

**1-17 ELSIE STREET, AND 45-49 GEORGE STREET
BURWOOD**

**ASSESSMENT OF HERITAGE IMPACT
OF THE PROPOSED DEVELOPMENT ON
THE HERITAGE ITEMS IN THE VICINITY AND ON THE HERITAGE
CHARACTERISTICS OF THE AREA**

prepared for
The Planning Group NSW Pty. Ltd.

by
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TABLE OF CONTENTS

1.0	INTRODUCTION AND BACKGROUND
2.0	OUTLINE HISTORY OF THE SITE (Since European Occupation Of The Area)
3.0	BRIEF DESCRIPTION OF THE PROPOSAL
4.0	ASSESSMENT OF HERITAGE IMPACT
5.0	CONCLUSION
6.0	APPENDICES

- **APPENDIX A: Photographic Survey**

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- **APPENDIX B: Architectural Drawings, Plans and Elevations**

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- **APPENDIX C: View Study photomontages:**

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- **APPENDIX D: Statement of Heritage Impact**

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1 INTRODUCTION AND BACKGROUND

1.1 Requirement for Heritage Impact Statement

Design 5 – Architects have been engaged by The Planning Group NSW Pty. Ltd. (TPG), planning consultants for the above development, to assess the heritage impact of the proposed residential towers at the above address (located over an existing podium) on the surrounding heritage items and the streetscape context. This report specifically addresses one of the key issues listed under the Director-Generals (consent authority) Requirements under Section 75F of the Environmental Planning and Assessment Act 1979 which states that:

A Heritage Impact Statement should be prepared for the impact of the proposed development on any heritage items within the vicinity of the site and the heritage characteristics within the areas bounded by George Street, Park Road, Comer Street and Burwood Road.

The location of the site is shown on the location plan in figure 1.1. The location plan also shows the area of assessment required by the Director General. Refer to Figure 4.1 for list of heritage items in vicinity of the site.

The proposed development considered in this report are described in the documents prepared by Turner and Associates Architects, specifically the architectural drawings listed below and are included in Appendix B.

- Architectural plans
prepared by Turner and Associates Architects.
Drawing numbers 08020 DA10G, 11G, 12G, 13G, 14F, 15G, 16F, 17G, 18F, 19G
- Architectural Elevations and sections
prepared by Turner and Associates.
Drawing numbers 08020 DA20E to 24E and 30A to 33A

To assist with our assessment and the preparation of this report, the architect, Turner and Associates Pty. Ltd. have prepared view studies showing the proposed towers as viewed from various locations around the site. The location for the view studies were determined by us including capture of the photographs used for these studies. The view studies are included in Appendix C and include:

- View Studies 1 to 10
View study prepared by Turner and Associates with photographs taken by Design 5 - Architects Pty. Ltd.
Drawing numbers 08020 DA42 to DA46

This report relies on historical research prepared by Form Architects (Aust) Pty. Ltd. contained in the Statement of Heritage Impact prepared for the previous proposal for this site and is included in Appendix D of this report.

1.2 Background

Kavlyn Pty. Limited, the owners of the property at 1-17 Elsie Street and 45-49 George Street are currently constructing a development that was approved in by Burwood Council in 2002. The approved development consists of basement car park, three level podium consisting of retail and commercial uses and commercial office towers of 5 to 7 levels located over the podium. At the time of writing this report, the construction of the podium is almost complete although retail fitout of the ground level is yet to begin.

A Statement of Heritage Impact has been prepared by Form Architects (Aust) Pty. Ltd, for the design prepared by Architex who were the Architects for the previous scheme for residential towers on the site.

The following is a brief history of recent approvals for the site:

Date

6 December 2002	Burwood council grants approval for Development Application no. 379/01. The approved development consists of basement car park, three level podium consisting of retail and commercial uses and commercial office towers of 5 to 7 levels located over the podium.
October 2005	Construction Certificate for early works obtained.
21 November 2005	Burwood Council grants approval for S96 application for fourth car park basement.
8 March 2006	Burwood Council grants approval for S96 application for fifth car park basement.
February 2007	Council commences public exhibition of Draft Burwood Town Centre Local Environmental Plan 2007 (Draft BTCLEP 2007). Among other controls, the draft BTCLEP 2007 allowed building height up to a maximum of 17 stories for the site.
9 July 2007	Minister Advises that the proposal is to be considered under Part 3A of the Environmental Planning and Assessment Act, 1979.
20 July 2007	Minister appoints the Burwood Town Centre Planning Panel as Consent Authority under Part 4 of the Act.
21 January 2008	Concept Plan submitted to the Department of Planning.
April 2008	Proponent engages Turner and Associates to re-evaluate the apartment buildings in order to address a number of issues raised in the submissions.
16 May 2007	Proponent advised that an Independent Expert Panel has been appointed under Section 75G of the Act.

1.3 Author identification

This report was written by Robert Gasparini and Alan Croker of Design 5 – Architects Pty. Ltd.

This report relies on the historical research previously prepared by Form Architects Pty. Ltd. and is included in appendix D of this report.

All photographs used in this report are taken by Design 5 - Architects Pty. Ltd., including photographs used for the view studies, unless otherwise stated.

View studies used in this report are prepared by Turner and Associates Architects.

1.4 Location

The location of the proposed development is shown on the site plan below. This report specifically addresses the impacts of the proposed towers on the surrounding areas prescribed by the Director General and the NSW Heritage Office (now the Heritage Branch of the NSW Department of Planning) and shown dotted in red on the map. Areas outside this zone were also considered, however, were found to be not relevant or any potential impact was found to be negligible.

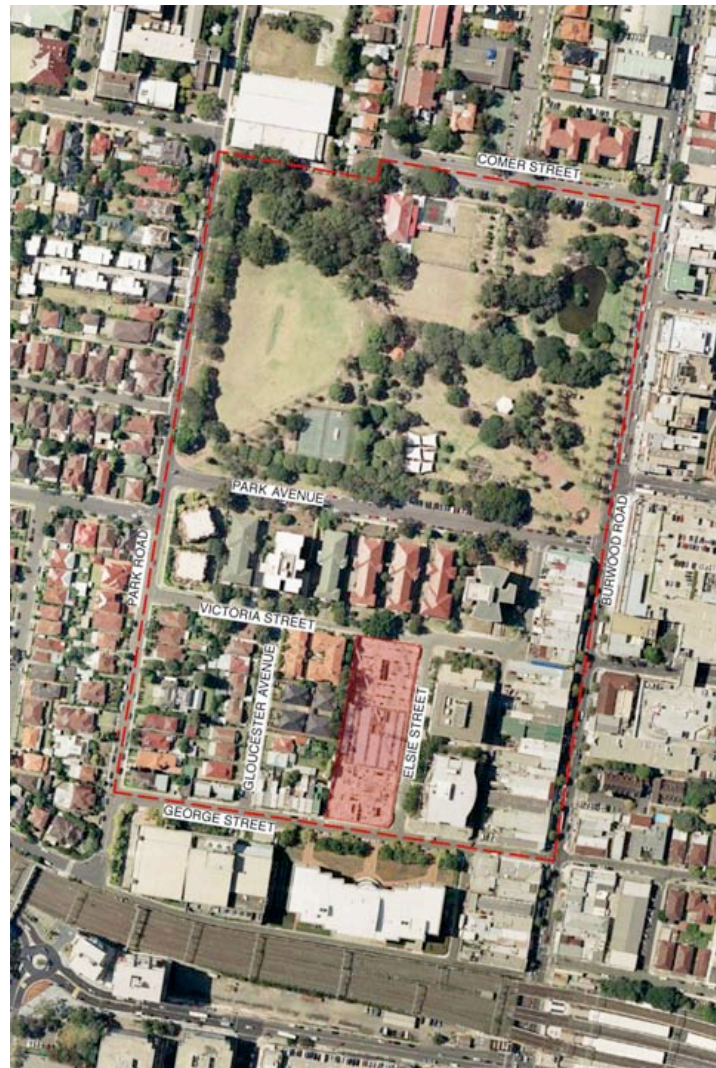


Figure 1.1 – Location plan showing the location of the site (shaded in red). The dotted outline shows the area of assessment considered in this report determined by the Director General.

2 OUTLINE HISTORY OF THE SITE (SINCE EUROPEAN OCCUPATION OF THE AREA)

We refer to the attached Heritage Impact Statement prepared by Form Architects (Aust) Pty Ltd which contains a contextual history of the site and the area. The following information has been summarised from the history of the site prepared by Form Architects and our own research:

Year	Description	References
1794	Sarah Nelson, first recorded settler in the Municipality of Burwood.	
1799	Thomas Rowley granted 750 acres named his estate "Burwood". The Estate contained part of the land which is Elsie Street.	
1833	Subdivision of Thomas Rowley's estate into smaller allotments of 4 to 20 acres.	
1855	Arrival of the railway with station at Burwood.	
Late 1850s	Establishment of Burwood's shops	
1874 -1900	1874 - Burwood created as a borough. "The twenty five years following the formation of the Municipality were the period of most rapid development of Burwood's History".	Dunlop 1974, pg 51
1875	Construction of "Tulloona" (48-50 Park Road) by John Robert Bubb. The house originally faced east and was accessed by Gloucester Avenue.	
c1883	Construction of "Sturt's Terrace" which from 1909 was known as "Lochiel Terraces" (51-67 George Street).	Dunlop 1974, pg 59
c1891	Construction of the Burwood Railway underbridge which is worth mentioning as this allowed development of shops to expand on each side of the railway line. "Even before the coming of the tramways a major shopping centre was growing up."	Dunlop 1974, pg 59
1891	Construction work completed to the house on Tulloona Estate (48-50 Park Road) reorientated to face Park Road	
1901	Extension of the Ashfield – Enfield tramline to Burwood and termination at Burwood Station.	
1923	Tulloona Estate subdivided and 16 Californian Bungalows constructed.	Wayne Covell (local historian)
2002	Burwood Council approves development on the Elsie Street site.	

3 BRIEF DESCRIPTION OF THE PROPOSAL

3.1 The Site and Context

The site at 1-17 Elsie Street is located within the Burwood Town Centre. The site is bounded by George Street to the south, Elsie Street to the east, Victoria Street to the north and on the western side by a driveway which separates the site from residential dwellings including a row of two storey Victorian terraces on the south end fronting George Street. The site itself has no heritage value.

The development surrounding the site comprises a mixture of commercial and residential buildings. The residential development comprises a mixture of single or two storey detached dwellings or multi storey units along Victoria Street and Park Avenue. Commercial buildings are located mainly to the east of the site along Elsie Street and south of the site along George Street. These buildings range in height from two stories and up to seven stories.

The site is located two blocks west of Burwood Road which is characterised by mainly two and three storey retail buildings. The site is also located close to Burwood Rail station.

Prior to construction of the podium, the site was used as a public carpark.

3.2 The Proposal

The proposal is for the construction of three residential towers to be built over an existing commercial and retail podium level. Construction of the podium level is close to completion. Plans and elevations of the proposal are attached to this report in appendix B and include:

- Tower A: located at the south end of the site, the tower has frontage to George Street and Elsie street and rise 17 stories above ground level or 14 stories above the existing podium.
- Tower B Located midway along Elsie Street between towers A and C, this tower rises 15 stories above ground level or 13 stories above the existing podium.
- Tower C Located at the north end of the site, the tower has its main frontage to Victoria Street and Elsie street and rises 12 stories above ground level or 9 stories above the existing podium.

All three towers are located close to the street including George Street, Elsie Street and Victoria Street and are set back from the western boundary.

Architecturally, the towers are designed as completely separate elements from the podium. A dominant feature of all three towers are the external balconies which wrap around the corners of the buildings and extend the full length of some elevations. Additional to this, the façade treatment changes as the building rises. The design of the facades of the towers are divided into three main elements:

1. Base - From level 1 to 4 of the towers, the balconies are solid concrete to half height with glass extending to full height.
2. Intermediate - Above level 4 the buildings feature an intermediate section made up of a combination of glass balustrade and fixed or adjustable aluminium louvre screen depending on which side of the building they are located.
3. Capital - The top three floor of each of the towers contain a solid border, infill with glass balustrade and fixed or adjustable louvres which clearly define another break in design treatment to the lower floors.

