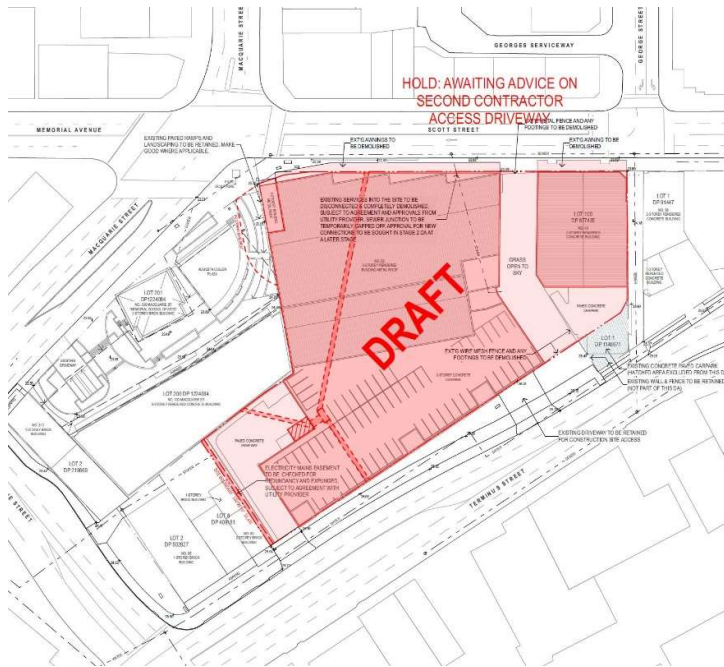


HERITAGE IMPACT STATEMENT

Liverpool Civic Place Project - Early Works Package



52 Scott Street, Liverpool

10 December 2019

Cover Image: Proposed area of Demolition Works Plan (Source: FJMT Architects)

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HERITAGE IMPACT STATEMENT FOR EARLY WORKS PACKAGE DEVELOPMENT APPLICATION AT 52 SCOTT STREET, LIVERPOOL

1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement is submitted to Liverpool City Council (Council) in support of an application for early works associated with a new mixed-use precinct known as Liverpool Civic Place at 52 Scott Street, Liverpool (the site).

This development application is seeking approval for works to the site under Section 4.23 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This application seeks approval for the following works:

- demolition of all existing, non-significant structures,
- staged excavation of the total site area (excluding Macquarie Street Augusta Plaza extension seen in Masterplan DA), and
- bulk earthworks to include shoring through the use of piles.

The wider development site is comprised of a number of lots, one of which is identified as an item of heritage significance in Schedule 5 of the *Liverpool Local Plan (LEP) 2008*, the Memorial School of Arts building. The development site is also located in the vicinity of a number of heritage listed items, also included in Schedule 5 of the LEP. This application does not include any works on the lot containing the Memorial School of Arts.

Accordingly, this Heritage Impact Statement reviews this 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.

Details of the early works proposal have been prepared by FJMT Architects.

This report has been prepared for by Built Development Group.

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 ANALYSIS

1.3.1 SITE LOCATION AND CONTEXT

The site is located at 52 Scott Street, Liverpool within the Liverpool City Council Local Government Area (LGA). 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.

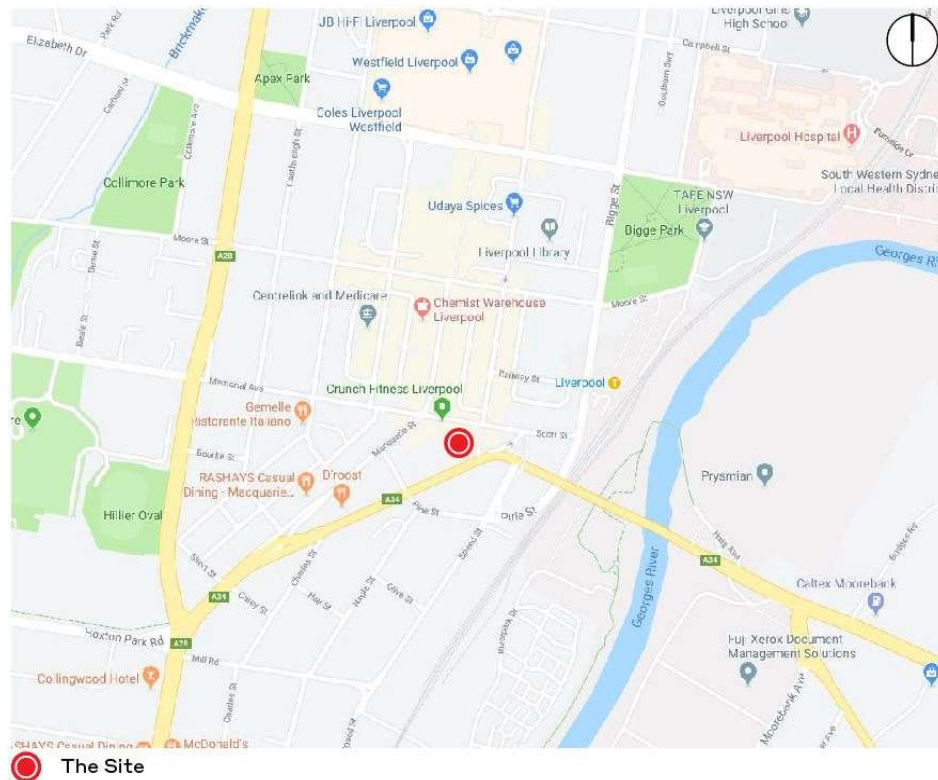


Figure 1: Site Location (Source: Built)

1.3.2 SITE DESCRIPTION

This site is irregular in shape and comprises 12 lots legally described below.

- Lot 1 in DP 514817;
- Lot 2 in DP 229979;
- Lot 17 in DP 81842;
- Lot 3 in DP 229979;
- Lot 11 in DP 522284;
- Lot 201 in DP1224084;
- Lot 100 in DP 877435;
- Lot 12 in DP 657056;
- Lot 1 in DP 507070;
- Lot 22 in DP 441010;
- Lot 23 in DP 441010; and
- Lot 1 in DP 229979.

