including memorial to Private A.E Smith;
- I93 – Macquarie Monument;
- I94 – Row of 3 palm trees;
- I99 – Memorial School of Arts;
- I109 – Liverpool Fire Station

### 1.4 AUTHORSHIP

This report was prepared by Samantha Polkinghorne, Director, using research and a history written by Dr Martina Muller, Historian, all of **NBRS**ARCHITECTURE.

### 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 HISTORY**

Some 40,000 years before European settlement of this region of the Georges River, this land was occupied by the Darug people and the neighbouring Tharawal and Gandangara peoples. The land was known as Gunyungalung. The Georges River has been seen by some as the natural (east-west) boundary between the Darug, or 'woods' tribe, (north of the river and east to the coast); the 'coast' tribes of the Tharawal (south of the river and east to the coast) and the Gandangara (west of the river, inland). Others argue that the region around Liverpool (where the river runs generally west to Botany Bay) signifies an important north-south cultural divide between the Darug peoples living north of the river and the Tharawal to the south of the river. The river demarcated rather than divided groups, providing an 'important corridor of mobility' that enabled transport, communication, economic and cultural interaction up, down and across the river on light, rapid bark canoes.

### **2.2 EARLY EUROPEAN SETTLEMENT OF THE LIVERPOOL REGION**

The Georges River area first felt the impact of European settlement in the 1790s when early settlers around the Parramatta area sought out fertile soils for cultivation, moving south along Prospect Creek to the alluvial flats around Liverpool. Facing the steep banks and sandstone cliffs of sections of the Georges River, settlement penetrated slowly in the 1790s.

From the early 1800s the area saw Aboriginal hostilities against settler intrusions with raids on settler crops and stock led first by Pemulwuy of the Bediagal (until his death in 1804, likely at the hands of settlers). Some prominent settlers, who argued that the smaller settlers were the aggressors, themselves sought communication and interaction with Aboriginals, employing them as shepherds and allowing them to remain on the fringes of their landholding. Governor King's 1801 edict (a public order requiring that Aboriginal people around Parramatta, Prospect Hill and Georges River should be 'driven back from the settlers' habitations by firing at them') prevented settlers harbouring Aboriginal peoples thus effectively excluding Aboriginals from the settled areas. Following the Appin massacre of 1816 the Gandagara and Tharwal kept their distance from the settlers, but they remained around the Georges River.

Governor Macquarie's policy was two-pronged, namely, setting up the Native Institution at Parramatta in 1814, and to settle Aboriginal people on coastal farms, to fish and cultivate the land. He authorised settlers around the Georges River to take action against Aboriginal raiders and later instructed the military to make pre-emptive strikes. He also sought conciliation, meeting with the Tharawal when he toured the Cow Pastures in 1810. Kogi of the Tharawal was one who met with Macquarie and who, like other Tharawal, developed close relationships with settlers around the Liverpool area. In 1816 Macquarie issued a call to Aboriginals of the Georges River to lay down arms in return for food, education and secure title to land in the Liverpool area. Kogi was one who took up this option, receiving a King Plate from Macquarie which identified him as "King of the Georges River". Land grants were the only means of effecting land transfer prior to the 1850 legislation that reserved Crown land exclusively 'for the use of Aborigines'. There are few records of land grants to Aboriginals arising out of the 1816 agreement but there is anecdotal evidence of Aboriginal freehold land along the Georges River until the late Twentieth Century.

In 1810, the Liverpool area was the frontier of settlement, with its alluvial and clay soils increasingly being cleared for farming. Small farming enclaves characterised the area around Liverpool which Governor Macquarie proclaimed on 2 November 1810 as the first of

his new towns. The first land grants followed. Partly because of Aboriginal hostilities the area did not take off for settlement, however, until the 1830s.

The construction of Liverpool Weir in 1836 would have impacted on the different Aboriginal groups' use of the river as a communication channel. The weir would also have gradually changed the ecology of the river upstream.

### **2.3 EUROPEAN SETTLEMENT AND THE ESTABLISHMENT OF LIVERPOOL**

In 1810, following the lead of the prominent pioneer Thomas Moore, Governor Lachlan Macquarie set out on a surveying expedition along the newly discovered Georges River. Governor Macquarie located the new township of Liverpool on the undulating Cumberland Plain and the banks of the Georges River.

Commissioned by Governor Lachlan Macquarie and designed by Francis Greenway, St Luke's Church was built in 1818-1819 as part of Macquarie's establishment plan for the town of Liverpool. It was the smallest of the three major church designs commissioned by Macquarie from Greenway, the others being St James' in Sydney and St Matthew's at Windsor. A rectory was built about the same time but was replaced in 1840.

The site for Liverpool was marked out by Macquarie in 1810. St Luke's Anglican Church was one of the original public buildings for the town. Its foundation stone was laid in 1818 and the first service was held on 18 October 1819. Macquarie attended a service in December 1820. The building was not fully completed until the early 1820s. A rectory and school building, since demolished, were built close by.

*Whilst Macquarie and Meehan had laid out the street pattern, it was colonial surveyor Robert Hoddle who compiled the first detailed survey of the town published in 1827 (Figure 6).<sup>1</sup>*

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<sup>1</sup> Archaeomar, *Archaeological Assessment 133 Bigge Street, 26-28 Elizabeth Street & 148 George Street Liverpool NSW 2170* Mosca Pserras Architects Pty Ltd, June 2015, p19





Figure 4 – Undated Parish Map showing the subdivision of the township of Liverpool, undated. (Source: NSW Land & Property Information, PMap MN05 14061401)



Figure 5 - Liverpool, New South Wales [picture] / I. Lycett delt. et execute. London (73 St. Paul's Church Yard): Published by J. Souter, Dec. 1, 1824. (Source: National Library of Australia, PIC Volume 1103 #S433)