Discussion of the design and impacts on the surrounding streetscape context are detailed in Section 4 of this report.

4 ASSESSMENT OF HERITAGE IMPACT

To assist with the assessment of heritage impact of the proposal on the streetscape and surrounding heritage items, a number of view studies were prepared. These view studies were taken from the locations identified in the map below. View studies are separated into three groups with each group having similar characteristics

- Burwood Road (including view study 1, 9 and 10)
- Residential areas around George Street and Park Road, (including view Studies 2, 3, 4 and 5)
- Burwood Park (including view studies 6, 7 and 8)

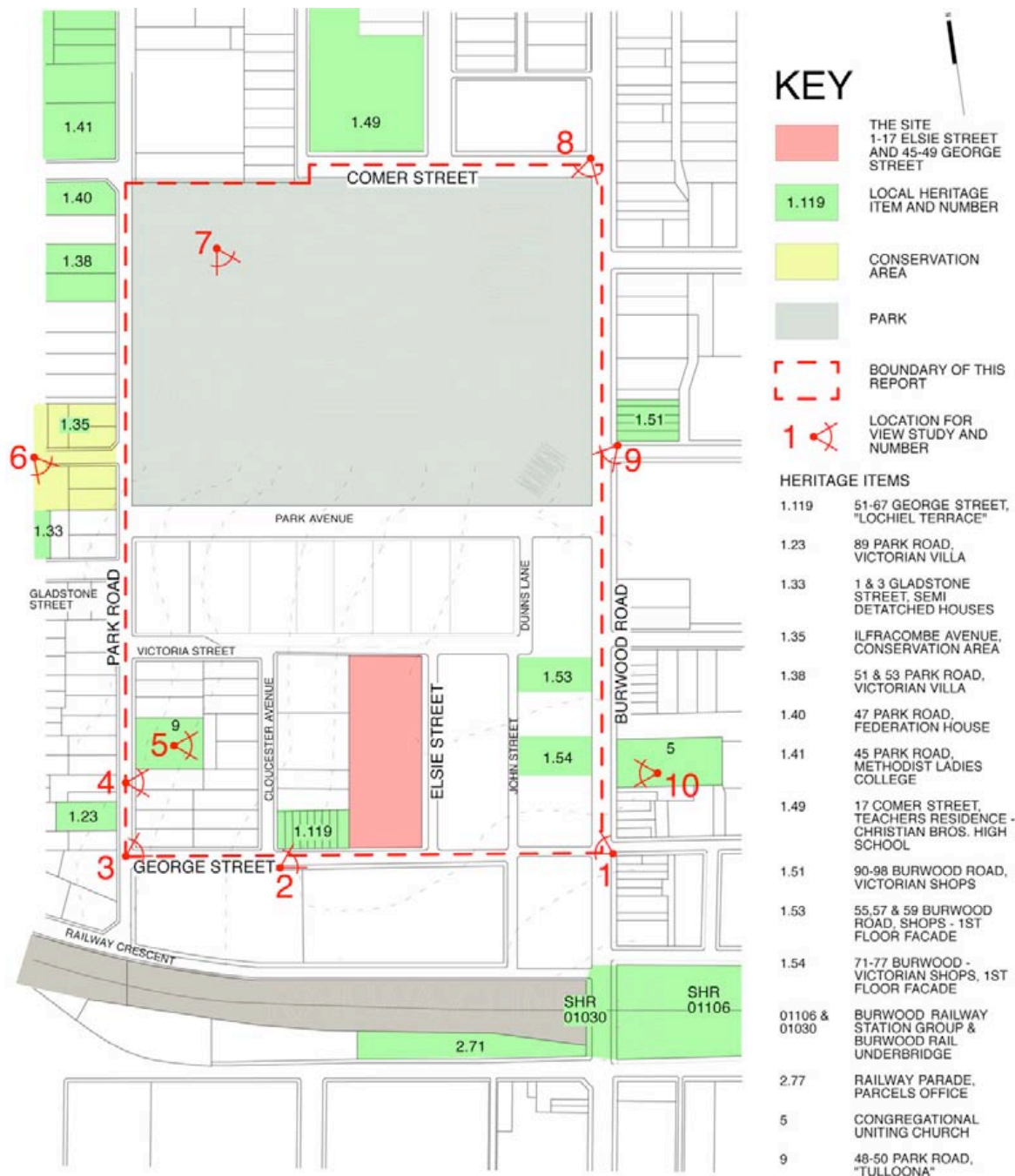


Figure 4.1 Heritage items shown in green are listed under Schedule 9 of Burwood Council's Planning Scheme Ordinance. Those items shown as SHR 01106 and SHR 01030 are heritage items listed under the State Heritage Register. Items 5 and 9 are listed in the Burwood Council's Planning Scheme Ordinance under Section 79(1), Schedule of Historic Buildings or Structures.

4.1 Burwood Road (between Railway Crescent and Comer Street)

The following list includes local heritage items listed under Schedule 9 of the Burwood Planning Scheme Ordinance (unless otherwise noted) and are located along Burwood Road between Railway Crescent and Comer Street:

- Burwood Train Station and Burwood Rail Underbridge. (listed on the State Heritage Register of NSW).
- 55, 57 and 59 Burwood Road, first floor façade
- 71-77 Burwood Road, First floor façade
- 90-98 Burwood Road, Victorian shops.
- Burwood Congregational Church (listed in the Burwood Council's Planning Scheme Ordinance under Section 79(1), Schedule of Historic Buildings or Structures).

4.1.1 Description

Burwood Road is characterised by a mixture of two and three storey retail stores (including ground level) fronting Burwood Road and each one accessed at ground level. Burwood Station with its direct entry to Burwood Road forms the centre of activity along Burwood Road and is a main contributor to pedestrian traffic along Burwood Road.

Burwood Road contains a number of heritage items which include several first floor facades between George Street and Victoria Street, including 55, 57, 59 and 71-77 Burwood Road. Other first storey facades represent a variety of styles and eras while others are covered over with metal cladding. On the east side of Burwood Road, the rhythm of two storey shops and awnings is broken by the Burwood Congregational Uniting Church, c1880s. This church is an impressive sandstone structure and features a large spire and is a landmark seen from several locations around Burwood particularly from the easterly aspects and along Burwood Road.

Building density along Burwood Road is generally low with the main exception to this being the Westfield shopping centre, located at the north end of the central shopping area. Taller structures are generally set back from Burwood Road, located on secondary streets such as George Street, and Elsie Street. The taller buildings consist of mainly commercial and residential uses. Many of these taller buildings are seen from Burwood Road, however, they sit comfortably in the urban context as a backdrop to the lower density and retail nature of the main street.

4.1.2 Discussion of Significance

The establishment of Burwood station in 1855 and the later construction of the railway overhead bridge in the c1890s were essential to the growth and establishment of Burwood Town Centre and retail uses. Both Burwood Station and Burwood Overhead Bridge are listed on the State heritage Register.

Burwood Road contains a number of heritage items which owe their significance to their relationship and associations with the establishment of the Burwood town centre and their associations with retail activity along Burwood Road since the mid to late nineteenth century.

Many of taller buildings in Burwood are seen from Burwood Road, however, they are set back from Burwood Road and sit comfortably in the urban context as backdrop to lower density and retail nature of the main street.

4.1.3 Discussion of heritage Impact on Burwood Road precinct

The impact of the proposal at 1-17 Elsie Street can be seen in the view studies 1, 9 and 10 prepared by Turner and Associates and are shown below. The locations selected for the view studies along Burwood Road, show the general retail environment and from heritage items in the area:

- **View Study 1** - View taken from the Corner of Burwood Road and George Street (near Burwood Railway Station)
- **View Study 9** - View taken from the Corner of Burwood Road and George Street
- **View Study 10** - View taken from the Burwood Congregational Uniting Church

The mixture of retail buildings and awnings open to the street, as well as the number of pedestrians, cars and buses on Burwood Road, make this a very urbanised and vibrant retail strip. These view studies show the typical two and three storey structures fronting Burwood Road with taller commercial offices stepping up from Burwood Road to surrounding streets.

In each of the view studies, Tower A and B would be visible with Tower C visible from the Burwood Congregational Uniting Church (view study 10). These locations show that the towers are respectful of the established character of building heights stepping up the further removed they are from Burwood Road. They represent good examples of buildings stepping up from relatively low level along Burwood Road, up to the existing 7 storey buildings behind and rising up to the 17 storey proposal beyond.

The proposal will have no impact on the landmark qualities of the Burwood Congregational Church when viewed from the westerly aspects or from Burwood Road.

We consider that the proposed towers are sufficiently set back from Burwood Road so as not to compete with or dwarf the relatively low building heights along Burwood road, and at the same time are divorced from the overall urban context of the retail strip. We consider that the heights of each building is suitable from Burwood Road and do not impact on the established retail character, instead, the proposal helps to reinforce and stimulate the vibrant urban environment providing a backdrop to the retail strip. We therefore consider that the introduction of the towers is a positive impact to the urban context and the streetscape of Burwood Road.



Existing

Proposed

View Study 1. View study of the proposed development as viewed from the corner of Burwood Road and George Street looking west.



Existing

Proposed

View Study 9. View study of the proposed development as viewed from the corner of Burwood Road and Wilga Street.



Existing

Proposed

View Study 10. View study of the proposed development as viewed from the Burwood Congregational Church located along Burwood Road.

4.2 Burwood Residential and Commercial Area (Area bounded by Burwood Road, George Street, Park Road, and Burwood Park)

The following list includes local heritage items listed under Schedule 9 of the Burwood Planning Scheme Ordinance (unless otherwise noted) and are located in the area bounded by Burwood Road, George Street, Park Road and Burwood Park (not including Burwood Road):

- 51-57 George Street "Lochiel Terrace"
- 48-50 Park Road "Tulloona"
- 89 Park Road, Victorian Villa

4.2.1 Description

This area is characterised by a mixture of low, medium and high rise residential buildings as well as commercial offices ranging from 2 to 7 stories. Medium and high rise residential is mainly located north of the site with low density residential located west of the site. Commercial offices are located east and south of the subject site. Further description of the area immediately surrounding the site is provided in Section 3 of this report.

The area contains some significant heritage items which are described below

51-57 George Street "Lochiel Terraces":

The terraced houses located at 51-67 George Street comprise 9 houses in a single terrace, constructed in 1883 were originally known as Sturt's Terrace. The terraces were built at a time when Burwood was a fashionable suburb of Sydney with flourishing retail and commercial trade around the Burwood railway station.

The following description of the terrace houses is an extract from an earlier Heritage Impact Statement prepared by Noel Bell, Ridley Smith and Partners for Elsie Street Carpark:

The terraces retain a characteristic terrace form consisting of bracketed blade walls with shallow recessed verandahs set as a plinth reached by sets off steps. The façade faces south to George Street, with the recessed balconies and verandahs being generally in shadow.

The balcony above is recessed with simple skillion roof set below a rendered parapet with a shallow recessed panel set below simple mouldings on the parapet capping. Cast ball ornaments mark the blade walls at the parapets.

The terraces retain much of their original detailing including iron lace to the balconies. Colour treatments vary, but the lack of co-ordination overall is intrusive (sic). Similarly the front fences have been reworked in plain pickets on a low base wall. The rear of the terraces consists of paired wings projecting to the north, with skillion roofs set below the line of the principal roofs

48-50 Park Road "Tulloona":

Tulloona House is made up of two houses, the first built in 1875 by prominent Burwood citizen John Robert Bubb. It faced east and was accessed from Gloucester Street. The second phase of construction was completed in c1891 by another prominent Burwood citizen, businessman and politician Alban Joseph Riley and included the two storey additions on the west which reoriented the house 180 degrees with its main entrance from Park Road.

Because of these two phases, the house has principal east and west façade, with the main façade now being the west elevation facing Park Road. This is a rendered masonry, symmetrical Italianate style with classical detailing. The east façade (c1875 house) is currently obscured by a c1960s single storey lean to which is in turn connected to a timber framed and fibre cement clad building. The east elevation appears to be a symmetrical Georgian style with some Italianate features.