The site has a total area of 9348.33m² and has three road frontages, including a primary frontage to Scott Street (98m frontage) to the north, George Lane (40m frontage) to the east and Terminus Street (115m frontage) to the south.

An aerial photograph of an industrial area. A large, irregularly shaped parcel is outlined in red. The parcel is situated between Macquarie Street to the west and Terminus Street to the east. To the north of the parcel is George Street, and to the south is Speed Street. The area is densely packed with industrial buildings and parking lots. The red-outlined parcel appears to be a large, light-colored industrial building or warehouse. The surrounding area includes various other industrial structures, parking areas, and some greenery. The streets are labeled with white text: Memorial Avenue, Macquarie Street, George Street, Scott Street, Terminus Street, and Speed Street. A north arrow is visible in the top right corner of the image.

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1.4 HERITAGE MANAGEMENT FRAMEWORK

The wider development site includes the heritage item I99, the Memorial School of Arts, a building of local heritage significance on Schedule 5 of the *Liverpool Local Environmental Plan (LEP) 2008*.

The subject site is also located in the vicinity of a number of items of local heritage significance on Schedule 5 of the *Liverpool Local Environmental Plan (LEP) 2008* including:

Item ref no.	Description:	Address:
I89	Plan of Town of Liverpool (early town centre street layout–Hoddle 1827)	Streets in the area bounded by the Hume Highway, Copeland Street, Memorial Avenue, Scott Street, Georges River and Main Southern Railway Line (excluding Tindall Avenue and service ways)
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)
I93	Macquarie Monument	Corner of Macquarie and Scott Streets (Macquarie Street public footpath adjacent to 296 Macquarie Street)
I94	Row of 3 palm trees	Macquarie Street median strip, opposite 306 Macquarie Street
I106	Residential building ("Del Rosa")	7 Speed Street
I109	Liverpool Fire Station	70–78 Terminus Street

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development, and do not warrant assessment as part of this report.

1.5 AUTHORSHIP

This report was prepared by Samantha Polkinghorne, Director, of **NBRSARCHITECTURE**.

The documentary evidence included here has been sourced from an earlier report prepared for the site and has been used with the permission of the author and the client.

1.6 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.

1.7 COPYRIGHT

Copyright of this report remains with the author, **NBRSARCHITECTURE**. 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).¹

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.

¹ 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)

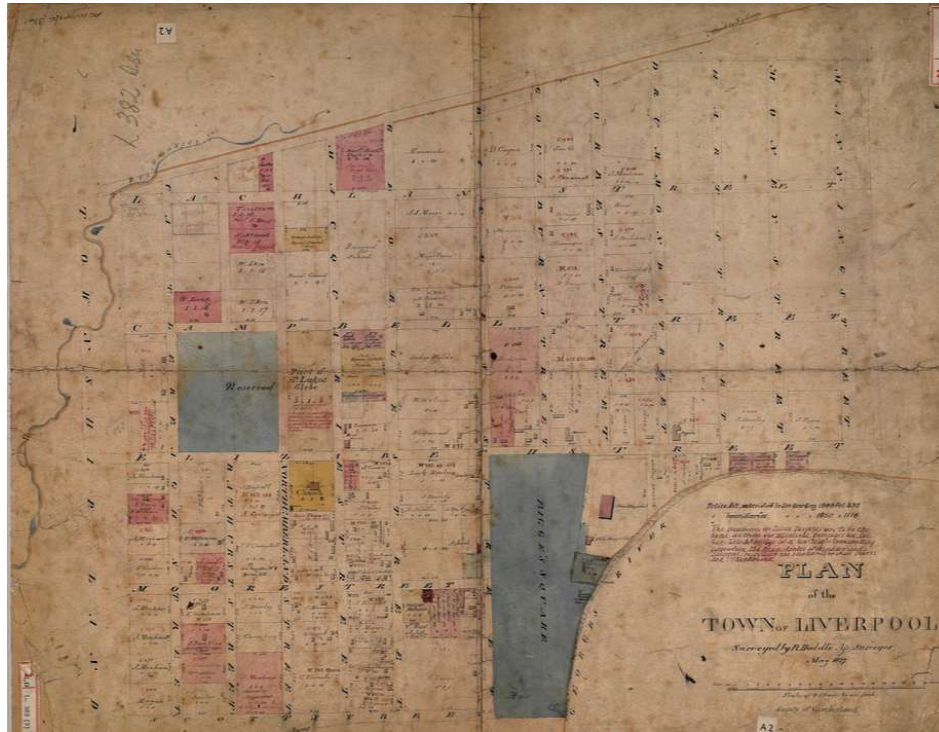


Figure 6 - Plan of the town of Liverpool, Surveyed by R Hoddle, Assistant Surveyor, May 1827. This copy dated 1839. (Source: State Records, Series: Surveyor General's Select List of Maps and Plans (and Supplement), 1792-1886, Item: [SR Map 3341])

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*".² 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.³ 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.⁴ He died at Drummond Cottage in September 1839, aged 55 years.⁵ 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 7). 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 8) indicates allotments sold at the initial auction.