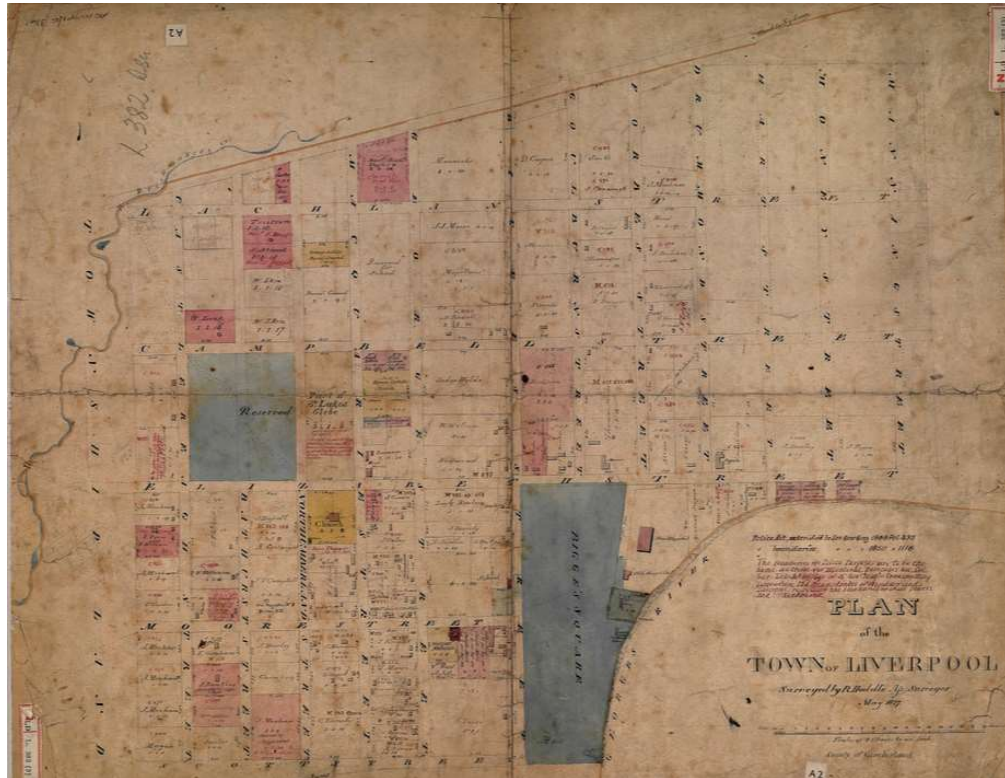


Figure 6 - Plan of the town of Liverpool, Surveyed by R Hoddle, Assistant Surveyor, May 1827. This copy dated 1839. (Source: State Records, Series: Surveyor General's Select List of Maps and Plans (and Supplement), 1792-1886, Item: [SR Map 3341])





Figure 7 – Detail from Parish of St Luke County of Cumberland showing Town of Liverpool outlined thereon, 1893. This plan also shows the street pattern formed in the Drummond Estate (formerly Thomas Chipp's grant) south of Scott Street. (Source: NSW Land & Property Information, Historic Land Records Viewer, PMapMN05, 14041501.jp2)

Liverpool weir was built in 1836 to supply water to local farmers and the town and to serve as a causeway across the George's River. It was one of the two last convict-built public works at Liverpool, the other being Lennox's Lansdowne Bridge over the Prospect Creek on the Hume Highway, Lansvale.

The railway at Liverpool station was opened in September 1856. This, with the electric telegraph arriving in 1858, provided speedy, safe transport and communication and began the transformation of Liverpool into a major regional city.

## 2.4 THOMAS CHIPP (1754?-1848) AND THE DRUMMOND ESTATE

Thomas Chipp was a sailor, soldier, farmer, police constable and baker. He served as a marine in the Royal Navy from about 1780. He joined the First Fleet with the 42nd Company under Captain Lieutenant Watkin Tench on *Friendship*. At the end of his marine service, Thomas opted to settle on Norfolk Island and left Port Jackson on the *Atlantic* on 26th October 1791. He married Jane Langley on 5 November 1791. Soon after, he was granted 60 acres of land at Cascade Stream, Phillipsburg, Norfolk Island, on 28 November 1791.

Thomas sold his farm to Stephen Martin and returned to Sydney on the *Daedalus* in November 1794. He promptly enlisted as a private in Colonel Francis Grose's NSW Corps of Foot on 27 November 1794 and served in the Corps for eight years, finally taking his discharge in December 1802.

On 4 June 1804, Thomas received a land grant of 100 acres in the District of Bankstown (subject grant at Liverpool) where, by 1806, he lived and worked as a farmer with his wife and seven children; he employed one man on his farm ("Chipp's Farm") on the Georges River. The following year, in August 1807, Thomas advertised his Georges River farm for sale. On the premises at the time was "*a good shingled dwelling house, barn and other requisites*".

Chipp received other land grants, including one at Minto. In 1811, he was appointed as a constable at Sydney Town and was still identified as such in the 1814 Muster. By 1822, Thomas was listed as a baker in Pitt Street Sydney and was still there according to the 1828 Census. On 18 February 1823, Chipp was recommended as an out pensioner of Chelsea Hospital because of his long service. It appears that at some stage during his naval/military service, he injured his arm severely and was partially handicapped. Thomas died in 1842, aged 88 and is buried in St Johns Cemetery, Parramatta.

In 1809, Thomas Chipp conveyed his farm at Liverpool to William Minchin. The property was sold the following year to Samuel Laycock. Two years later, the farm was advertised for private sale in August 1812 as "*containing 100 Acres, 60 of which are clear, and 32 under Wheat; a good Dwelling-house, Kitchen, barn, and convenient Outhouse with a choice Collection of Fruit Trees*".<sup>2</sup> The following year, Chipp's Farm was sold to John Drummond. This was one of two farms he owned, the other was located at Bringelly. The Liverpool residence was thereafter called "Drummond Cottage" or "Drummond House". Following his death in 1827, his widow Ann let the Liverpool farm to Mr Kinghorn.<sup>3</sup> Ann died in 1828.

In 1835, the executors of the estate of the late Ann Drummond, conveyed Drummond Cottage and farm to Joseph Thompson. He was living here by July that year when his infant daughter passed away.<sup>4</sup> He died at Drummond Cottage in September 1839, aged 55 years.<sup>5</sup> The farm was thereafter occupied by a succession of occupants including Dr Lee and Henry Mort Brown.

The Drummond Estate, "*that extensive and valuable block of property nearly surrounding Drummond House in the town of Liverpool*" was subdivided into "280 most valuable allotments" and advertised for auction sale on 24 March 1857 (Figure 8). Frederick Kingston Olliver and Charles Cary Forbes were the proprietors of the estate (trustees of the estate of the late Ann Drummond). An annotated version of the same plan (Figure 9) indicates allotments sold at the initial auction.

<sup>2</sup> "To be sold on private contract", *Sydney Gazette and New South Wales Advertiser*, 22 August 1822, p2

<sup>3</sup> "Caution", *Australian*, 12 March 1828, p4

<sup>4</sup> "Deaths", *Sydney Gazette and New South Wales Advertiser*, 7 July 1835, p3

<sup>5</sup> "Died", *Sydney Gazette and New South Wales Advertiser*, 3 October 1839, p3