Tulloona Estate originally encompassed the area bounded by Park Road, Victoria Street, Gloucester Street and George Street (Dunlop 1975, pg75) and was subdivided in 1923. After subdivision, 16 Californian bungalows were built, of which 15 survive to this day with relatively little alteration. The east elevation of Tulloona now faces onto the back of Californian Bungalows fronting Gloucester

Street. Two Bunya Pines which are around 130 years old survive on the east side and are evidence of the former entry and carriage loop.

After the Second World War, the house was used as a nursing home known as Rossmoyne Private Hospital.

4.2.2 Discussion of Significance:

The subject site has several heritage listed properties which are located adjacent or close by to the subject site. These are discussed below:

Lochiel Terraces

Lochiel Terraces are listed as a local heritage item under Schedule 9 of the Burwood's Planning Scheme Ordinance 1979.

These terraces have previously been assessed as of local significance as a rare example of Terrace Houses within the context of Burwood and reveal an important phase of Burwood's Development.

Tulloona House and Estate

Tulloona is listed as a local heritage item under the Burwood's Planning Scheme Ordinance as well as listed by the National Trust of Australia and the Register of the National Estate.

Tulloona house is representative of two phases of Burwood's history and its association with prominent persons of Burwood, including John Robert Bubb and Alban Joseph Riley. The reorientation of the house by Riley in the 1890s was made at a time when Burwood was undergoing substantial growth and development, including the construction of Methodist Ladies College (MLC) completed in 1886 on the north end of Park Road. This was also a time of growing demand for quality houses in Burwood including the construction of fine Victorian Villas including 51-53 Park Road (refer to figure A.19) and 47 Park Road (which are also heritage listed) and the house Ilfracombe built along Park Road in 1881 but demolished in 1930s.

The Californian Bungalows around Tulloona are significant as they were built following the subdivision of Tulloona Estate in the 1920s, of which 15 of 16 original houses survive relatively unaltered. Whilst the Bungalows may be significant for this purpose, it is ironic that the location of some of these houses built close to the east boundary are an intrusive element to Tulloona itself. The east elevation is further compromised by the c1960s timber framed and FC clad building which was part of the hospital accommodation.

The Bunya Pines located on the east of the house are significant as marking the original entry driveway from Gloucester Street. They are also significant landscape elements in the area due to their height and form and identify the site of this important house.

4.2.3 Discussion of Heritage Impact on the Residential and Commercial Area (Area bounded by Burwood Road, George Street, Park Road, and Burwood Park)

The previous heritage impact statement prepared by Form Architects (Aust) Pty. Ltd., prepared for the earlier scheme focussed on the impacts to Lochiel Terraces. The report mentioned that the character of the area surrounding “Lochiel Terraces” have changed dramatically since their construction in circa 1883. On the south side of George Street, and immediately opposite the terraces are multi-storey commercial buildings which have deep setbacks and generally offer little interaction with the street edge. Form Architects also mentioned that while the Draft Burwood Town Centre Local Environmental Plan 2007 may allow development up to 17 stories along George Street, the north side of George Street contains two storey residential dwellings including Lochiel Terraces.

The heritage Impact concluded that:

The proposed modifications will not adversely impact upon the heritage significance of “Lochiel Terraces” or upon the streetscape values. The proposed modifications are suitable for the context of the building and the mass and scale of the modifications are appropriate. Appropriate urban design principles have been included within proposed modifications

The following view studies are considered in relation to the impact of heritage significance of surrounding items and the streetscape values:

View Study 2

View study of the proposal taken from George Street looking east and seen in relation to the heritage listed “Lochiel Terraces” at 51-67 George Street.

This view shows the revised design in relation to Lochiel Terraces and shows that tower A is completely visible including the podium.

The breakup of the elevation of the towers into three elements and the strong horizontal banding help break up the appearance of height as well as bulk and scale of the towers. The play of shadow and depth, together with texture of material help introduce a domestic character and a reduced scale to the elevations of the towers.

The design of the George street elevation and west elevation of Tower A includes further subtle elements to help manipulate the scale and bulk. On the George Street elevation of building A, and returning on the west elevation, seen in relation to the Lochiel Terraces, some areas of precast panels are stepped slightly back from the plane of the main wall. The impact is to reduce the repetitive modulation of the elevation and introduce a scale which is similar to that of the terraces into the façade. This same effect is used on the west and north elevation of building C which is also viewed adjacent to and seen in relation to residential dwellings to the west.

The towers have been noticeably set back from the west boundary which helps reduce their dominance and is a respectful gesture to the lower density housing adjacent.

We consider that the most intrusive and jarring element from this view study is the jutting out of the existing podium onto George Street. As viewed from George Street, this podium appears to be monolithic and out of scale with the adjacent terraces. In this regard, the existing impact of the podium and poorly sited substation already have substantial negative impact on Lochiel Terraces and that this impact is greater than that of the proposed towers. We recommend this proposal include modification of the existing podium and substation along George Street which will to some degree mitigate these impacts:

- The introduction of added blade elements over and beside the first and second floor openings of the podium on the south and west elevations. This will add depth and shadow to the podium, and help alleviate the appearance of bulk and scale seen in relation to the adjacent terraces.
- Partial concealment of the electricity mains located between the podium and Lochiel Terraces by introducing decorative fence to the sides and rear of the mains to reduce their visual impact the street.

We consider that from this view point, any development of the site, would impose some form of negative impact to the heritage qualities of the Street. However, given the planning controls for up to 17 stories in this area, and the inevitability of increased height and density, we consider that this proposal through modification of the podium level, together with the architectural treatment and breakup of the towers, these negative impacts will be reduced and thus the proposal from this view location is considered acceptable.



Existing

Proposed

View Study 2 View study of the proposal taken from George Street looking east and seen in relation to the heritage listed “Lochiel Terraces” at 51-67 George Street

View Study 3

View study of the proposal taken from the corner of George Street and Park Road looking east.

Similar to the view study 2, tower A is almost entirely visible including the podium level as well as the top of tower B. In this location, Lochiel Terraces are not visible and the impact of the tower on the terraces from this location is minor.

The towers are sufficiently set back from Park Road and appear as a back drop to the Californian Bungalows which mark the boundaries of Tulloona Estate. The towers will therefore have overall minor impact from this location.



Existing

Proposed

View Study 3. View study of the proposal taken from the corner of George Street and Park Road looking east.

View Study 4

View study of the proposal taken from Park Road looking east and seen in relation the heritage listed "Tulloona" located at 48-50 Park Road and Californian Bungalows which mark the estate.

View studies 4 show the proposal in relation to Tulloona as viewed from Park Road. At this location, the top of towers A and B are visible over and behind the houses. We consider that the proposal is sufficiently set back from Park Road and would not adversely impact on the house or the streetscape of Park Road.



Existing

Proposed

View Study 4

View study of the proposal taken from Park Road looking east and seen in relation the heritage listed "Tulloona" located at 48-50 Park Road.

View Study 5

View study of the proposal taken from the east facing first floor window of “Tulloona” House located at 48-50 Park Road.

View study 5 shows the proposed towers from the east facing first floor window of the 1975 section of Tulloona. From this location, all three towers will be visible while the podium is obscured.

While the towers are a dominant element from this location, we do not consider this to be a significant location or view line. Since the early 1890s the house has had its main entrance and frontage to Park Road which is the public view of the house. The significance of the view to the east would have been important if Tulloona retained its entrance and main frontage to Gloucester Street. The eastern aspect of the house is compromised by the proximity of the Californian Bungalows backing onto the house and the 1960s lean to structure.

Further analysis of the view was considered from the east garden of Tulloona at ground level, however the towers would not be visible due to existing planting along the east boundary.

While we consider the view of the towers from this location to be a major impact, we do not consider this to be a significant view line.



Proposed



Existing



Existing

View Study 5

View study of the proposal taken from the east facing first floor window of Tulloona House located at 48-50 Park Road. The additional photograph is taken from the east garden of Tulloona facing east showing the close proximity of the rear fence and planting which will obscure the view to the proposed towers from the ground level.

4.3 Burwood Park (Bounded by Park Road, Comer Street and Burwood Road)

The following list includes local heritage items listed under Schedule 9 of the Burwood Planning Scheme Ordinance (unless otherwise noted) and are located in the area surrounding Burwood Park:

- Ilfracombe Avenue Conservation Area.
- 51 and 53 Park Road, Victorian Villa
- 47 Park Road, Federation House
- 45 Park Road, Methodist Ladies College
- 17 Comer Street Teachers Residence – Christian Brothers High School.

4.3.1 Description

Burwood Park situated within a highly urbanised environment. The park contains large open sports fields and recreational facilities as well as shaded and secluded areas helped by the abundance of mature trees. The west side of the park along Park Road contains several significant houses including houses built c1880s at 51 and 35 Park Road. Ilfracombe Conservation Area is also located on the west boundary while the Methodist Ladies College is located adjacent to the northwest corner of the park.

4.3.2 Discussion of Significance

Burwood Park is significant as an open space close to Burwood Town Centre and as an important community and recreational space. Several significant houses and institutions face the park mainly along the west and north boundaries.

4.3.3 Discussion of Heritage Impact on Burwood Park area

The following view studies are considered in relation to the impact of heritage significance of surrounding items and the streetscape values:

View Study 6

View study of the proposal taken from Ilfracombe Avenue which comprises the Ilfracombe Conservation Area.

The photomontage shows the proposal is a considerable distance from the Conservation Area. We consider that the proposal will not visually impact or diminish the nature or understanding of this area. We point out that this photograph was taken from one of very few areas within the conservation area which would have any view to the proposed towers at all.

We consider the proposal to have no heritage impact from this view point.



Existing

Proposed

View Study 6. View study of the proposal taken from Ilfracombe Avenue which comprises the Ilfracombe Conservation Area.

View Study 7

View study of the proposal taken from the north west corner of Burwood Park and close to a number of heritage items located adjacent to the Park.

The proposed towers can be seen over the trees skirting the south boundary of the park. The height of the proposed towers above the tree tops are roughly equal to the height of the trees above ground level, suggesting that the building height of the proposal is suitable and not dominating.

The predominant character outside the south and east boundaries of the park is a highly urbanised one and this is understood when inside or using the park. The buildings do not overshadow or diminish the park, however they reinforce the idea of a sophisticated and urbanised environment outside and close to the park.

We consider that the proposal will have a neutral impact from this viewpoint.



Existing

Proposed

View Study 7. View study of the proposal taken from the north west corner of Burwood Park and close to a number of heritage items located adjacent to the Park.

View Study 8

View study of the proposal taken from the corner of Comer Street and Burwood Road.

Due to extensive mature planting of Burwood Park, the proposed development is not visible from view study 8. The proposal would be either not visible or obscured from Comer Street and most of Burwood Road adjacent to Burwood Park.

For this reason, the proposal will have no impact from this view point.



Existing

Proposed

View Study 8 View study of the proposal taken from the corner of Comer Street and Burwood Road.

4.4 Impact with regard to Planning Instruments

The impact of the proposed works at 1-17 Elsie Street and 45-49 George Street, is discussed below in relation to the aims and objectives of the Burwood's Planning Scheme Ordinance, 1979 and The Vision Document Incorporating: The Burwood Strategic Planning Review and Town Centre Masterplan, March 2004.

4.4.1 Burwood's Planning Scheme ordinance

Clause 79D – Development in the vicinity of heritage items notes that:

The council shall not grant consent to an application to carry out development on land in the vicinity of a heritage item unless it has made an assessment of the effect the carrying out of that development will have on the heritage significance of the item and its settings.

Comment: This report satisfies Clause 79 D as it provides relevant information required to assess the impacts of the proposal will have on the heritage significance of surrounding items and their setting.

4.4.2 The Vision Document Incorporating: The Burwood Strategic Planning Review and Town Centre Master Plan, March 2004

This document was adopted by Burwood Council on 24 February 2004. We believe that this development meets the objectives of Burwood Town Centre by:

- Introducing a bold, but moderate approach to increased height and density
- Reinforcing retail activity along Burwood Road.
- Integrating residential facilities and invigorate the area as an urban space.