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

³ "Caution", *Australian*, 12 March 1828, p4

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

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

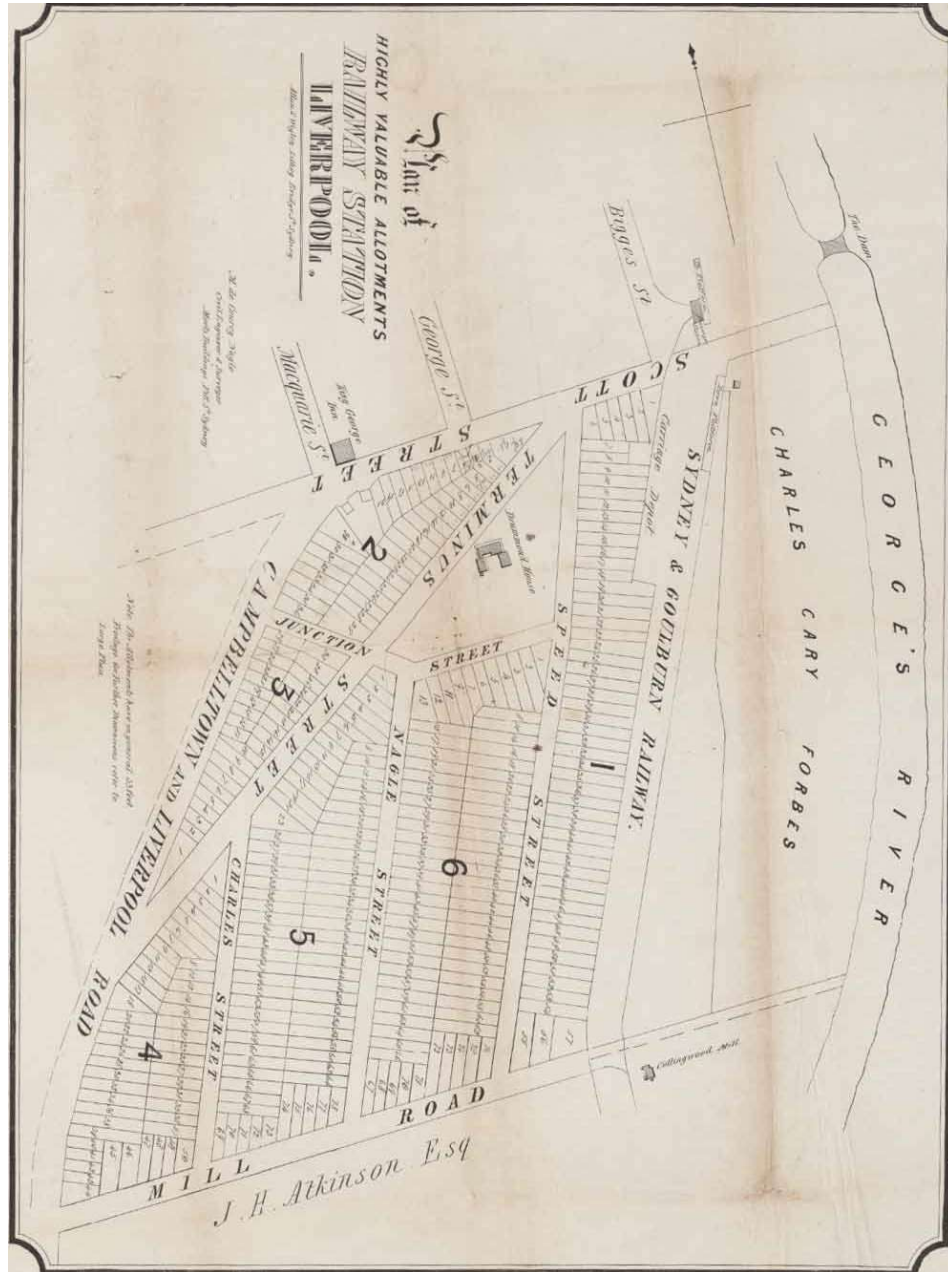


Figure 7 – Plan of Highly Valuable Allotments Railway Station Liverpool, 1857. North to top of page. (Source: National Library of Australia, MAP 338)

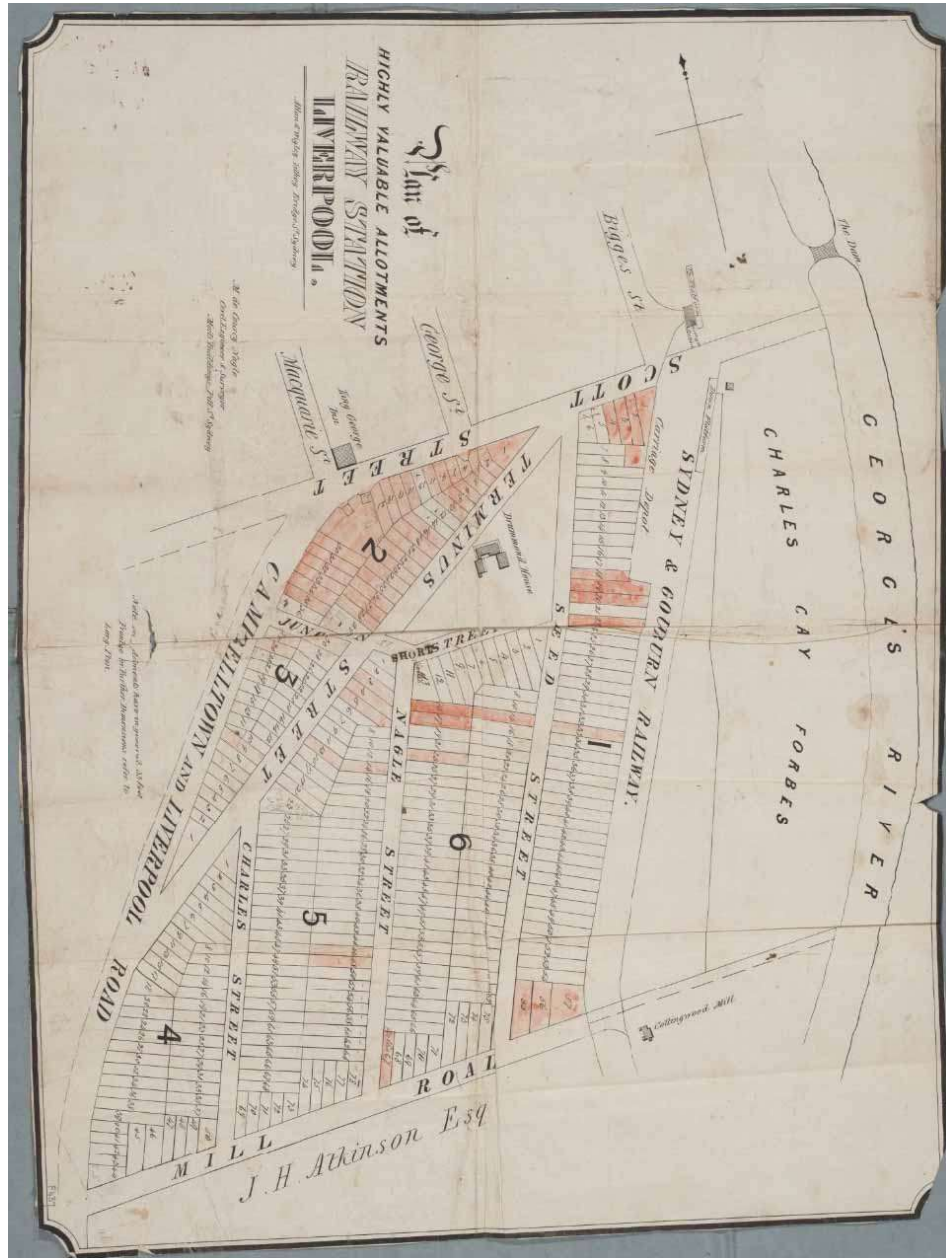


Figure 8 - Plan of Highly Valuable Allotments Railway Station Liverpool, [185-]. Sold allotments denoted by red shading. North to top of page. (Source: National Library of Australia, MAP F 637)