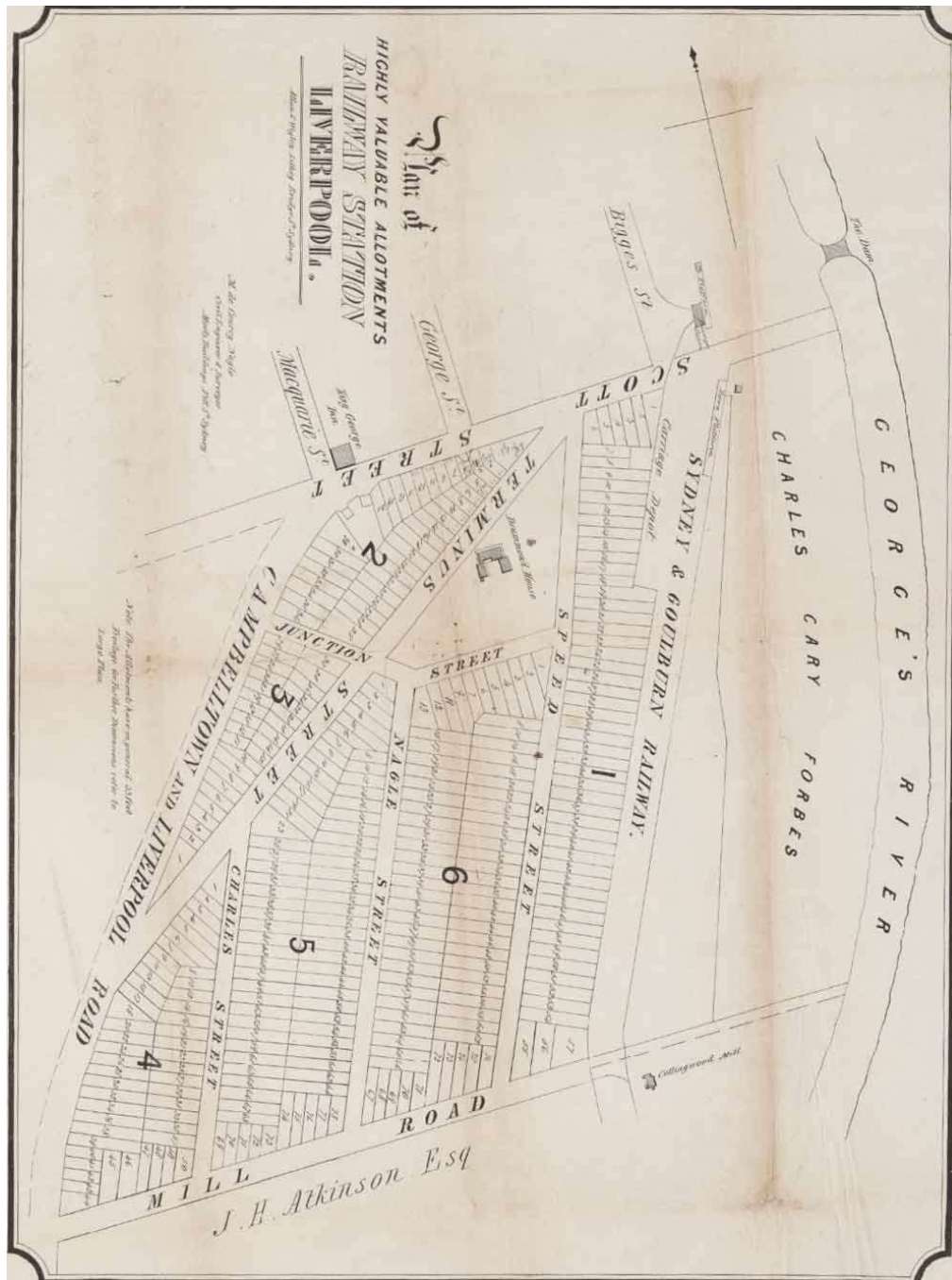


Figure 8 – Plan of Highly Valuable Allotments Railway Station Liverpool, 1857. North to top of page. (Source: National Library of Australia, MAP 338)

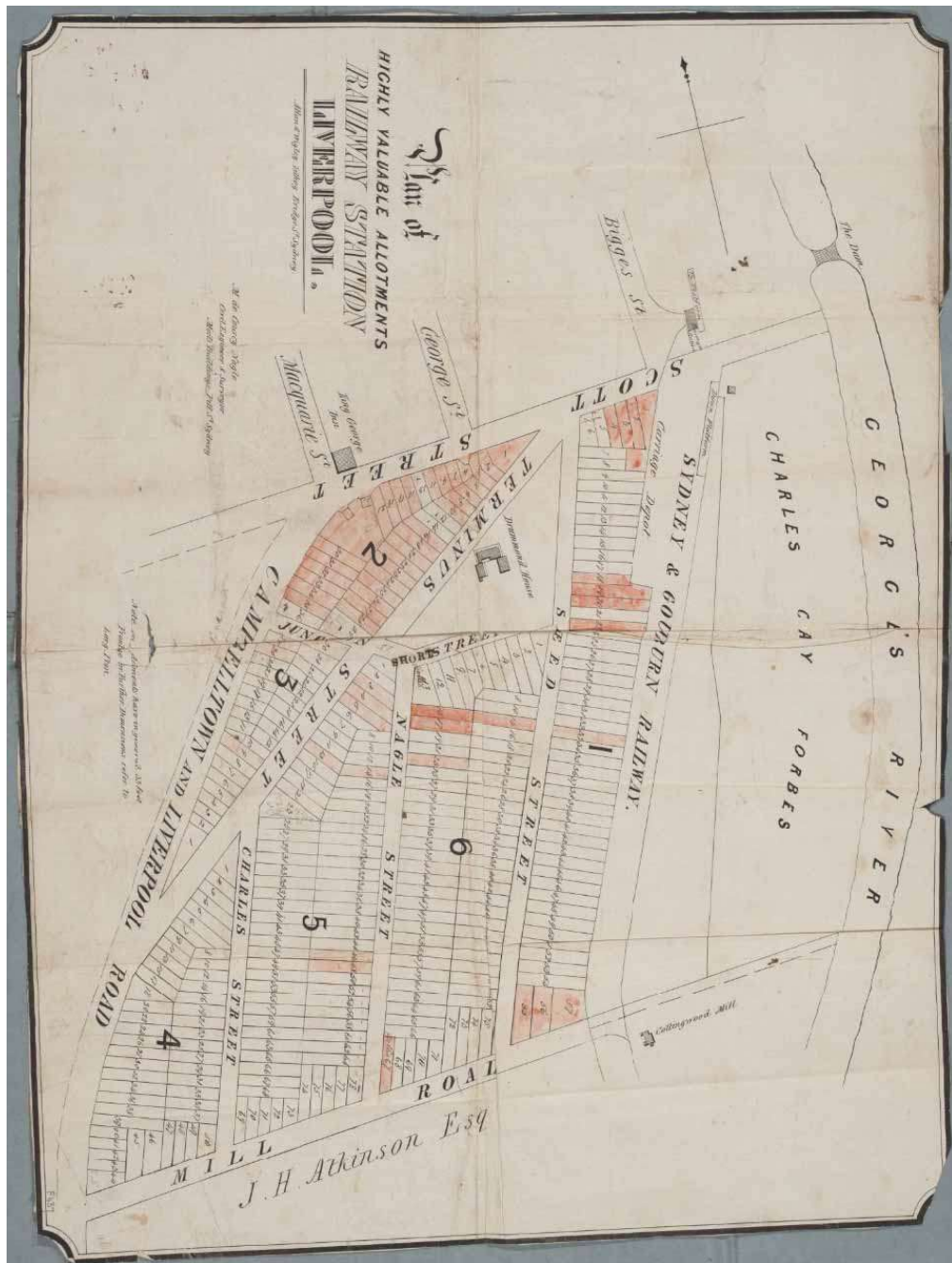


Figure 9 - Plan of Highly Valuable Allotments Railway Station Liverpool, [185-]. Sold allotments denoted by red shading. North to top of page. (Source: National Library of Australia, MAP F 637)

#### 2.4.1 HISTORY OF THE SUBJECT SITE

The subject site is located on several allotments of the Drummond Estate, namely Lots 10 to 25 in Section 2, as well as a small portion of land forming part of land comprised in Primary Application 39507. On the annotated plan of the Drummond Estate (Figure 9), most of these allotments are shaded red, indicating they had been sold at the 1857 auction sale or shortly thereafter.