This document indicates heights ranging between 5 and 17 stories for the subject site and promotes mixed use development outcomes, with lower level commercial/ retail and upper levels residential.

5 CONCLUSION

This statement has been prepared subject to the Director General's requirements to assess the impact of the proposal on any heritage items within the vicinity of the site and the heritage characteristics of the area bounded by George Street, Park Road, Comer Street and Burwood Road.

To assist with the assessment, we refer to view studies prepared by Turner and Associates Architects and photographs by us which show the proposal in relation to various heritage items and locations within or near the study area.

Based on the view study, the proposal was found to have either positive, neutral or negative impact on heritage items or on the heritage characteristic of the area in which the view was taken:

- For view studies 1, 9 and 10, taken along Burwood Road, we consider that the proposal will have an overall positive impact on the urban environment and the retail strip. The proposed building height is appropriately set back from the Burwood Road providing a backdrop for the busy retail strip which will help stimulate the town centre which is characterised by its vibrancy, colour and mixture of building types including several local and state significant heritage items.
- For view studies 2 and 3, the proposal includes modifications to the podium level and fencing around the electrical substation which are currently intrusive elements to the adjacent Lochiel Terraces. These added elements will help soften their appearance and provide an appropriate scale which the podium currently lacks, thus reducing the negative impact on George Street of the existing structure.

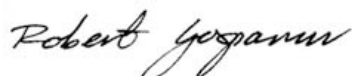
In regards to the towers, any proposal for a building above the podium will impose some form of impact to the adjacent terraces and the domestic character of the area immediately west of the site. The scale and alignment of the towers inevitably dwarfs Lochiel Terrace, its immediate and significant neighbour. However, we consider the proposal for the towers to be well designed, which through modulation of the façade and the use of depth and shadow help to breakdown their overall scale and bulk. These design principles have been well incorporated to reduce and minimise the overall impact of the proposal on the domestic character of the area to the west of the site.

- View studies 4 and 5 show the impacts of the proposal in relation to Tulloona House. While the impact of the proposal on view 5 is substantial, this is not a significant view or aspect. More relevant and important is the impact of view study 4 which is taken from the principal façade and public view of Tulloona. View study 4 shows the tops of towers A and B which are placed at a sufficient distance to have no impact on the significance of Tulloona from this location.
- In regards to view studies taken from Burwood Park including from the Ilfracombe Conservation Area, (view study 6, 7 and 8) the development was found to be located at a sufficient distance to have neutral impact to these areas.

Any proposal of this nature will inherently have bulk and scale issues, particularly when located adjacent to late nineteenth century and early twentieth century residential areas. In this instance, there is the added sensitivity of the heritage listed Lochiel Terrace. We consider that the design by Turner and Associates and its architectural treatment of the elevations addresses these issues in a positive manner and visually breaks down the scale of the buildings and their impact on adjacent lower scale areas.

It is our opinion that the existing impact of the podium and poorly sited substation already have a substantial negative impact on Lochiel Terraces and that this impact is greater than that of the proposed towers. The proposed improvements to these elements will to some degree mitigate these impacts. Given the inevitability of increased height and density in this part of Burwood, and that this has broader community benefits, it is our conclusion that while the impact of the towers on the setting of Lochiel Terrace is large, it is considered acceptable.

For these reasons, we recommend that this proposal be approved.



Robert Gasparini
Design 5 – Architects Pty Ltd

APPENDIX A

PHOTOGRAPHIC SURVEY

Prepared by Design 5 - Architects
5 Queen Street
Chippendale NSW 2008
Ph. (02) 9319 1855, fax (02) 9319 0836



Figure A.1: 45-49 George Street adjacent to Lochiel Terraces.



Figure A.2: The site in relation to Lochiel Terraces looking east along George Street.



Figure A.3: The subject site looking west along George Street



Figure A.4: Commercial buildings opposite the subject site to the south



Figure A.5: The subject site looking west along George Street



Figure A.6: The site from the corner of Elsie Street and Victoria Street looking south along Elsie Street – commercial area.



Figure A.7: Gloucester Street looking north – low density residential area



Figure A.8: The site taken from Dunns Lane looking west – Commercial and high density residential area.



Figure A.9: The site from the corner of Elsie Street and Victoria Street looking south along Elsie Street – Commercial area.



Figure A.10: View taken from the corner of Park Road and Victoria Avenue looking east.



Figure A.11: High density residential along Park Avenue viewed from Burwood Park.



Figure A.12: Residential along Victoria Street



Figure A.13: High density residential along Victoria Street as viewed from the corner of Victoria Street and Elsie Street



Figure A.14: 48-50 Park Road, Tulloona House as viewed from Park Road



Figure A.15: East elevation of Tulloona House (c1875 façade)



Figure A.16: East elevation of Tulloona taken from the rear garden



Figure A.17: View from rear garden of Tulloona looking east towards the proposed development



Figure A.18: View from corner of Park Road and Victoria Road looking south along Park Road.



Figure A.19: View of 51-53 Park Road, north end of Park Road



Figure A.20: View of Methodist Ladies College, north end of Park Road



Figure A.21: View from corner of Comer Street and Burwood Road looking South along Burwood Road



Figure A.22: View from the corner of Burwood Road and Meryla Street



Figure A.23: Burwood Park as viewed from corner of Burwood Road and Park Avenue



Figure A.24: View of 90-98 Burwood Road, local heritage items.



Figure A.25: 71-77 Burwood Road – local heritage item, First floor facades



Figure A.26: View looking north along Burwood Road from George Street



Figure A.27: 55,57 and 59 Burwood Road – local heritage item, First floor facades



Figure A.28: Burwood Railway Station and Railway Underbridge listed on the State Heritage Register



Figure A.29: Burwood Congregational Church, listed as Historic building under the Burwood Planning Scheme Ordinance.

APPENDIX B

ARCHITECTURAL DRAWING, PLANS AND ELEVATIONS

Prepared by Turner and Associates
Level 1 410 Crown Street.
Surry Hills NSW 2010
Ph. (02) 8668 0000, fax (02) 8668 0088



ELSIE STREET BURWOOD

ELSIE, GEORGE & VICTORIA STREETS BURWOOD
FOR KAVLYN PTY LTD
AUGUST 2008

M01	GROUND FLOOR AMENDMENTS (PREPARED BY ARCHITEX)
DA 10	SITE & ROOF PLAN
DA 11	LEVEL 3 PODIUM PLAN
DA 12	LEVEL 4-7 PLAN
DA 13	LEVEL 8 PLAN
DA 14	LEVEL 9-10 PLAN
DA 15	LEVEL 11 PLAN
DA 16	LEVEL 12-13 PLAN
DA 17	LEVEL 14 PLAN
DA 18	LEVEL 15 PLAN
DA 19	LEVEL 16 PLAN
DA 20	TOWER C _ NORTH & SOUTH ELEVATION
DA 21	EAST ELEVATION _ ELSIE STREET
DA 22	TOWER A _ NORTH & SOUTH ELEVATION
DA 23	WEST ELEVATION
DA 24	TOWER B _ NORTH & SOUTH ELEVATION
DA 30	SECTION AA
DA 31	SECTION BB _ TOWER A
DA 32	SECTION CC _ TOWER B
DA 33	SECTION DD _ TOWER C
DA 42	VISUAL ANALYSIS 1/2
DA 43	VISUAL ANALYSIS 2/2
DA 53	SHADOW COMPARISON JUNE 22 _ 7 & 8AM
DA 54	SHADOW COMPARISON JUNE 22 _ 9 & 10AM
DA 55	SHADOW COMPARISON JUNE 22 _ 10* & 11AM
DA 56	SHADOW COMPARISON JUNE 22 _ 12 & 1PM
DA 57	SHADOW COMPARISON JUNE 22 _ 2 & 3PM
DA 58	SHADOW COMPARISON JUNE 22 _ 4 & 5PM
DA 59	SHADOW COMPARISON MAR/SEP 22 _ 7 & 8AM
DA 60	SHADOW COMPARISON MAR/SEP 22 _ 9 & 10AM
DA 61	SHADOW COMPARISON MAR/SEP 22 _ 10* & 11AM
DA 62	SHADOW COMPARISON MAR/SEP 22 _ 12 & 1PM
DA 63	SHADOW COMPARISON MAR/SEP 22 _ 2 & 3PM
DA 64	SHADOW COMPARISON MAR/SEP 22 _ 4 & 5PM
DA 65	SOLAR ACCESS ANALYSIS _ 7-11AM
DA 66	SOLAR ACCESS ANALYSIS _ 12-4PM



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Plan Site-Roof
08020

G 1/8/08
F 25/7/08
E 24/7/08

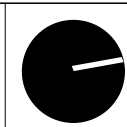
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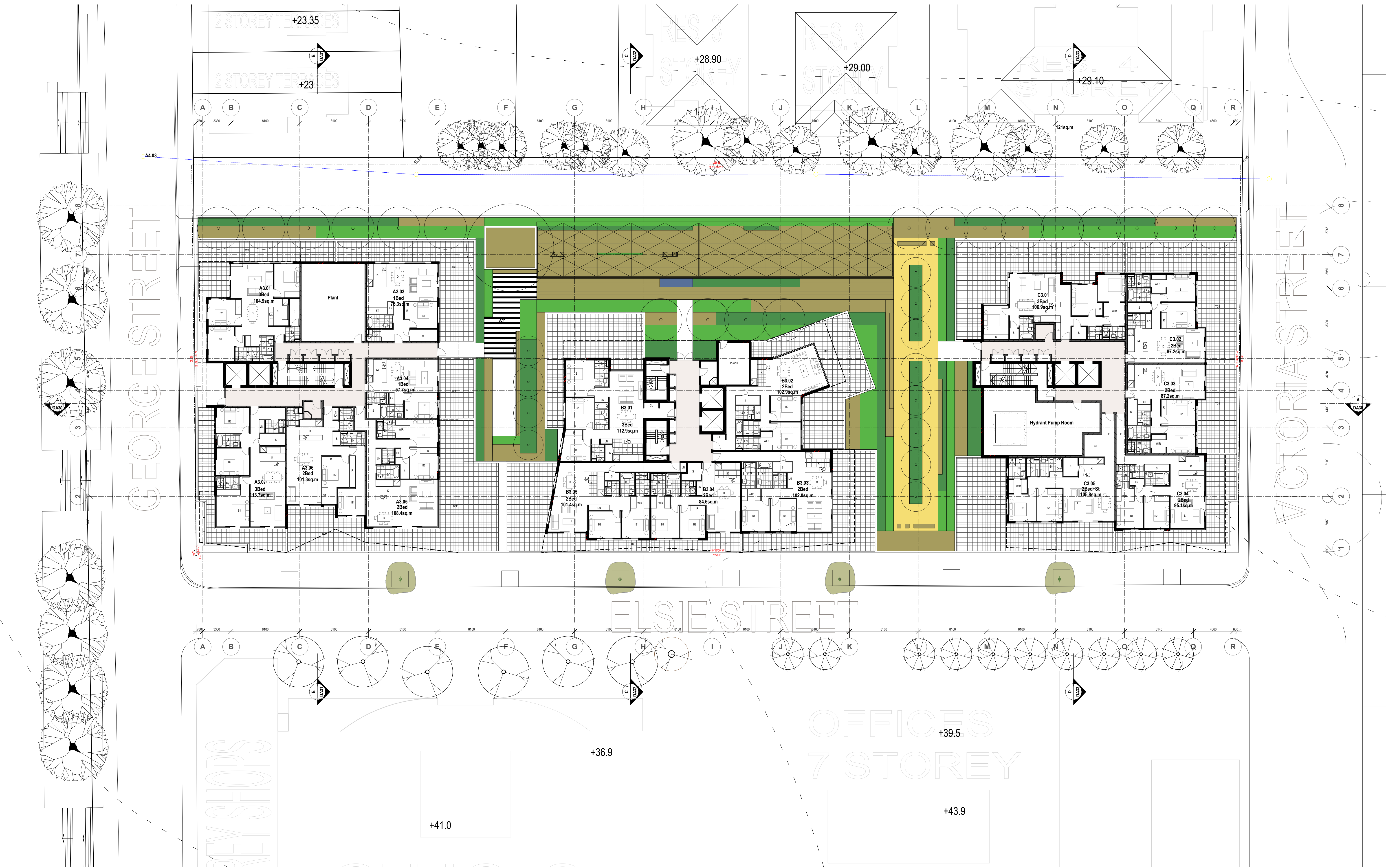
Revised submission
IHAP
Client Review