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 8), 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 2.⁶ The fire station (Figure 9 and 9) 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 11 and Figure 12. 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 (Error! Reference source not found.).



Figure 9 – Liverpool Fire Brigade, 1936. (Source: City of Liverpool Library)



Figure 10 - Former Liverpool Fire Station for sale, c1961. (Source: City of Liverpool Library)

⁶ Primary Application 31842, NSW Land & Property Information

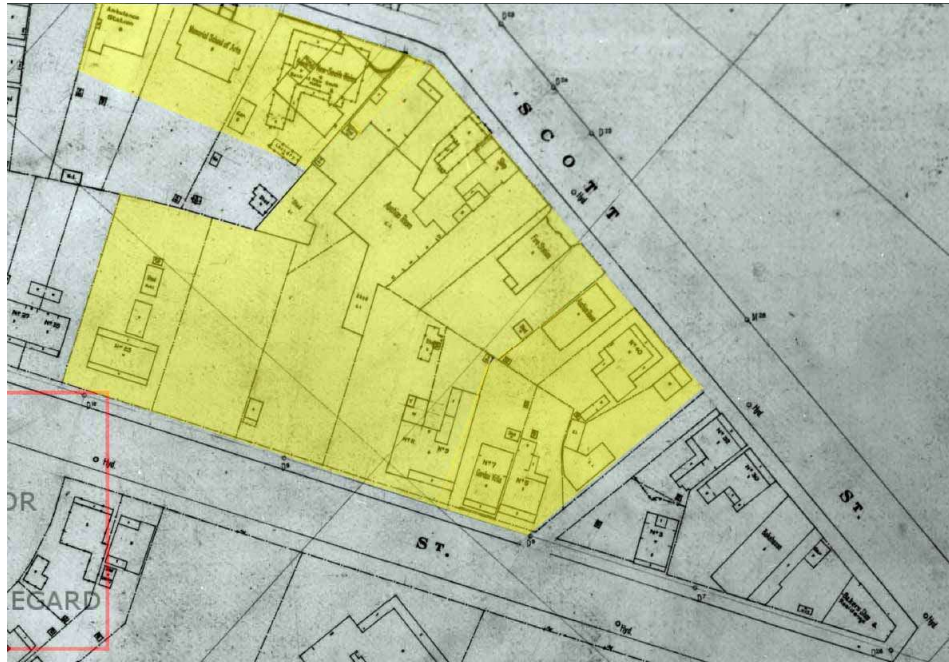


Figure 11 – Extract from DTS960 Liverpool, June 1928 with additions to December 1938. Shaded area comprises generally the former boundary of the wider development site prior to resumption of land in Terminus Street for road widening. (Source: Sydney Water/Water NSW Historical Research Facility)

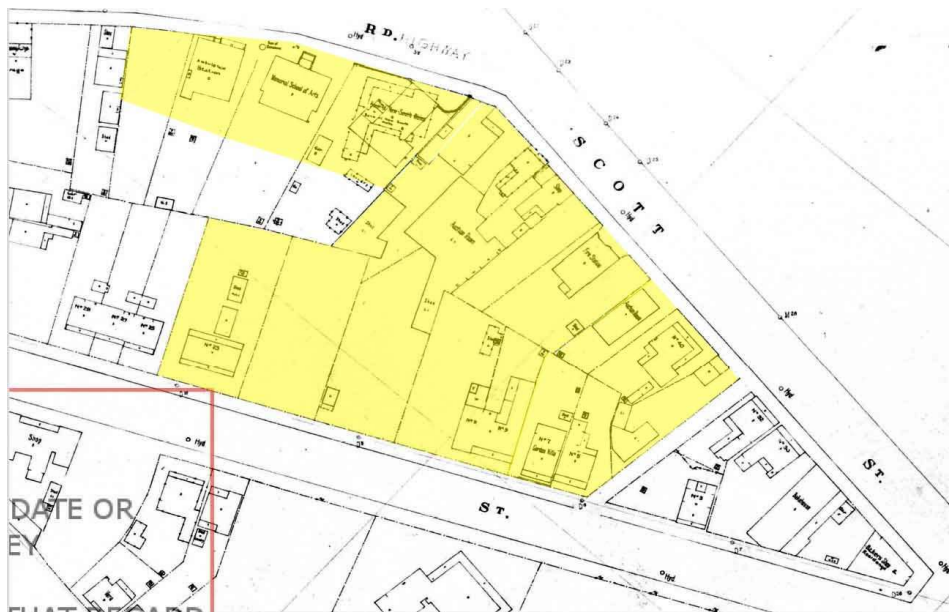


Figure 12 - Extract from another uncoloured set, DTS960 Liverpool, June 1928 with additions to December 1938. Shaded area denotes former general boundary of subject site prior to resumption of land in Terminus Street for road widening. (Source: Sydney Water/Water NSW Historical Research Facility)

In 1960, land in Terminus Street and the Hume Highway was resumed for road widening purposes.⁷ 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

⁷ Crown Plan MS17432-3000, NSW Land & Property Information

demolished soon after. Around this same date, the Fire Station on Scott Street was sold; it is not known when this building was demolished.