By 1928, the subject site was occupied by a mixture of residential and commercial development, though it is unclear when these buildings were erected. Most notable of those was the fire station which was officially opened in March 1908 on Lots 13 and 15 of Section 2 of the Drummond Estate; the land was purchased in 1901. In 1913, the Board of Fire Commissioners purchased Lot 17 of Section 2.<sup>6</sup> The fire station operated on this site until 1961 when a new station opened nearby in Terminus Street.

Two versions of the detail survey plan dated June 1928 (with annotations to December 1938) are reproduced at Figure 12 and Figure 13. The plan outlines the structures built within the present study boundaries, including the Fire Station, "Auction Room", sheds and variously numbered houses in Scott and Terminus Streets. These buildings are also shown in the 1943 aerial survey (Figure 14).



Figure 10 – Liverpool Fire Brigade, 1936. (Source: City of Liverpool Library)



Figure 11 - Former Liverpool Fire Station for sale, c1961. (Source: City of Liverpool Library)

<sup>6</sup> Primary Application 31842, NSW Land & Property Information



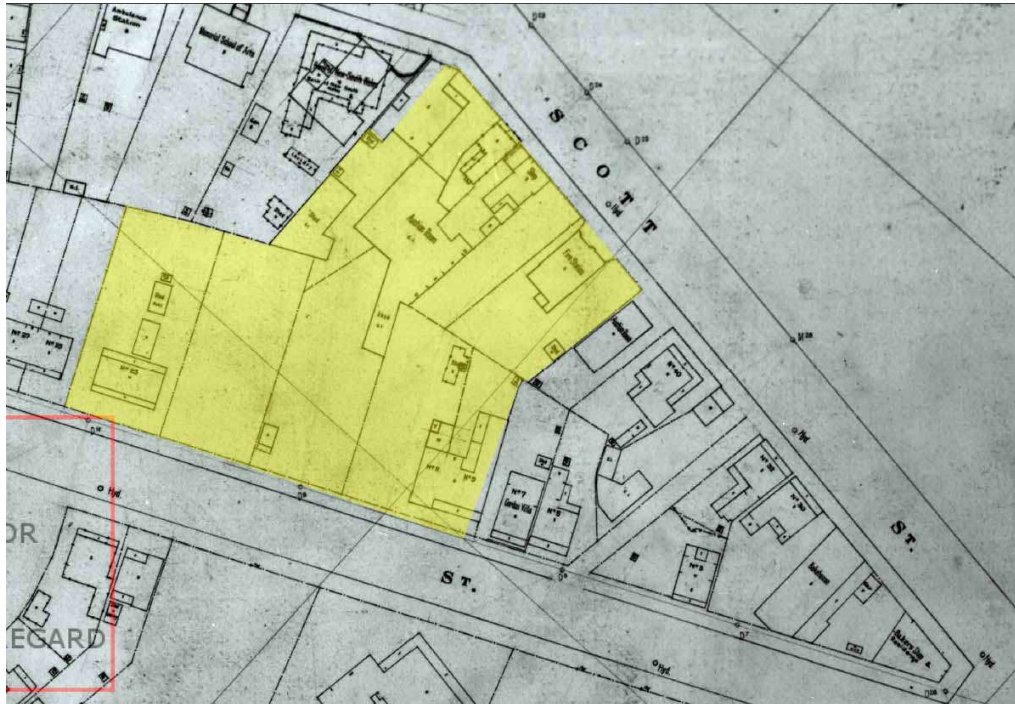


Figure 12 – Extract from DTS960 Liverpool, June 1928 with additions to December 1938. Shaded area comprises former boundary of subject site prior to resumption of land in Terminus Street for road widening. (Source: Sydney Water/Water NSW Historical Research Facility)

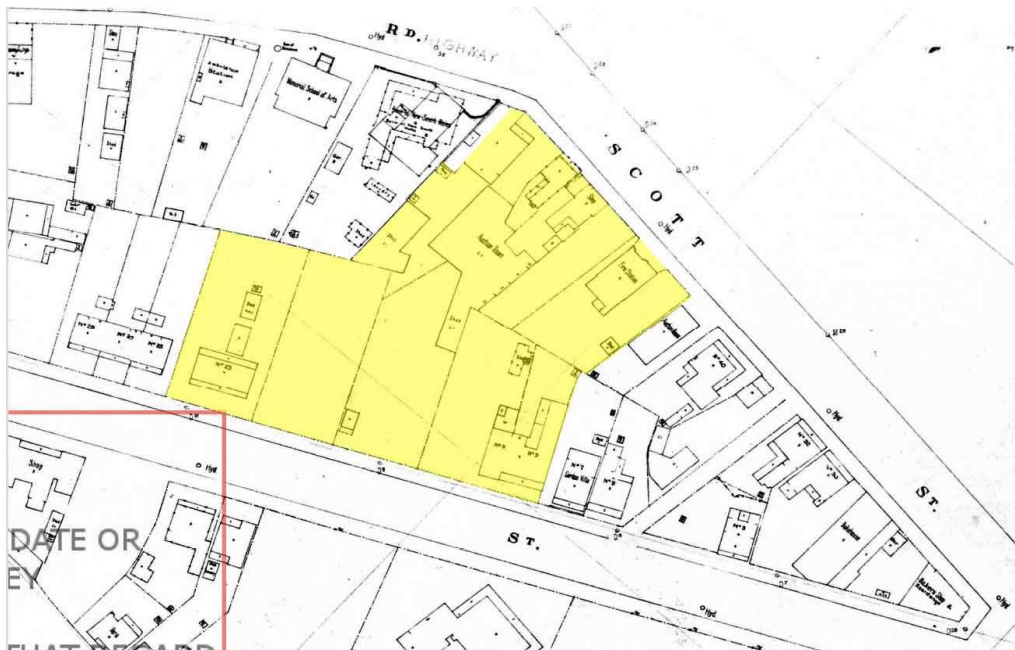


Figure 13 - Extract from another uncoloured set, DTS960 Liverpool, June 1928 with additions to December 1938. Shaded area denotes former boundary of subject site prior to resumption of land in Terminus Street for road widening. (Source: Sydney Water/WaterNSW Historical Research Facility)



Figure 14 – Detail from 1943 aerial with the present curtilage of subject site shaded yellow thereon. (Source: NSW Land & Property Information, SIX Maps)

In 1960, land in Terminus Street and the Hume Highway was resumed for road widening purposes.<sup>7</sup> Within the study site, a wood brick cottage (23 Terminus Street) and a pair of semi-detached brick houses (9 and 11 Terminus Street) were resumed and presumably demolished soon after. Around this same date, the Fire Station on Scott Street was sold; it is not known when this building was demolished.

The present building and carpark on the study site was erected about 2002.