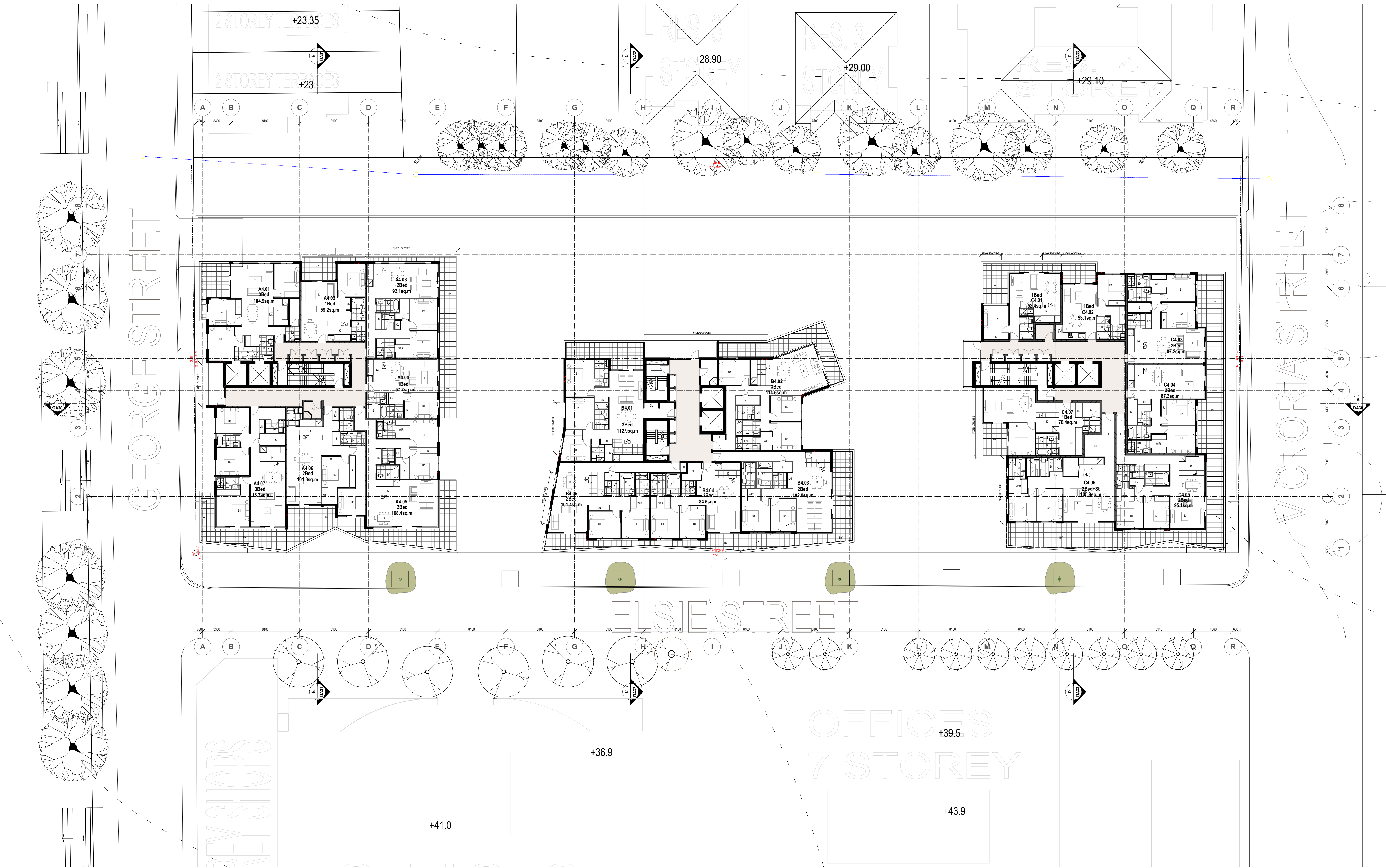
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Plan Level 04 to Level 07

No.	Date	Appr	Revision Notes
G	1/8/08	KM	Revised Submission
F	25/7/08	KM	IHAP
E	24/7/08	KM	Client Review
Job No.	08020	Drawing No.	DA12
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Plan Level 08

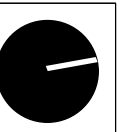
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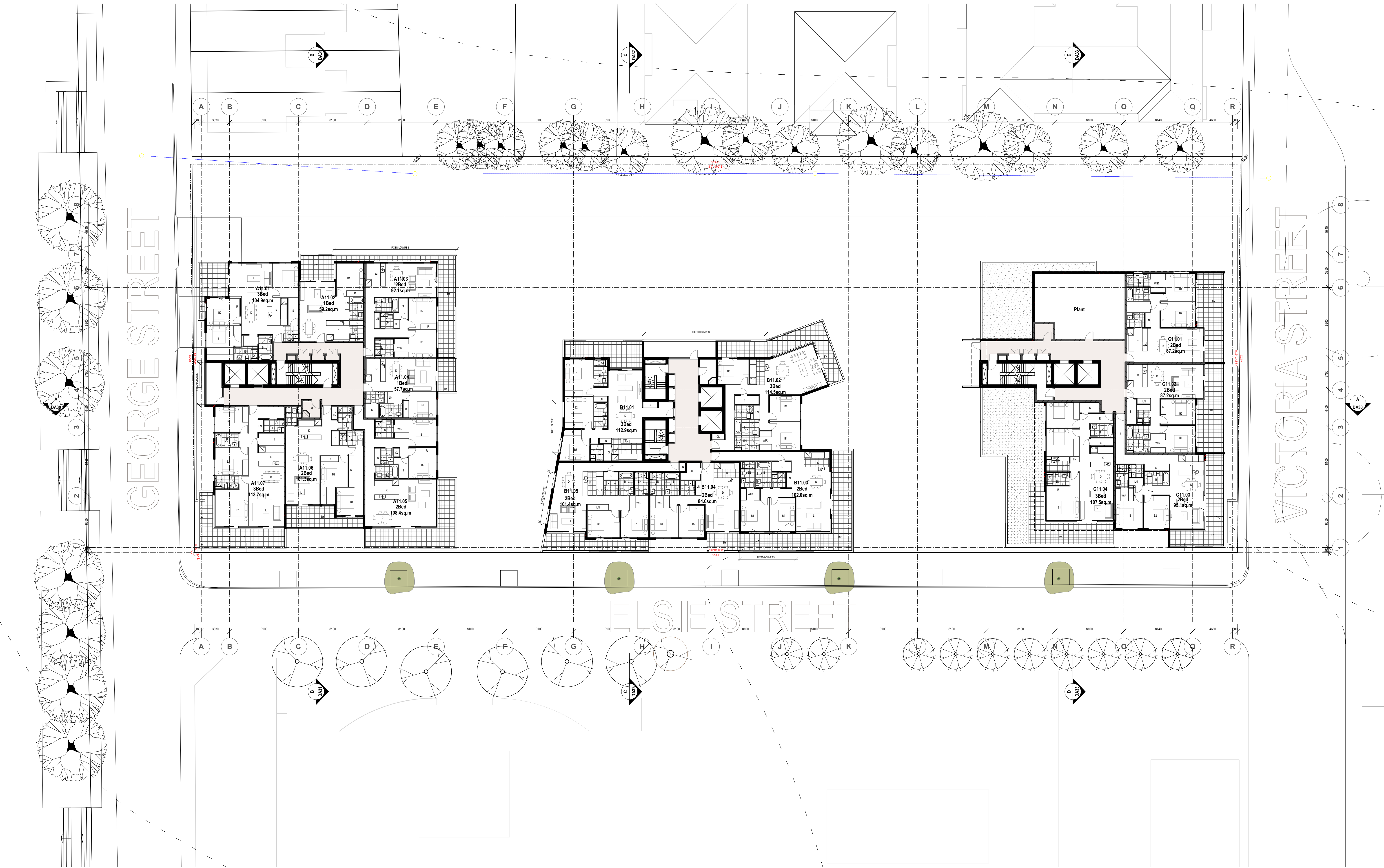
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G 1/8/08 KM Revised submission
F 25/7/08 KM IHAP
E 24/7/08 KM Client Review

No. Date Appr Revision Notes







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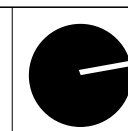
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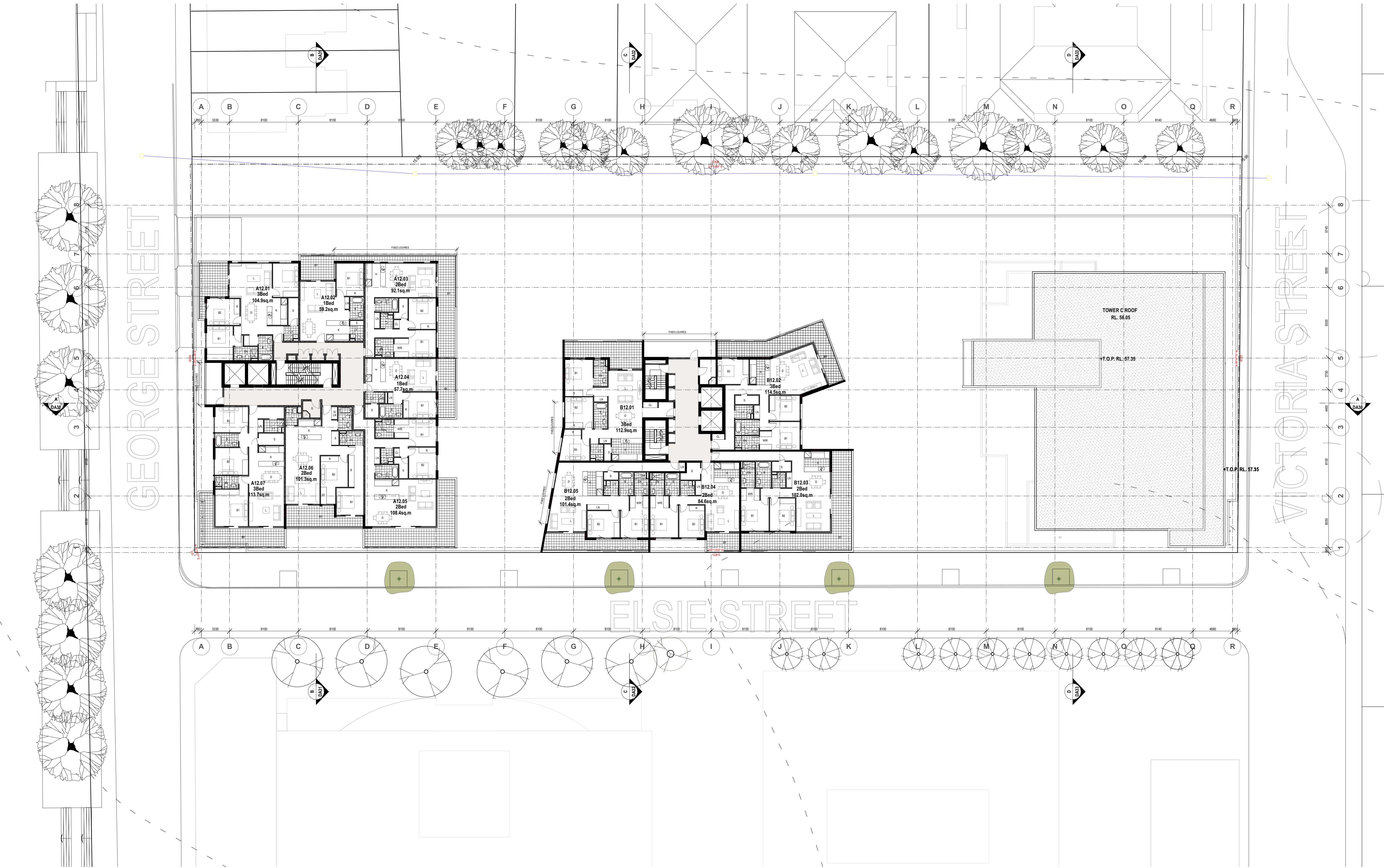
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Plan Level 11_TowerC Penthouse