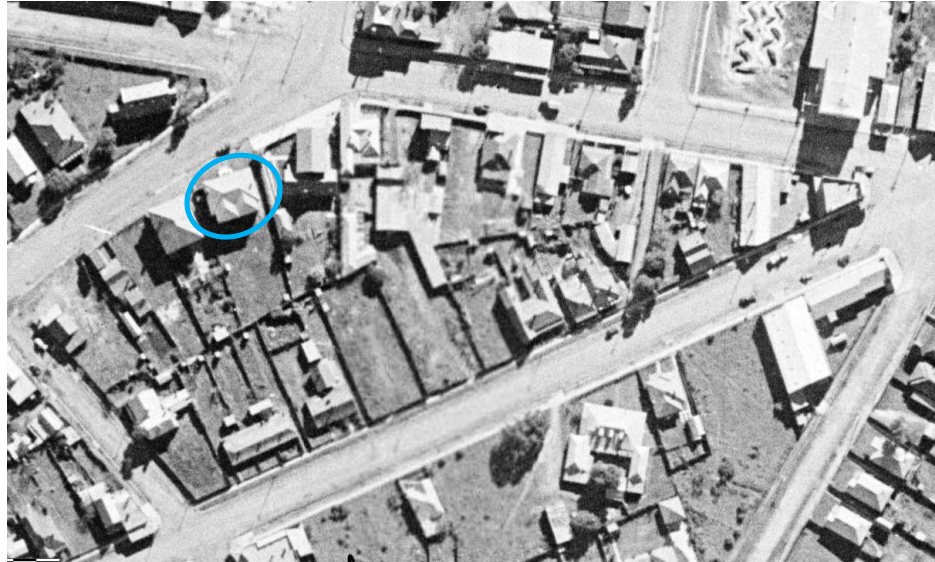


Figure 13 - 1943 Aerial image showing the small scale of development on the site at that time. The Memorial School of Arts building is circled in blue. (Source: Six Maps)

The present buildings and carpark on the study site have been erected over the last two decades.

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, due to its elevated position above the town centre. Currently the structures on the site are nondescript and of no particular architectural 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 Fire Station is not part of the subject site.

3.2 VIEWS

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



Figure 14 – Looking east from Memorial Avenue along Scott Street, the general vicinity of the subject site is in the centre of the image; existing multi-storeyed residential development behind the Memorial Hall sits to the right of the image. (Source: Google Streetview)



Figure 15 - View of the subject site to the far right of the image, with the Macquarie Monument visible in the image (circled in blue). (Source: Google Streetview)



Figure 16 - View east along Terminus Street, the Fire Station is shown with a blue arrow, with the subject site to the left of the image. (Source: Google Streetview)



Figure 17 - View west along Terminus Street with the subject site to the right of the image. (Source: Google Streetview)



Figure 18 - View of the subject site from the southern side of Terminus Street.

4.0 ESTABLISHED HERITAGE SIGNIFICANCE

4.1 HERITAGE ITEM

The wider development site includes the lot containing the locally listed Memorial School of Arts building, which is included on Schedule 5 of the *Liverpool Local Environmental Plan (LEP)*:

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

The following Statement of Significance for the Memorial School of Arts is sourced from the NSW Heritage Database, reference number 1970016:

The Memorial School of Arts demonstrates the development of a prominent institutional, recreational and educational 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 Georgian 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 19 - View of the primary façade of Memorial School of Arts on the left. The three palm trees are also listed as landscape heritage items; however they are not located on the subject site.

4.2 HERITAGE ITEMS IN THE VICINITY

The subject property is located in the vicinity of a number of items of local heritage significance on Schedule 5 of the *Liverpool Local Environmental Plan (LEP) 2008* including:

Item ref no.	Description:	Address:
189	Plan of Town of Liverpool (early town centre street layout–Hoddle 1827)	Streets in the area bounded by the Hume Highway, Copeland Street, Memorial Avenue, Scott Street, Georges River and Main Southern Railway Line (excluding Tindall Avenue and service ways)
192	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)
193	Macquarie Monument	Corner of Macquarie and Scott Streets (Macquarie Street public footpath adjacent to 296 Macquarie Street)
194	Row of 3 palm trees	Macquarie Street median strip, opposite 306 Macquarie Street
1106	Residential building ("Del Rosa")	7 Speed Street
1109	Liverpool Fire Station	70–78 Terminus Street

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development. Details of the items assessed in this report are included below.



Figure 20: Excerpt from the Liverpool LEP 2008 heritage maps. Heritage items are shown brown and the Bigge Park Conservation Area is hatched red. The area that is the subject of the Early Works proposal is outlined blue. (Source: Liverpool LEP 2008, Heritage Map HER_011 and Her_012)

4.3 SIGNIFICANCE OF ITEMS IN THE VICINITY

The following heritage items are located in the vicinity of the subject site:

Plan of Town of Liverpool (early town centre street layout–Hoddle 1827) - Item No. 89

The following Statement of Significance for the Plan of Town of Liverpool (early town centre street layout–Hoddle 1827), in the area bounded by the Hume Highway, Copeland Street, Memorial Avenue, Scott Street, Georges River and Main Southern Railway Line (excluding Tindall Avenue and service ways, is sourced from the NSW Heritage Database, reference number 1970552:

Liverpool town centre is one of a small number of townships in the Sydney Region initially planned and developed in the Macquarie period. It is likely that a considerable quantity of archaeological evidence may survive below ground on sites within the historic town

boundaries. Further archaeological, architectural and documentary research would contribute substantially to knowledge and understanding of the town's establishment, functions, development and living conditions. The township has significant archaeological potential to reveal information about life in the Colonial period and the occupation of Liverpool in particular.



Figure 21 – Excerpts from Heritage Maps 011 and 012 indicating the extent of the Liverpool street grid identified as a heritage item and its relationship to the subject site, circled in blue. (Source: Liverpool LEP Map HER_011)

Commercial Building (formerly Rural Bank and State Bank) - Item No. I91

Corner Macquarie Street and Memorial Avenue

The following Statement of Significance for the Commercial Building at the corner of Macquarie Street and Memorial Avenue is sourced from the NSW Heritage Database, reference number 1970023:

The (former) Bank building demonstrates the commercial development of Liverpool in the mid-20th century. The building represents the Inter-War Functionalist style of architecture applied to bank buildings in that era. It particularly exhibits the influence of progressive European architecture of the 1930s. The building is prominently located on the intersection of two streets in the city centre and is aesthetically pleasing. It is now a rare site type in Liverpool. There is the potential to gain more information on the site from further architectural, archaeological and documentary research.