<sup>7</sup> Crown Plan MS17432-3000, NSW Land & Property Information

### 3.0 PHYSICAL EVIDENCE

#### 3.1 CONTEXT

The subject site, stretching between Scott Street and Terminus Street, lies to the south of the centre of Liverpool and to the south west of Liverpool Railway Station. The area is characterised by a wide range of development types of varying quality and condition and generally two storeys in height. More recent multi storey development is beginning to emerge, including the mixed use nine-storey building located immediately behind the Memorial School of Arts building and adjacent the subject site.

52 Scott Street has potential as a landmark site when viewed from the northern end of Macquarie Street, see Figure 24, due to its elevated position above the town centre. Currently the structures on the site are nondescript and of no particular note.

The aspect of the site fronting onto Terminus Street is again, characterised by generally unremarkable development, with the exception of the 1961 Fire Station, which is recognised in its heritage listing for its International/Functionalist styling.

The location of Buildings B and C is along the eastern side of the site, linking Scott and Terminus Streets.

#### 3.2 VIEWS

The following series of images best describes the views of and around the subject site.



Figure 15 – Looking east from Memorial Avenue along Scott Street, the subject site is indicated by the blue arrow. (Source: Google Streetview)



Figure 16 - View of the subject site to the far left of the image (blue arrow), with the Macquarie Monument visible in the image (green arrow). (Source: Google Streetview)





Figure 17 - View looking west along Memorial Avenue, and north down Macquarie Street, with the heritage item (Commercial building) located on the corner between them. (Source: Google Streetview)



Figure 18 - View looking west towards Macquarie Street, with the three palms trees visible and the Macquarie Monument far left. The site lies to the far left of the image.

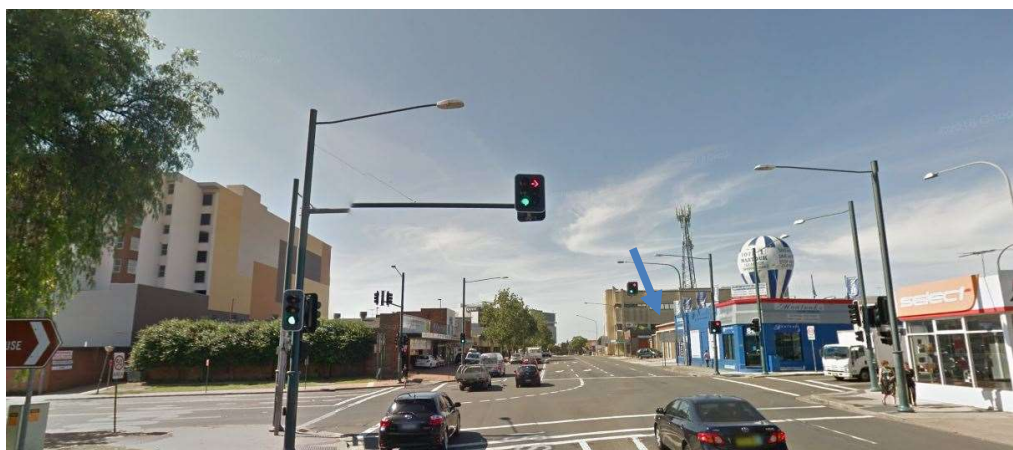


Figure 19 - View east along Terminus Street, the Fire Station is shown with a blue arrow. (Source: Google Streetview)



Figure 20 - View west along Terminus Street with the subject site to the right of the image. (Source: Google Streetview)



Figure 21 - Looking east across Macquarie Street towards the site, showing the relationship between the three Palm Trees, the Memorial School of Arts building (centre) and the existing multi storey residential development to the south west of the subject site.





Figure 22 - View of the main facade of the Memorial School of Arts building and the Three Palm Trees, with recent development behind. The multi storey development visible to the right of the image is an example of the recent and emerging scale of development in the wider area.



Figure 23 - View of the subject site from the southern side of Terminus Street.



Figure 24 - View south east up Macquarie Street towards the subject site, indicated by the blue arrow.



## 4.0 ESTABLISHED HERITAGE SIGNIFICANCE

### 4.1 HERITAGE STATUS OF THE SITE

420-42 Scott Street, is not listed as a heritage item within the *Liverpool Local Environmental Plan (LEP) 2008*, however, it is located in the vicinity of, and adjacent to, a number of locally listed heritage items. The following items are all included on Schedule 5, Division 2 – Liverpool City Centre of the *Liverpool LEP 2008* and are shown in Figure 25 below:

- 189 – Plan of Town of Liverpool (Early town centre street layout – Hoddle 1827);
- 191 – Commercial Building (formerly Rural bank and State Bank);
- 192 – Boer War Memorial, including memorial to Private A.E Smith;
- 193 – Macquarie Monument;
- 194 – Row of 3 palm trees;
- 199 – Memorial School of Arts;
- 1109 – Liverpool Fire Station