G 1/8/08 KM Revised submission
F 25/7/08 KM IHAP
E 25/7/08 KM Client Review

No.	Date	Appr	Revision Notes
Job No.			
Drawing No.			
08020			
DA15			
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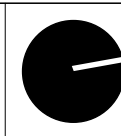
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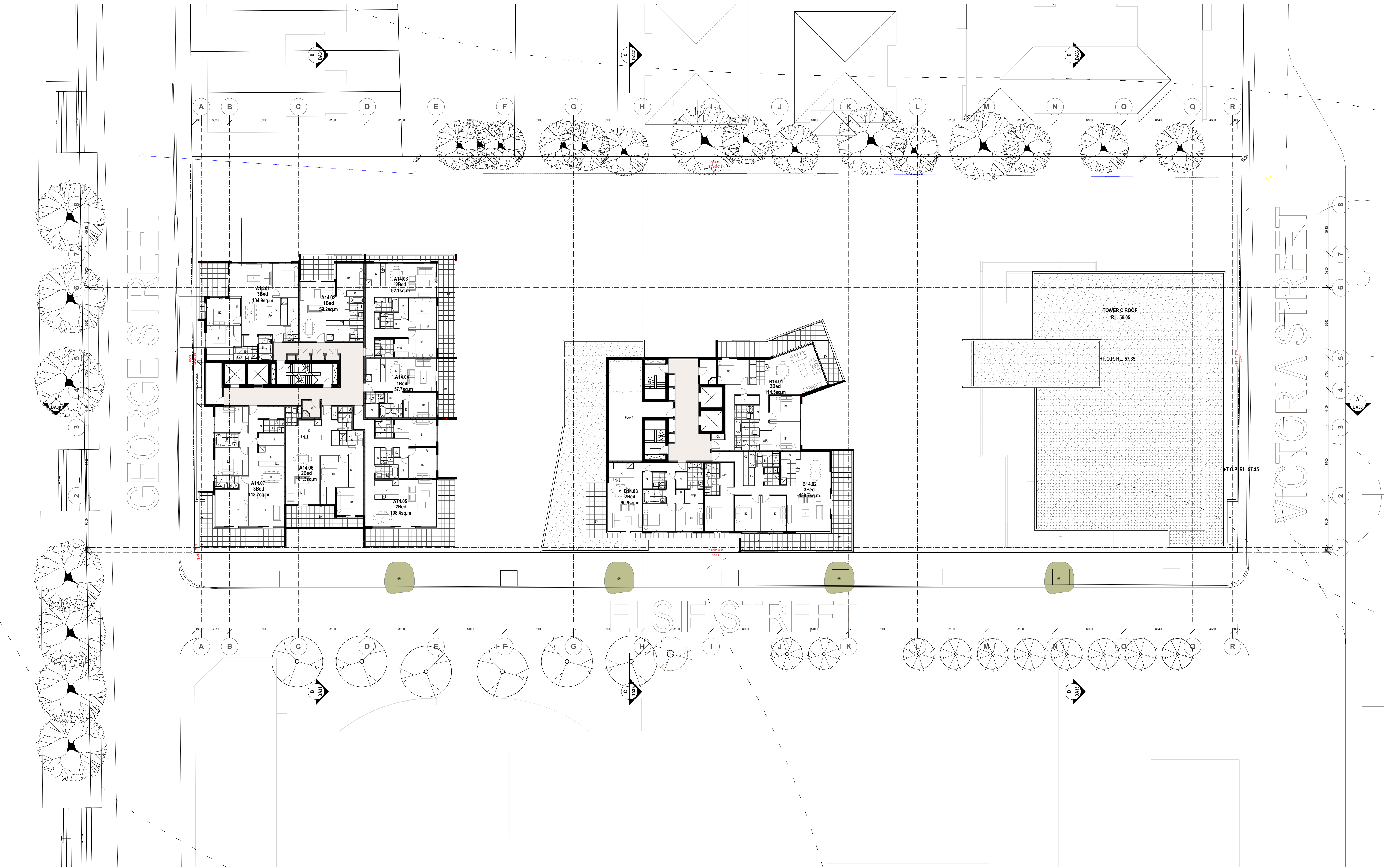
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Plan Level12_Level13

F 1/8/08 KM Revised submission
E 25/7/08 KM IHAP
D 25/7/08 KM Client Review

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Job No. 08020			
Drawing No. DA16			
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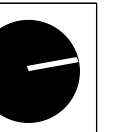
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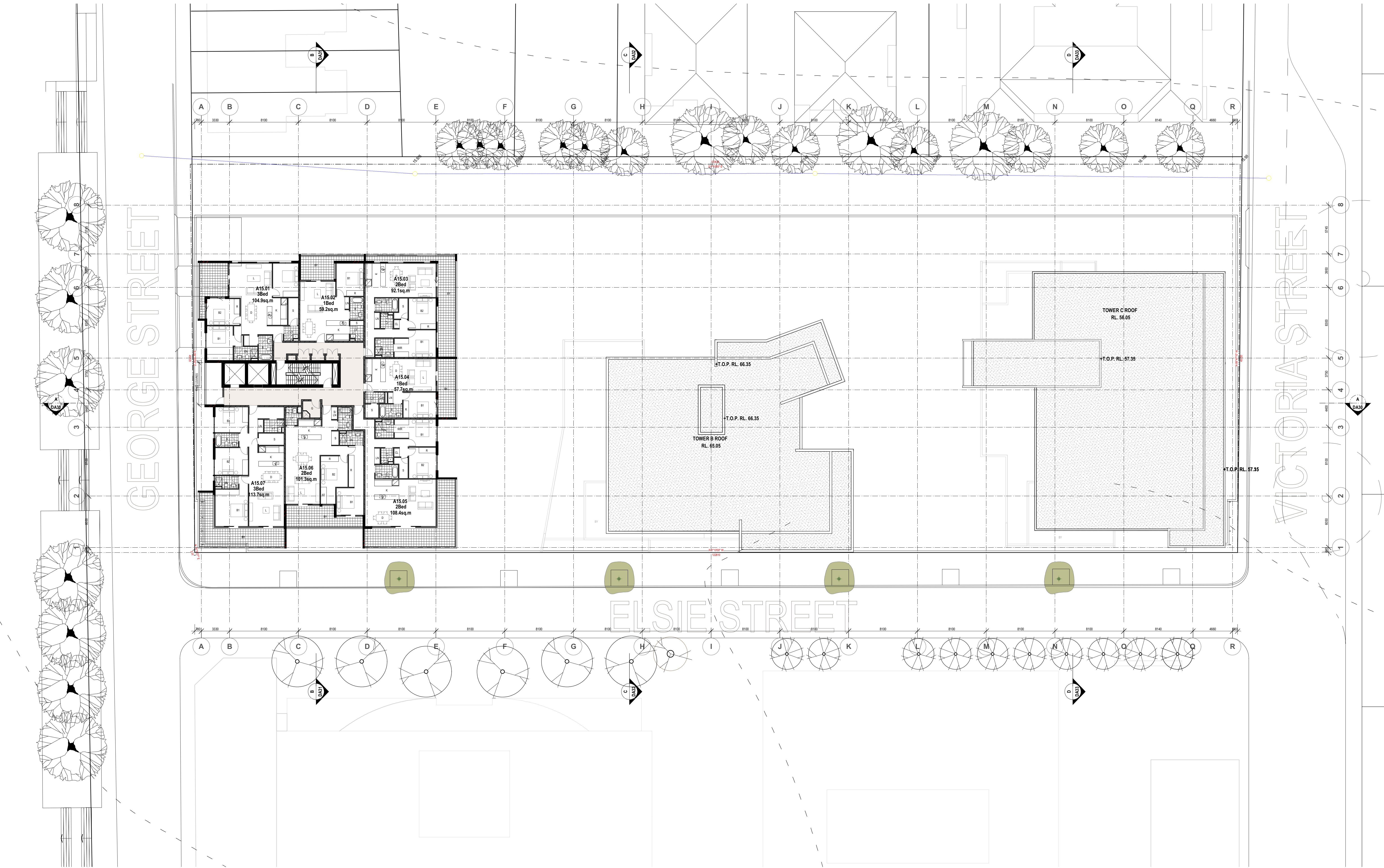
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Plan Level 14_TowerB Penthouse

G 1/8/08 KM Revised submission
F 25/7/08 KM IHAP
E 25/7/08 KM Client Review

No.	Date	Appr	Revision Notes
Job No. 08020			
Drawing No. DA17			
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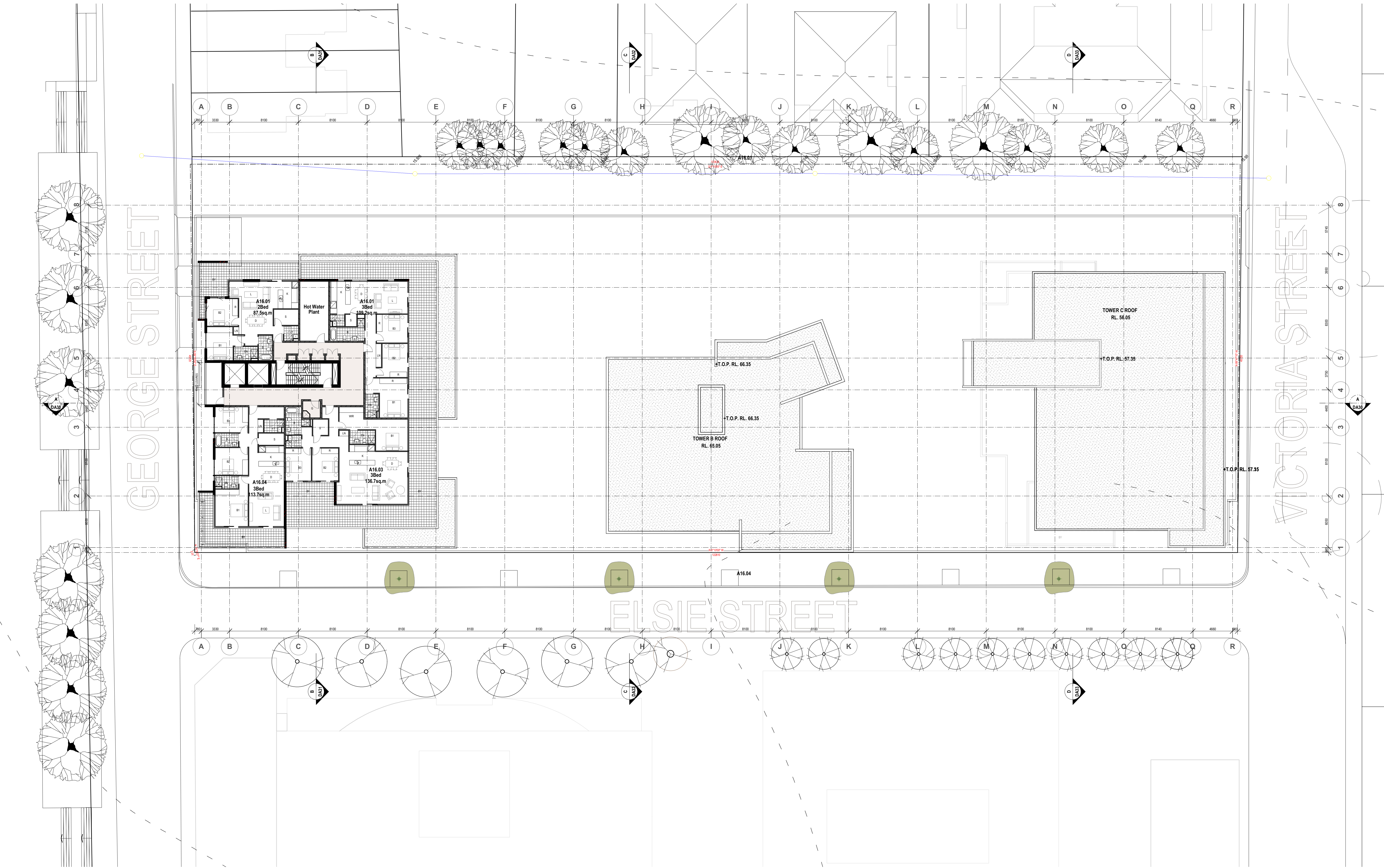
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Plan Level 15