Figure 22 - View of the Commercial Building from the general area of the subject site. (Source: Google Streetview)

Boer War Memorial, including Memorial to Private A.E. Smith – Item No. 92

The following Statement of Significance for the Boer War Memorial at the corner of Macquarie Street and Memorial Avenue (Macquarie Street public footpath adjacent to 297 Macquarie Street) is sourced from the NSW Heritage Database, reference number 1970090:

The Memorial demonstrates the history of Australia's first major overseas military conflict and documents the allegiance of the country to the British Empire in the early 20th century. The site is associated with the only local soldier who died in that conflict. The memorial is rare within the Liverpool area. Its design and construction indicates a level of technical achievement. There is the potential to gain more information on the site from further architectural and documentary research.



Figure 23 - View of the Boer War memorial on the corner of Scott and Macquarie Streets.

Macquarie Monument – item No. 93

The following Statement of Significance for the Macquarie Monument located at the corner of Macquarie and Scott Streets (Macquarie Street public footpath adjacent to 296 Macquarie Street) is sourced from the NSW Heritage Database, reference number 1970458:

The Macquarie Monument is a tribute to Governor Macquarie who founded the town of Liverpool. It is a tribute to the origins of the town and the importance of Liverpool in the early development of the Colony. It reflects the importance of the role of Governor Macquarie in the development of architecture and town planning within the early Colony which is still reflected in contemporary streetscapes. Its is located in the heart of the city, along Macquarie Street and is aesthetically pleasing and contains landmark qualities.



Figure 24 - View of the Macquarie Monument with the subject site behind.

Row of 3 Palm Trees – Item No. 94

The following Statement of Significance for the Row of 3 Palm Trees at Macquarie Street median strip, opposite 306 Macquarie Street is sourced from the NSW Heritage Database, reference number 1970050:

This palm planting group is a rare example of formal urban landscaping in the Liverpool CBD; possibly established in conjunction with the Memorial School of Arts Building, located opposite.

Residential building ("Del Rosa") – Item No. 106

The following Statement of Significance for the Residential building ("Del Rosa") at 7 Speed Street is sourced from the NSW Heritage Database, reference number 1970033:

Del Rosa demonstrates the style of settlement pattern and house forms of the Inter-War period. It shows a particular Spanish Mission style that is now rare with the Liverpool area. The house is aesthetically pleasing within the streetscape. Del Rosa is associated with a prominent local doctor, Dr James Pirie. There is the potential to gain more information on the site from further architectural, archaeological and documentary research.

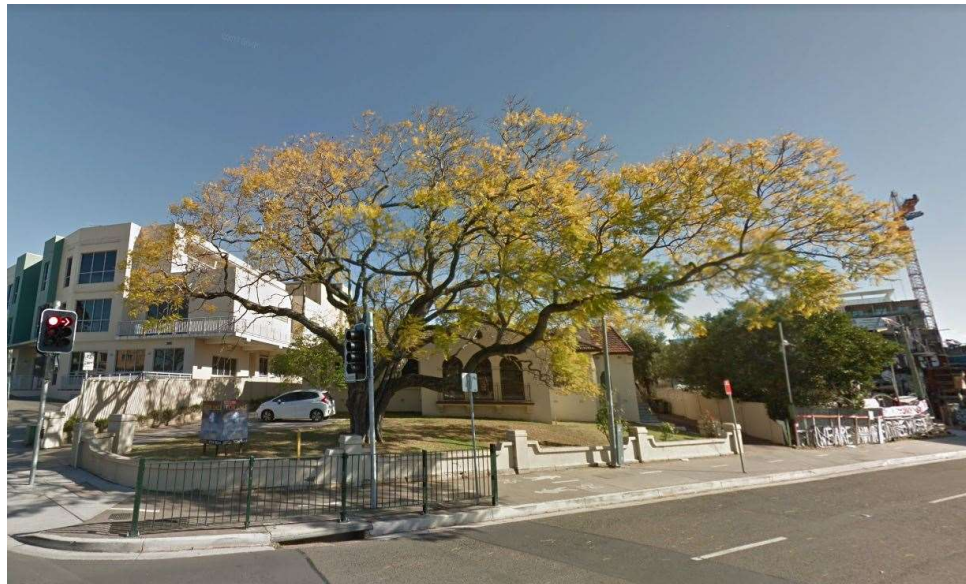


Figure 25 - View of 'Del Rosa' from the intersection of Pirie and Speed Streets.

Liverpool Fire Station (former)– Item No. 109

The following Statement of Significance for the Liverpool Fire Station at 70-78 Terminus Street is sourced from the NSW Heritage Database, reference number 1970170:

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 26 – Primary façade of the Fire Station building on Terminus Street.

5.0 THE PROPOSAL

This Heritage Impact Statement is submitted to Liverpool City Council (Council) in support of an early works package that would support the development of a future mixed-use precinct known as Liverpool Civic Place at 52 Scott Street, Liverpool (the site).

A reference design for the mixed use development has been prepared by fjmt architects, which illustrates one of the ways a detailed design could be facilitated on the site.

This application seeks approval for the following works to a portion of the site:

- demolition of all existing, non-significant structures,
- staged excavation of the total site area (excluding Macquarie Street Augusta Plaza extension seen in Masterplan DA), and
- bulk earthworks to include shoring through the use of piles.

The site that is the subject of the proposed early Works Package is comprised of a number of lots; however that containing the heritage listed Memorial School of Arts building is not included. The development site is also located in the vicinity of a number of heritage listed items, also included in Schedule 5 of the LEP.

Please note, approval is not sought for the reference design. The final design will be resolved in subsequent staged 'detailed proposal' DAs. Following this, each individual tenant will seek development consent for the fit out and use of their respective tenancy.