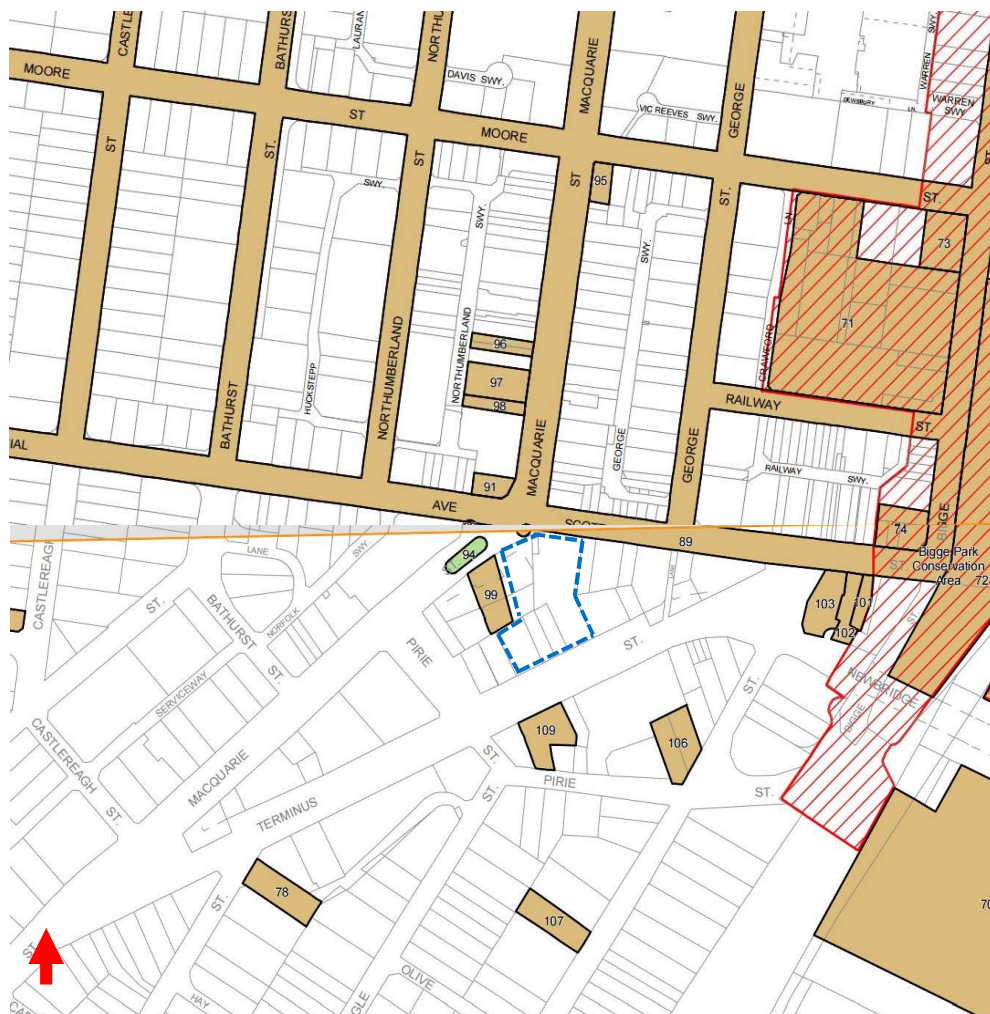


Figure 25 – Diagram showing the heritage items in the vicinity of the subject site coloured brown, landscape heritage items are coloured green and the subject site is indicated in the blue dashed line. (Source: Liverpool LEP 2008 Excerpts from Heritage Maps 001 a)

## 4.2 HERITAGE ITEMS IN THE VICINITY

The significance of the heritage items in the vicinity of the subject site is set out below.

### Item I89 Plan of Town of Liverpool (Early town centre street layout – Hoddle 1827)

No Statement of Significance is included in the NSW Office of Environment and Heritage, Inventory database, however, the following description of the importance of the street grid has been sourced from *Part 1 – Preliminary, Ring Roads and laneways* in the *Liverpool DCP 2008*.

*Streets make up the largest area of public space in Liverpool City Centre. Used for primarily traffic and pedestrian movement, they also accommodate business, shopping, festivals, dining, socialising and entertainment. The Liverpool street layout and hierarchy determines the urban design potential and amenity of the city. The Hoddle grid, adopted as the township plan shortly after Governor Macquarie founded Liverpool as a colony in 1810, provides an excellent and legible framework for development. It has a vital role in determining the city's built form.*

*The primary street layout – the Hoddle grid defines the city centre. The Hoddle grid is the city's major asset in defining urban form. Liverpool City Centre shares this important and valuable street layout with the city of Melbourne, recognised for its great streets. Within the formal grid of north-south streets are the laneways and arcades providing important mid-block pedestrian links and city permeability*

*In the southern portion of the city centre, the grid distorts in response to the topography, forming a secondary grid of formal minor streets. The meeting of the regular Hoddle grid with the secondary grid along Memorial Avenue creates corner blocks with obtuse and acute angles. This provides a valuable opportunity to develop the character and streetscape quality of the Liverpool city centre as a unique place.*



Figure 26 - Copy of the Heritage Map 011 indicating the extent of the Liverpool street grid identified as a heritage item. The subject site lies to the immediate south of the map. (Source: Liverpool LEP Map HER\_011)

**Item I91 Commercial Building (formerly Rural Bank and State Bank)**  
Macquarie Street and Memorial Avenue

No Statement of Significance is included in the NSW Office of Environment and Heritage, Inventory database.



*Figure 27 - View of the Commercial Building from the general area of the subject site. (Source: Google Streetview)*

**Item I92 Boer War Memorial, including memorial to Private A.E Smith**  
Corner of Macquarie Street and Memorial Avenue (Macquarie Street public footpath adjacent to 297 Macquarie Street)

No Statement of Significance is included in the NSW Office of Environment and Heritage, Inventory database.



*Figure 28 - View of the Boer War memorial on the corner of Scott and Macquarie Streets. (Source: Google Streetview)*



**Item I93 Macquarie Monument**

Corner of Macquarie and Scott Streets (Macquarie Street public footpath adjacent to 296 Macquarie Street)

No Statement of Significance is included in the NSW Office of Environment and Heritage, Inventory database.



Figure 29 - View of the Macquarie Monument with the subject site behind.

**Item I94 Row of 3 palm trees (Landscape)**

Macquarie Street median strip, opposite 306 Macquarie Street

No Statement of Significance is included in the NSW Office of Environment and Heritage, Inventory database.



Figure 30 - View of the landscape item (three palm trees). The primary façade of Memorial School of Arts is to the left.

**Item I99    Memorial School of Arts**  
306 Macquarie Street, Liverpool

The following description and Statement of Significance is sourced from the NSW Office of Environment and Heritage, Inventory database reference 1970016.

Statement of Significance:

*The Memorial School of Arts demonstrates the development of a prominent institutional, recreational and educative facility in Liverpool. The site is associated with Major General Cox, L.J. Ashcroft and the World War 1 Veterans of Liverpool. The building is a fine example of a public building of its era, indicating a level of technical achievement and creativity in its design and construction. It is representative of a public building from the Inter-War era which exhibits the influence of the Colonial Revival style, now rare within the Liverpool area. It is aesthetically pleasing within the streetscape. There is the potential to gain more information on the site from further architectural, archaeological and documentary research*



Figure 31 - Main facade of the Memorial School of Arts fronting Macquarie Street.

**I109     Liverpool Fire Station**  
70-78 Terminus Street, Liverpool

The following Statement of Significance is sourced from the NSW Office of Environment and Heritage, Inventory database reference 1970170.

Statement of Significance:

*Liverpool Fire Station demonstrates the history of the development of Liverpool as a main urban centre. The site is associated with the various fire service employees who have worked from the building and has a wider association with the Liverpool community. The building is representative of the Functionalist/Internationalist style of architecture of its era. There is the potential to gain more information on the site from further architectural, archaeological and documentary research.*



Figure 32 – Main façade of the Fire Station building on Terminus Street.



## 5.0 THE PROPOSAL

This Stage 2 DA seeks approval for:

- Construction and use of a nine (9) storey boarding house to be operated as a co-living facility, comprising;
  - ground floor lobby and retail tenancies;
  - eighty-four (84) rooms;
  - communal facilities including living, kitchen and dining areas, a gym, rooftop terrace and a laundry.
- Construction and use of a twenty-two (22) storey commercial office building, comprising:
  - ground floor lobby and retail tenancies;
  - nineteen (19) commercial office levels; and
  - mid level and rooftop plant.
- Construction and use of four basement levels;
- Landscaping and public domain works including:
  - provision of a pocket park fronting Scott Street and George Lane;
  - embellishment of the elevated pocket park fronting Terminus Street; and
  - provision of a through-site link, connecting George Lane to the central public plaza.
- Extension and augmentation of services and infrastructure as required.