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F	1/8/08	KM	Revised submission
E	25/7/08	KM	IHAP
D	25/7/08	KM	Client Review
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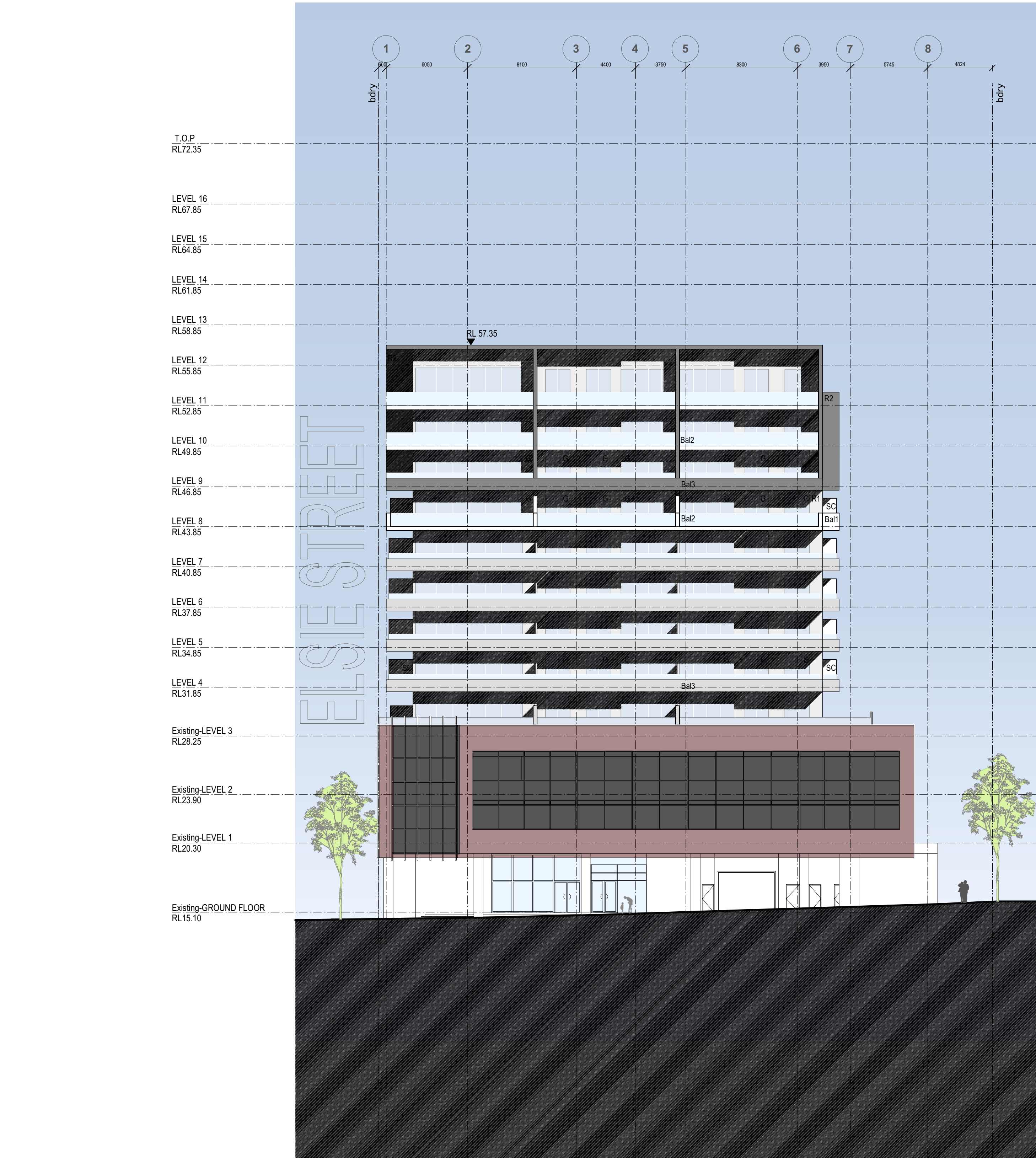
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Plan Level 16_ TowerA Penthouse

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F	25/7/08	KM	IHAP
E	25/7/08	KM	Client Review

No.	Date	Appr	Revision Notes
Job No.			
Drawing No.			
08020			DA19
G			



NORTH ELEVATION - TOWER C



SOUTH ELEVATION - TOWER C

LEGEND:

AL-F Powdercoated Aluminium Louvres - fixed screens
AL-O Powdercoated Aluminium Louvres - sliding operable screens
Bal1 Balustrade Type 1: Precast Concrete, integrally finished or stained
Bal2 Balustrade Type 2: Full Height, Aluminium Framed Glass
Bal3 Balustrade Type 3: Precast in half height with Aluminium Framed Glass above

FP Feature Panel - Recessed Precast panel
G Powdercoated Aluminium Framed Glazing
G-F Powdercoated Aluminium Framed Glazing, opaque/frosted
PF Pre-finished metal cladding panel window surrounds, 450mm deep

R1 Precast, Type 1 integral finish or concrete stain
R2 Precast, Type 2 integral finish or concrete stain
R3 Precast, Type 3 integral finish or concrete stain
SC Lightweight balcony privacy screens

NOMINATED ARCHITECT:

DNIG Quality Endorsed Company ISO 9001:2000 Licence Number 4108

Nicholas Turner 6665

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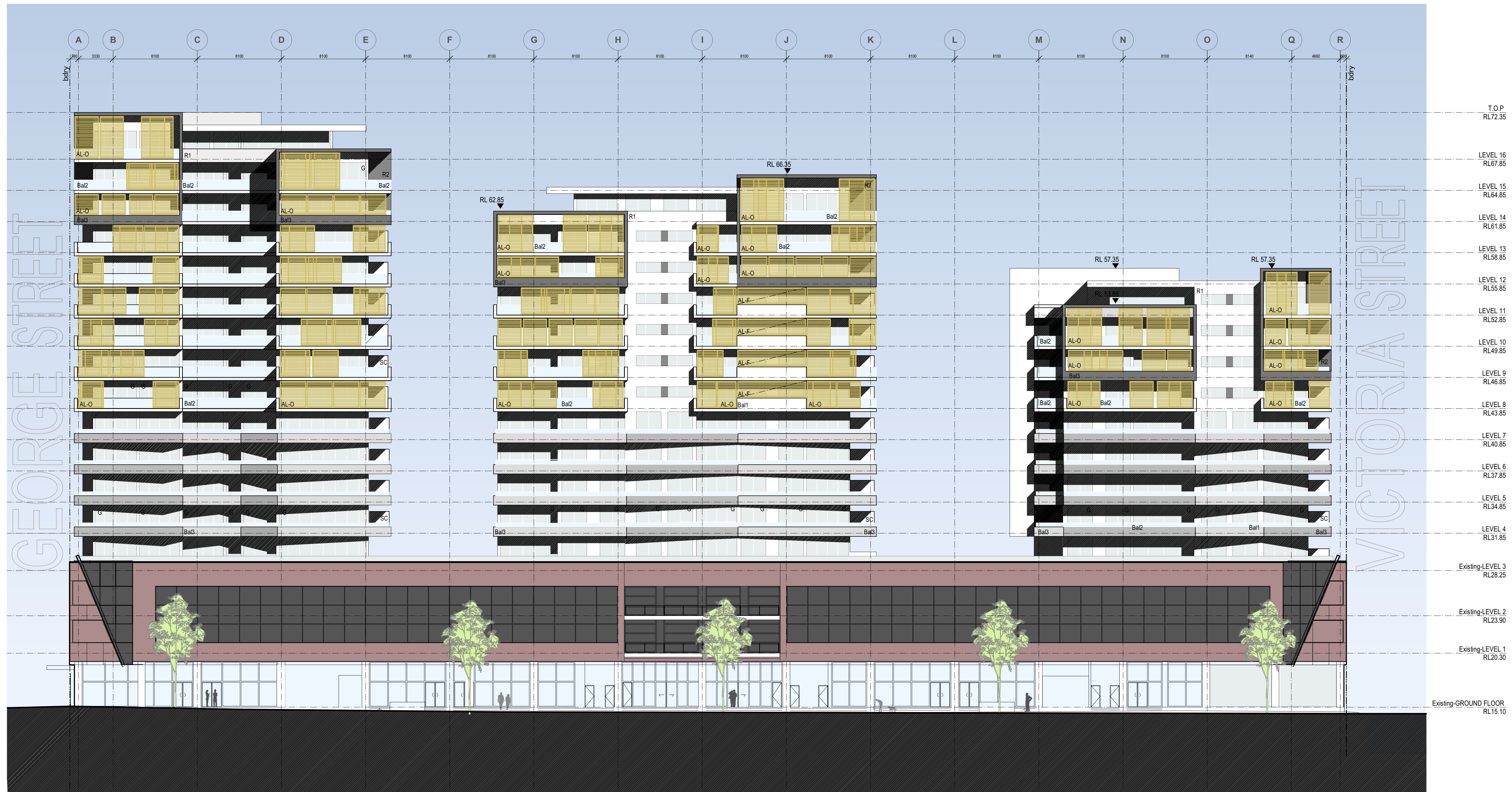
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North Elevation & Internal South Elevation, Tower C

E 1/8/08 KM Revised submission
D 25/7/08 KM IHAP
C 24/7/08 KM Client Review
B 22/5/08 KM IHAP presentation issue
A 20/5/08 KM Client Review

No.	Date	Appr	Revision Notes
Job No.	08020	Drawing No.	DA20
			E



LEGEND:

AL-F Powdercoated Aluminium Louvers - fixed screens
AL-O Powdercoated Aluminium Louvers - sliding operable screens
Bal1 Balustrade Type 1: Precast Concrete, integrally finished or stained
Bal2 Balustrade Type 2: Full Height, Aluminium Framed Glass
Bal3 Balustrade Type 3: Precast to half height with Aluminium Framed Glass above

FP Feature Panel - Recessed Precast panel
G Powdercoated Aluminium Framed Glazing
G-F Powdercoated Aluminium Framed Glazing, opaque/frosted
PF Pre-finished metal cladding panel window surrounds, 450mm deep

R1 Precast, Type 1 integral finish or concrete stain
R2 Precast, Type 2 integral finish or concrete stain
R3 Precast, Type 3 integral finish or concrete stain
SC Lightweight balcony privacy screens