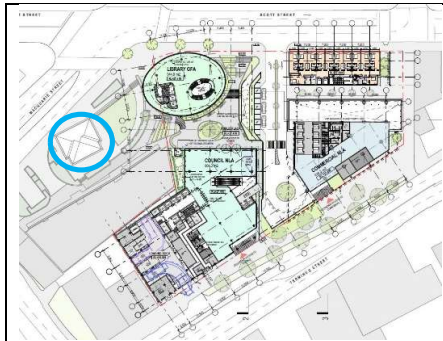


Figure 27 - Upper Ground Level showing the relationship between the development as envisaged in the reference design and the Memorial School of Arts (circled in blue) to the west. Also illustrated is the Landscape and Public Domain Concept. (Source: FJMT Architect)



Figure 28 - Aerial image with the extent of the proposed clearing and excavation works marked in red. The Memorial School of Arts is circled in blue. (Source: Built)

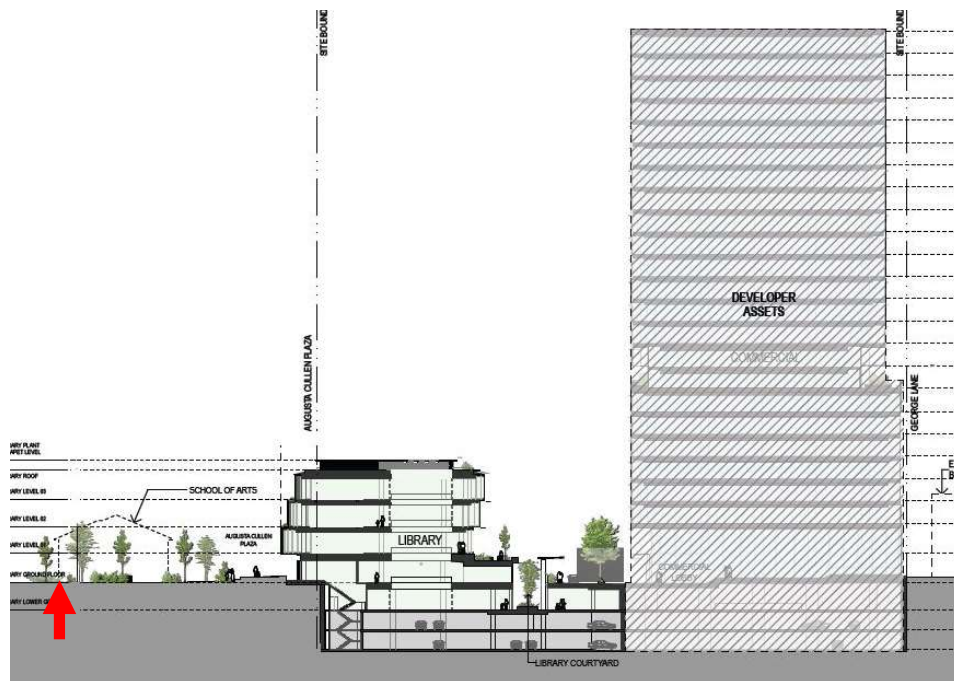


Figure 29 – Reference Scheme Section 1- illustrating the proposed envelope massing and the relationship between the upper and lower ground levels and the three basement levels. The heritage item is shown dashed. (Source: FJMT)



Figure 30 - Reference Scheme Section 2 - illustrating the proposed envelope massing and the relationship between the upper and lower ground levels and the basement levels. (Source: FJMT)

5.1 DOCUMENTATION EVALUATED

The following drawings, prepared by fjmt Architects, were reviewed as part of the preparation of this report:

DRAWING NO.	DRAWING TITLE	ISSUE	DATE
SK-C-0002	Basement 3	D	31.07.19
SK-C-0003	Basement 2	D	31.07.19
SK-C-0004	Basement 1	D	31.07.19
SK-C-0005	Lower Ground Floor	D	31.07.19
SK-C-0006	Upper Ground Floor	D	31.07.19
PDA-0008	Reference Scheme Section 1	---	31.07.19
PDA-0009	Reference Scheme Section 2	---	31.07.19

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 *Liverpool Local Environmental Plan (LEP) 2008*, the *Liverpool Development Control Plan (DCP) 2008* and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual.

The following assessment addresses the heritage impacts of the Early Works proposal on the individually listed Memorial School of Arts building and on heritage items in the vicinity of the site. The site is not in a heritage conservation area,

This application seeks approval for the following works:

- demolition of all existing, non-significant structures,
- staged excavation of the total site area (excluding Macquarie Street Augusta Plaza extension seen in Masterplan DA), and
- bulk earthworks to include shoring through the use of piles.

Future Development Applications for the site will include further heritage impact assessment addressing detailed design, articulation and materiality of future proposals and any potential impacts on the heritage items in the vicinity of the site.

Please note, it is outside the scope of this report to assess any potential archaeological or Aboriginal impacts from the proposal.

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 items in the vicinity for the following reasons:

- None of the built structures on the site identified for demolition are culturally significant and as such their removal is acceptable.
- The proposal is for the clearing of and excavation of the identified portion of the site down to Basement Level 3 in preparation of future development. The site is large, and the seeking of approval for these works is to support the development of the site in a timely manner.
- The proposed early works do not alter the ability of the heritage items in the vicinity to be viewed from the public domain. The ability to appreciate the significance of these items from the public domain will not be altered.

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:

- The area proposed for excavation, including the construction of shoring piles to support the excavation down to basement level 3, is unlikely to contain evidence of earlier occupation. The site was characterised by small scale development in the 1943 aerial photograph, all of which has been removed by subsequent development. The documentary evidence does not indicate that the site has a high level of archaeological potential. Nonetheless, Liverpool has approximately two centuries of European settlement, so it is a region in which significant archaeological discoveries have been made. It is a recommendation of this report that all excavation stop should archaeological works or relics be discovered as defined in the Heritage Act 1977.
- The works are physically separated from the heritage item on the site and the heritage items in the vicinity and as such the area proposed for the excavation does not include these items. However, as a number of the items are in close proximity to the area where shoring piles are likely to be required, it is a recommendation of this report that the potential for construction vibration impacting these items is assessed by a suitably qualified engineer. Any recommendations from the engineer for monitoring, protective measures and or limits on the level of vibration is to be included in the Construction Management Plan and implemented.