Figure 33 - Ground level plan showing the layout of the pedestrian level retail tenancies and landscaping proposed for the through site link areas and along the Terminus Street frontage associated with Phases Band C. (Source: FJMT Architects)

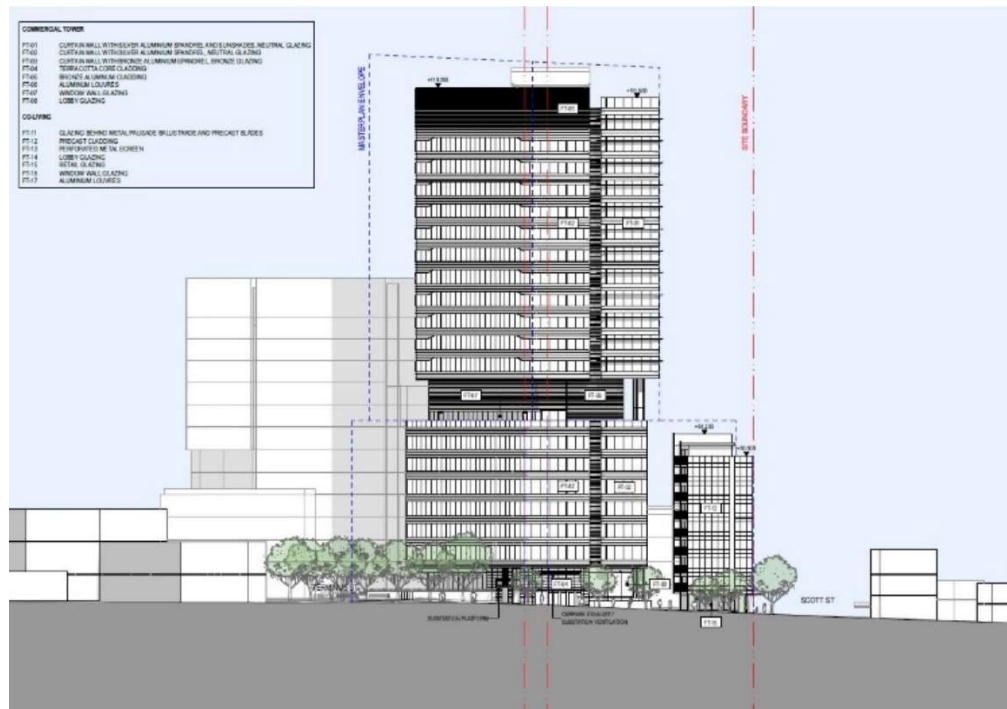


Figure 34 - Eastern elevation of the 22 storey commercial building and the adjacent 9 storey boarding house. This image includes the line of the approved building envelope (blue dashed line) within which this more detailed design has been developed. (Source: FJMT Architects)

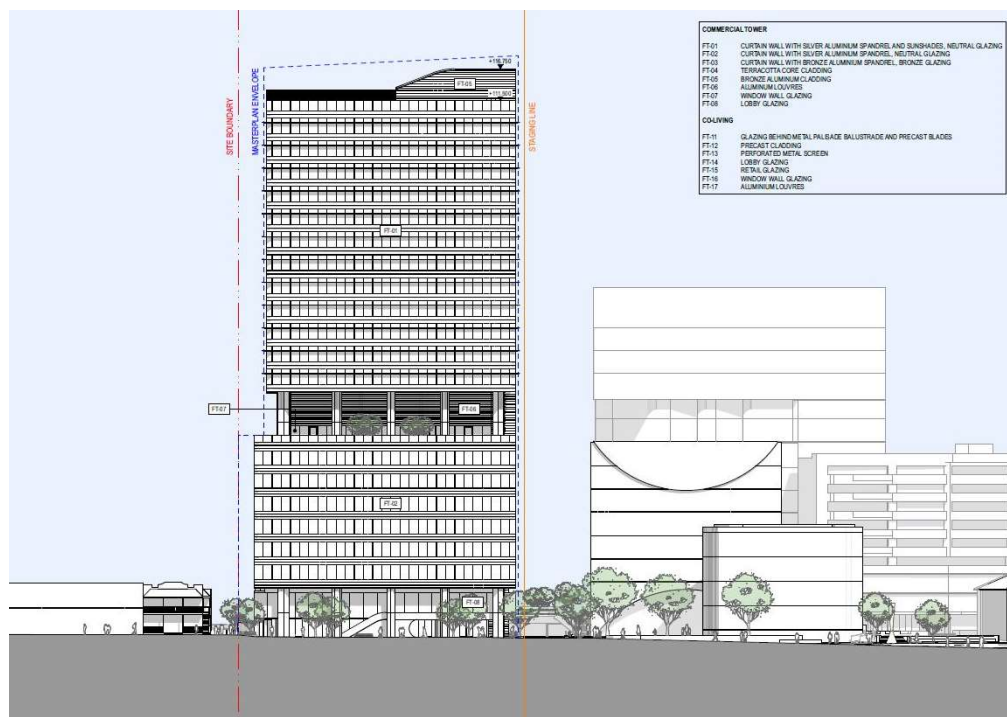


Figure 35 - Northern elevation of the commercial building showing the articulation of the Level 6 and 7 terrace and the stepped roofline. This image also clearly shows the two-storey podium setback at ground level. (Source: FJMT Architects)



Figure 36 - East West Section through the commercial building, again showing the level 6 and 7 terrace, the setback at ground level to the podium and the basement garages below. (Source: FJMT Architects)

## 6.0 ASSESSMENT OF HERITAGE IMPACT

### 6.1 INTRODUCTION

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

The subject site is not listed as a heritage item within the *Liverpool Local Environmental Plan (LEP) 2008*, however, it is located in the vicinity of, and adjacent to, a number of locally listed heritage items.

The proposed development, as part of Phase B/C of the Liverpool Civic Place redevelopment, is located on the eastern portion of the master plan site. The proposed buildings are separated from the heritage listed Memorial School of Arts by the proposed development within the Phase A site (subject to DA-836/2020).

### 6.2 OVERVIEW OF THE POTENTIAL HERITAGE IMPACTS ON THE HERITAGE ITEMS IN THE VICINITY

The following commentary addresses the detailed architectural response within the approved building envelopes, landscaping and public domain works and augmentation of services and infrastructure. This assessment identifies any potential impacts on the heritage significance of the heritage items in the vicinity of the subject site.

### 6.2.1 DETAILED DESIGN OF THE APPROVED BUILDING FORMS

Designed by FJMT Architects, the 22 storey commercial building and the 9 storey co-living facility sit within the approved building envelopes. This development application seeks approval for the detailed design and materiality of these two buildings.

#### Commercial Building

At 22 storeys high the commercial tower design consists of a streamlined façade, articulated at the podium, level 6 and 7 and the roofline. The high quality design reflects a contemporary building typology, which will be read in the context of other tower buildings in the area.

Materials proposed for the exterior of the commercial building include:

- A curtain wall system incorporating silver aluminium spandrels and sunshades, alongside neutral glazing, offset by;
- Areas of curtain wall system incorporating a bronze aluminium spandrel along side bronze glazing;
- Terracotta core cladding;
- Aluminium louvres; and
- Window wall and lobby glazing.

#### Co-Living Building

The smaller of the two buildings is again characterised by high quality contemporary design, which will in turn be read in the context of other urban development in the area. The choice of materials clearly differentiates this smaller building from the larger commercial building adjacent; an appropriate response to its residential use.

Materials proposed for the exterior of the co-living building include:

- Glazing behind a metal palisade balustrade and pre-cast blades;
- Pre cast cladding and perforated metal screens,
- Lobby and retail glazing at ground level, and
- Aluminium louvres.