6.2.1 DEMOLITION OF A BUILDING OR STRUCTURE

- *Have all options for retention and adaptive reuse been explored?*
- *Can all the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*
- *Is demolition essential at this time or can it be postponed in case future circumstances make it retention and conservation more feasible?*
- *Has the advice of a heritage consultant/specialist been sought? Have the consultant's recommendations been implemented? If not, why not?*

Comment:

The buildings and structures proposed to be demolished are not significant, nor is their retention required to support an appreciation or understanding of the significance of the heritage items in the vicinity of the site. Adaptation is not a option for the development of this site.

The decision to carry out the demolition at this time would facilitate the timely development of the Liverpool Civic Place Project.

Yes, the advice of a heritage consultant has been sought, and their advice has been implemented.

6.3 EVALUATION OF HERITAGE CONTROLS

The site is subject to the *Liverpool Local Environmental Plan, 2008* and the Liverpool Development Control Plan 2008.

6.3.1 COMPLIANCE WITH THE LIVERPOOL LEP

The proposed Early Works Package Development Application is in accordance with the relevant clauses of the *Liverpool LEP 2008* for the reasons set out below:

5.10 Heritage conservation

LEP Clause:	Comment:
(5) Heritage assessment <i>The consent authority may, before granting consent to any development:</i> <i>(a) on land on which a heritage item is located, or</i> <i>(b) on land that is within a heritage conservation area, or</i> <i>(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.</i>	This Heritage Impact Statement satisfies the requirement for potential heritage impacts to be identified and assessed to determine if they are acceptable.
(3) When consent not required <i>However, development consent under this clause is not required if—</i> <i>(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—</i> <i>(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and</i> <i>(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or</i>	The Early Works proposal does not impact on the heritage item, known as the Memorial School of Arts, nor on the heritage items in the vicinity of the site, as such this application serves as notification to the consent authority of the development as required by this clause. Approval of the proposal constitutes formal advice from the consent authority that there is no adverse impact on the nearby heritage items.
(4) Effect of proposed development on heritage significance <i>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).</i>	This Heritage Impact Statement satisfies the requirement for potential impacts in respect of the heritage significance to be identified and assessed.

(5) Heritage assessment <i>The consent authority may, before granting consent to any development—</i> <i>(a) on land on which a heritage item is located, or</i> <i>(b) on land that is within a heritage conservation area, or</i> <i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i> <i>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.</i>	The historical research contained in this Heritage Impact Assessment has not revealed any aspects of the site which would suggest that a Heritage Assessment of the site which is the subject of the proposed Early Works would be required.
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6.3.2 HERITAGE GUIDELINES OF THE LIVERPOOL DCP 2008

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

Section 17 of Part 1 and Section 7 of Part 4 and of the *Liverpool DCP 2008* addresses conservation in the Liverpool local government area, including the city centre. The following controls are relevant to development in the vicinity of and involving a heritage item.

Statutory Control:	This Proposal Relates to these Controls as follows:
17. Heritage and Archaeological Sites - Development in the vicinity of a heritage item	
<i>12. Development in the vicinity of a heritage item shall be designed to respect and complement the heritage item in terms of:</i> <i>• Scale;</i> <i>• Materials, colours and finishes;</i> <i>• Building and street alignment;</i> <i>• Landscaping and fencing.</i>	The proposed Early Works package is limited to demolition, clearing and excavation works. Future development of the site will address matters pertaining to scale, materiality, alignment and landscaping. Heritage impacts resulting from future development applications will be assessed in detail in future Heritage Impact Statements.
<i>13. Development in the vicinity of heritage items is to minimise the impact on the setting of the heritage item by:</i> <i>• Retaining and respecting significant views to and from the heritage item;</i> <i>• Retaining original or significant landscaping (especially plantings associated with the heritage item);</i> <i>• Providing an adequate area around the place to allow interpretation of the heritage item.</i>	In particular, the future design of the setting of the heritage listed Memorial School of Arts will be assessed in heritage terms as part of future Development Applications.

7.0 RECOMMENDATIONS & CONCLUSION

7.1 RECOMMENDATIONS

The following recommendation have been made to support the protection of the heritage significance of the nearby heritage items:

R1 Archaeology

It is a recommendation of this report that should any archaeological works or relics be discovered, as defined in the Heritage Act 1977, all works should stop and the site foreman, or nominated individual, seek clarification regarding next steps from a suitably experienced archaeologist.

R2 Vibration Assessment

It is a recommendation of this report that the potential for construction vibration is assessed by a suitably qualified engineer. Any recommendations from the engineer for monitoring, protective measures and or limits on the level of vibration is to be included in the Construction Management Plan and implemented by the responsible individuals.

R3 Photographic Recording

It is a recommendation of this report that the items in the vicinity are recorded and their condition assessed prior to the works commencing. This will provide a baseline to assess any unexpected changes to the items during or following the works.

7.2 CONCLUSION

This Heritage Impact Statement is submitted to Liverpool City Council in support of an application for Early Works associated with a new mixed-use precinct known as Liverpool Civic Place at 52 Scott Street, Liverpool.

The wider development site is comprised of a number of lots, one of which is identified as an item of heritage significance in Schedule 5 of the *Liverpool Local Plan (LEP) 2008*, the Memorial School of Arts building. The development site is also located in the vicinity of a number of heritage listed items, also included in Schedule 5 of the LEP.

Works seeking approval in this application are limited to that portion of the site that does not include the Memorial School of Arts, nor over the property containing any of the heritage items in the vicinity.

This application seeks approval for the following works:

- demolition of all existing, non-significant structures,
- staged excavation of the total site area (excluding Macquarie Street Augusta Plaza extension seen in Masterplan DA), and
- bulk earthworks to include shoring through the use of piles.

The Early Works proposal is acceptable in heritage terms, subject to the implementation of the recommendations set out in Section 7.1 above.

We therefore recommend that the heritage aspects of this Early Works application be approved.

A handwritten signature in black ink, reading 'S. Polkinghorne'.

Samantha Polkinghorne
Director
NBRSARCHITECTURE