These materials are clearly contemporary and are intended to provide a high quality building in the centre of Liverpool.

The proposed finishes do not alter how the heritage items in the vicinity are appreciated or interpreted as early components or reminders of the history of Liverpool, and as such are acceptable in heritage terms.

### 6.2.2 LANDSCAPING AND PUBLIC DOMAIN WORKS

Proposed landscaping works associated with proposed development within the Phase B/C site include:

- provision of a pocket park fronting Scott Street and George Lane;
- embellishment of the elevated pocket park fronting Terminus Street; and
- provision of a through-site link, connecting George Lane to the central public plaza.

The detailed design of the landscape elements supports a ground plane which is conducive to a safe and pleasant environment.

The development of the elevated pocket park along Terminus Street, whilst not having any heritage impacts, will improve the general character of the area for pedestrians in and around the nearby sites by linking existing street plantings.

Immediately north of the site, lying within the conservation area, is the tree lined portion of Macquarie Street (refer Figure 24). Views south along this historic thoroughfare will now include landscaping to terminate the view at ground level. This is a positive heritage outcome.

#### **6.2.3 EXTENSION AND AUGMENTATION OF SERVICES AND INFRASTRUCTURE AS REQUIRED**

The proposed implementation of augmented structure services and infrastructure is to be located below ground level, and within the new building.

For this reason, these works have no physical or visual impacts on the heritage items in the vicinity and as such are acceptable.

### **6.3 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 carefully considered articulation of the commercial building and the more diminutive form of the co-living building, are both of a high-quality design, both in terms of their materiality and architectural detail and articulation.
- The detailed design of these two buildings, alongside the complementary landscaping respects the heritage items in the vicinity by ensuring they are still appreciated from the public domain.
- The proposed extension and augmentation of services and infrastructure, as well as any below ground changes, do not have any physical or visual impacts on the appreciation or heritage significance of the nearby heritage items.

*The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:*

- There are no aspects of the proposal which have a detrimental impact on the heritage items in the vicinity of the subject site.

#### **6.3.1 NEW DEVELOPMENT ADJACENT 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:**

With the exception of the Memorial School of Arts building and the Macquarie statue, all the heritage items in the vicinity of the site are separated from the site by Scott and Macquarie Streets. The setting for each item is very much determined by its immediate context and is best understood at a pedestrian level. It should be noted that there are no aspects of the current item settings that have not resulted from the slowly evolving built form of this early city precinct.

So, whilst the design character of the proposed development within the Phase B/C site will change the current character of the immediate area, this change is typical of the history of the area and does not diminish the appreciation of the various heritage elements.

The proposed landscaping scheme across the site will enhance the setting of the Memorial School of Arts and the Macquarie Statue, and as such is a positive heritage outcome.

None of the heritage items in the vicinity will be hidden or obscured from view; their historic contribution to the area will be retained, and will be further enhanced by an increase in the number of people who will be drawn to the area and be able to interpret their significance. Views of the heritage items will be retained and enhanced.

#### **6.3.2 NEW SERVICES**

- *How has the impact of the new services on the heritage significance of the item been minimised?*
- *Are any of the existing services of heritage significance? In what way? Are they affected by the new work?*
- *Has the advice of a conservation consultant (eg architect) been sought? Has the consultant's advice been implemented?*
- *Are any known or potential archaeological deposits (underground and under foot) affected by the proposed new services?*

**Comment:**

The new services are required to support the development, and do not physically or visually impact on the heritage items in the vicinity. The services are all new, and do not involve any heritage components and as such are acceptable in heritage terms.

#### **6.4 HERITAGE EVALUATION OF THE LIVERPOOL LEP 2008**

The proposed development within the Phase B/C site, and supporting landscape proposal, is considered to be acceptable, from a heritage perspective, for the following reasons:

- The proposed architectural resolution of the proposed development within the Phase B/C site has been carefully considered and is of a high design quality. The

development has been approved within a context of contemporary urban development alongside the heritage character of the Liverpool City Centre.

- The proposal supports the development patterns established for the precinct by the development controls implemented by the Concept DA consent to which the subject Detailed DA relates.
- The development introduces a contemporary, and carefully considered, architectural component into the area, with the heritage significance of the items in the vicinity being neither obscured nor diminished.
- Views of the heritage items in the vicinity of the development at 40-42 Scott Street will be retained and enhanced as part of the proposal.

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

#### **5.10 Heritage conservation**

##### *(1) Objectives*

*The objectives of this clause are as follows:*

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

## **6.5 HERITAGE EVALUATION OF THE LIVERPOOL DCP 2008**

*Liverpool DCP 2008* supports the *Liverpool LEP 2008* by providing additional objectives and development standards for properties in the vicinity of heritage items.

The proposed development is generally consistent with the heritage related guidelines of the *Liverpool DCP 2008* set out in the following Sections;

### **Part 1 General Controls for All Development**

17 Heritage and Archaeological Sites

### **Part 4 Liverpool City Centre**

7 Controls for Special Areas

7.1 Heritage Items and Conservation Areas

7.3 Key Sites - *Scott Street Site*

## **7.0 CONCLUSION**

- The subject site, known as 40-42 Scott Street, Liverpool, is not listed as a heritage item, nor is it located in a heritage conservation area in the *Liverpool Local Environmental Plan 2008*.
- The subject site, known as 40-42 Scott Street, Liverpool, is located in the vicinity of the following heritage items included in Schedule 5 of the *Liverpool Local Environmental Plan 2008*:
  - 189 – Plan of Town of Liverpool (Early town centre street layout – Hoddle 1827);
  - 191 – Commercial Building (formerly Rural bank and State Bank);
  - 192 – Boer War Memorial, including memorial to Private A.E Smith;

- I93 – Macquarie Monument;
  - I94 – Row of 3 palm trees;
  - I99 – Memorial School of Arts;
  - I109 – Liverpool Fire Station
- 
- The detailed architectural design and materiality of the 22 storey commercial building and the 9 storey co-living facility are both high quality, and are an appropriate response to the approved urban development on the site. The detailed design is clearly contemporary and so will not detract from the appreciation or interpretation of the heritage character of the nearby heritage items.
  - The landscaping scheme for the proposed development within the Phase B/C site will have no adverse impact on the cultural significance of the heritage listed items in the vicinity of the subject site. The proposal will improve the amenity of the area and the setting of those items along Scott Street, such as the Macquarie Statue, and in southern views from Macquarie Street to the north.
  - The proposal will not alter or adversely impact the existing street grid pattern recognised in the heritage listing I89 – Plan of Town of Liverpool.
  - The proposed development within the Phase B/C site is consistent with the heritage requirements and guidelines of the *Liverpool LEP 2008* and the *Liverpool DCP 2008*.

It is our recommendation that the proposal described above does not adversely affect the identified heritage significance of the heritage items located in the vicinity of the site at 40-42 Scott Street, Liverpool.

I recommend that the heritage aspects of this application be approved.



Samantha Polkinghorne  
Director  
**NBRS**ARCHITECTURE