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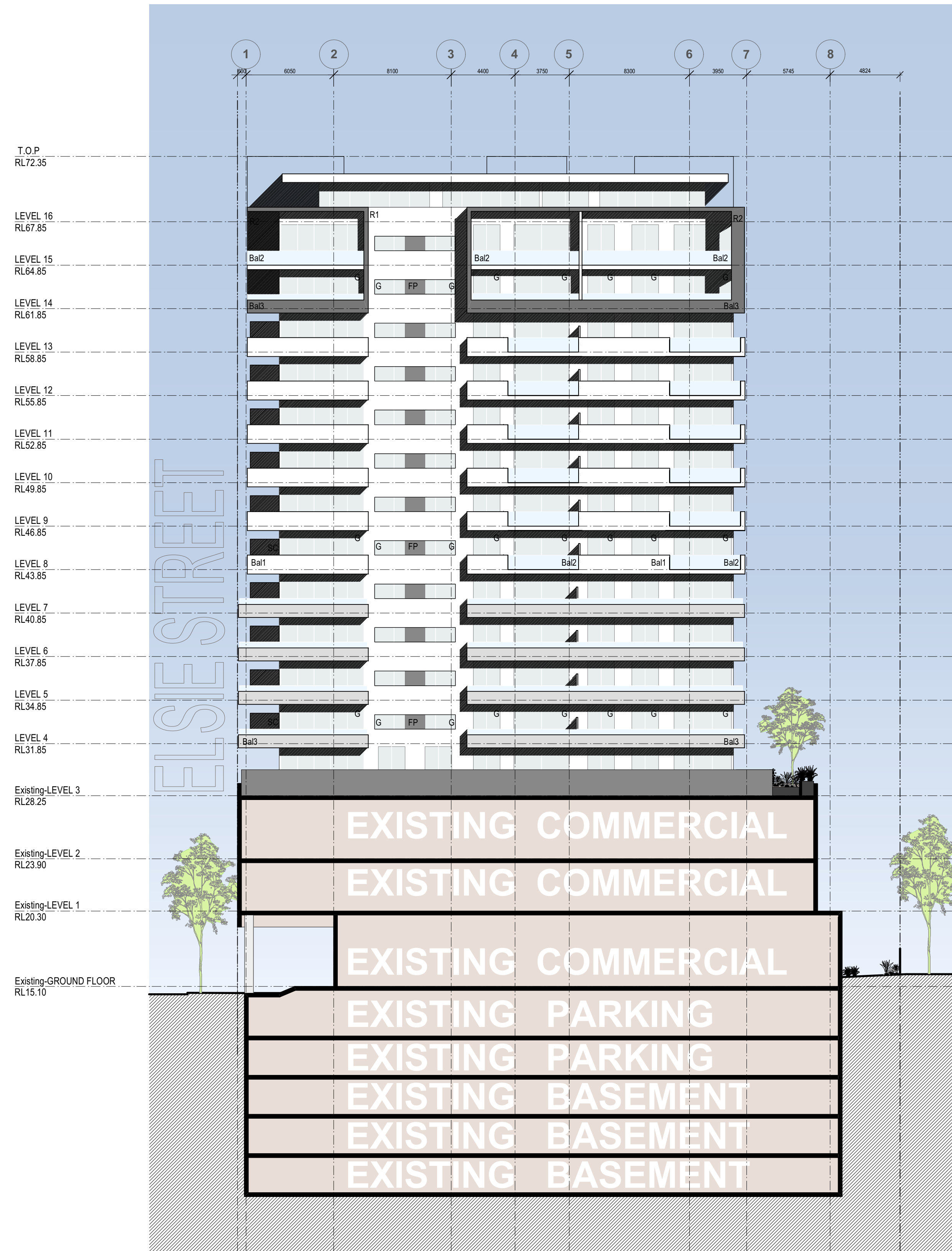
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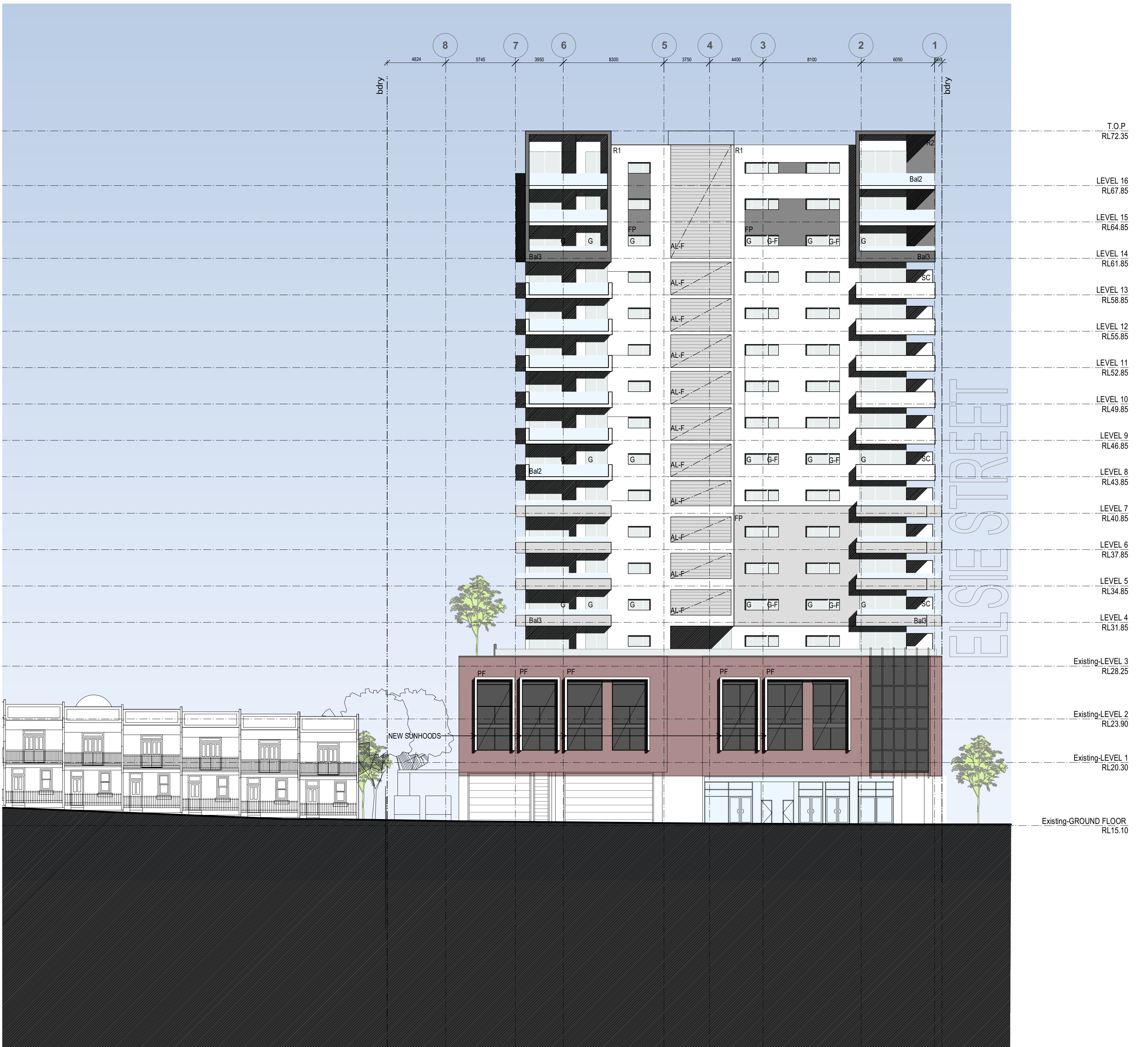
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Elevation East

No.	Date	Appr	Revision Notes
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D	25/7/08	KM	IHAP
C	24/7/08	KM	Client Review
B	22/5/08	KM	IHAP presentation issue
A	20/5/08	KM	Client Review
Job No.	08020	Drawing No.	DA21
			E



NORTH ELEVATION - TOWER A



SOUTH ELEVATION - TOWER A

LEGEND:

- AL-F Powdercoated Aluminium Louvres - fixed screens
AL-O Powdercoated Aluminium Louvres - sliding operable screens
Bal1 Balustrade Type 1: Precast Concrete, integrally finished or stained
Bal2 Balustrade Type 2: Full Height, Aluminium Framed Glass
Bal3 Balustrade Type 3: Precast to half height with Aluminium Framed Glass above
- FP Feature Panel - Recessed Precast panel
G Powdercoated Aluminium Framed Glazing
G-F Powdercoated Aluminium Framed Glazing, opaque/frosted
PF Pre-finished metal cladding panel window surrounds, 450mm deep
- R1 Precast, Type 1 integral finish or concrete stain
R2 Precast, Type 2 integral finish or concrete stain
R3 Precast, Type 3 integral finish or concrete stain
SC Lightweight balcony privacy screens

NOMINATED ARCHITECT:

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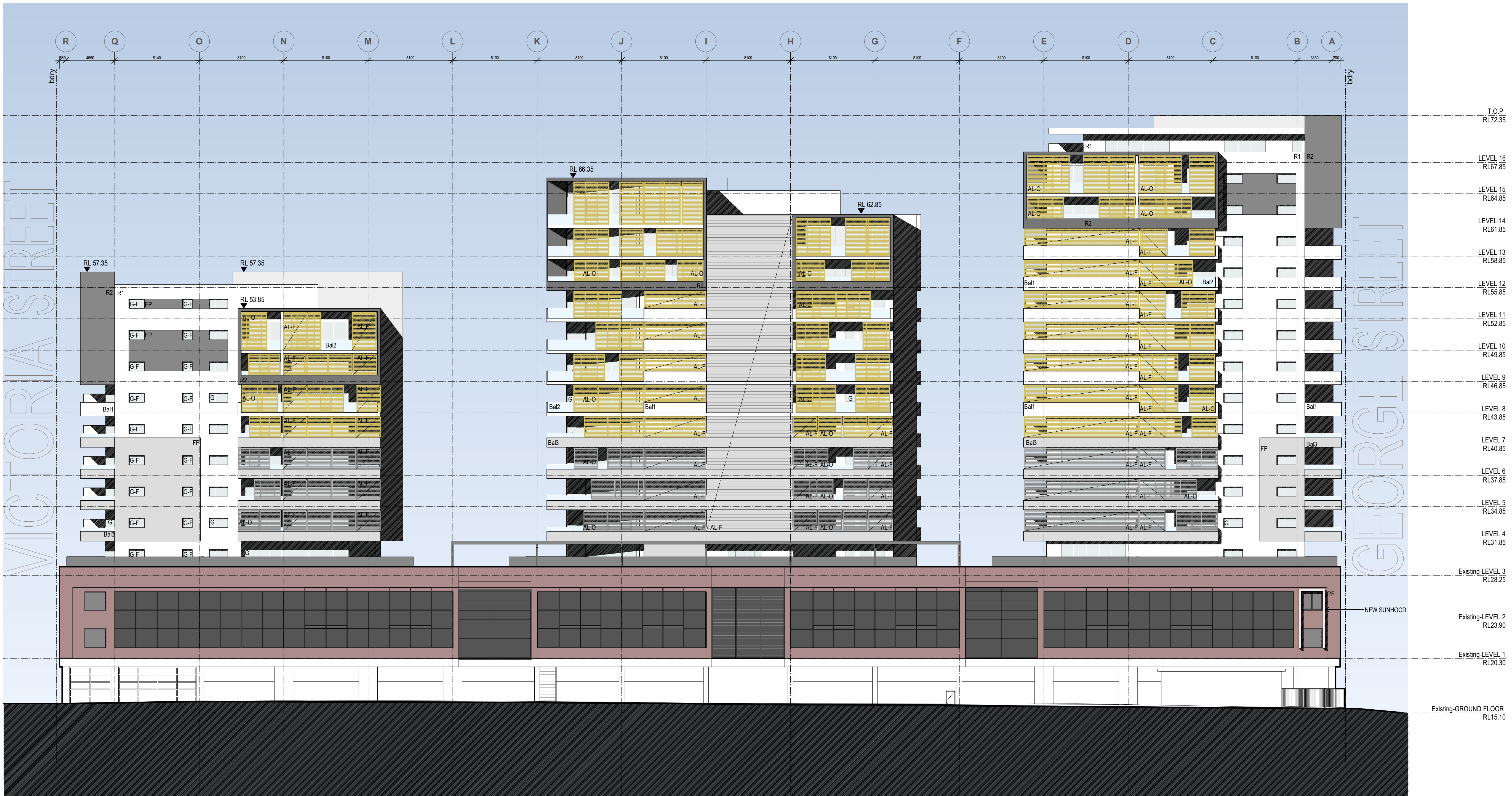
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South Elevation & Internal North Elevation, Tower A

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D	25/7/08	D	IHAP
C	24/7/08	KM	Client Review
B	22/5/08	KM	IHAP presentation issue
A	20/5/08	KM	Client Review

No.	Date	Appr	Revision Notes
Job No.	08020		
Drawing No.	DA22		
	E		



LEGEND:

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R1 Precast, Type 1 integral finish or concrete stain
R2 Precast, Type 2 integral finish or concrete stain
R3 Precast, Type 3 integral finish or concrete stain
SC Lightweight balcony privacy screens

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Kavlyn Pty Ltd
19 Victoria Ave, Concord West

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Elsie Street_Burwood
Elsie, George & Victoria Streets_Burwood

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Elevation West

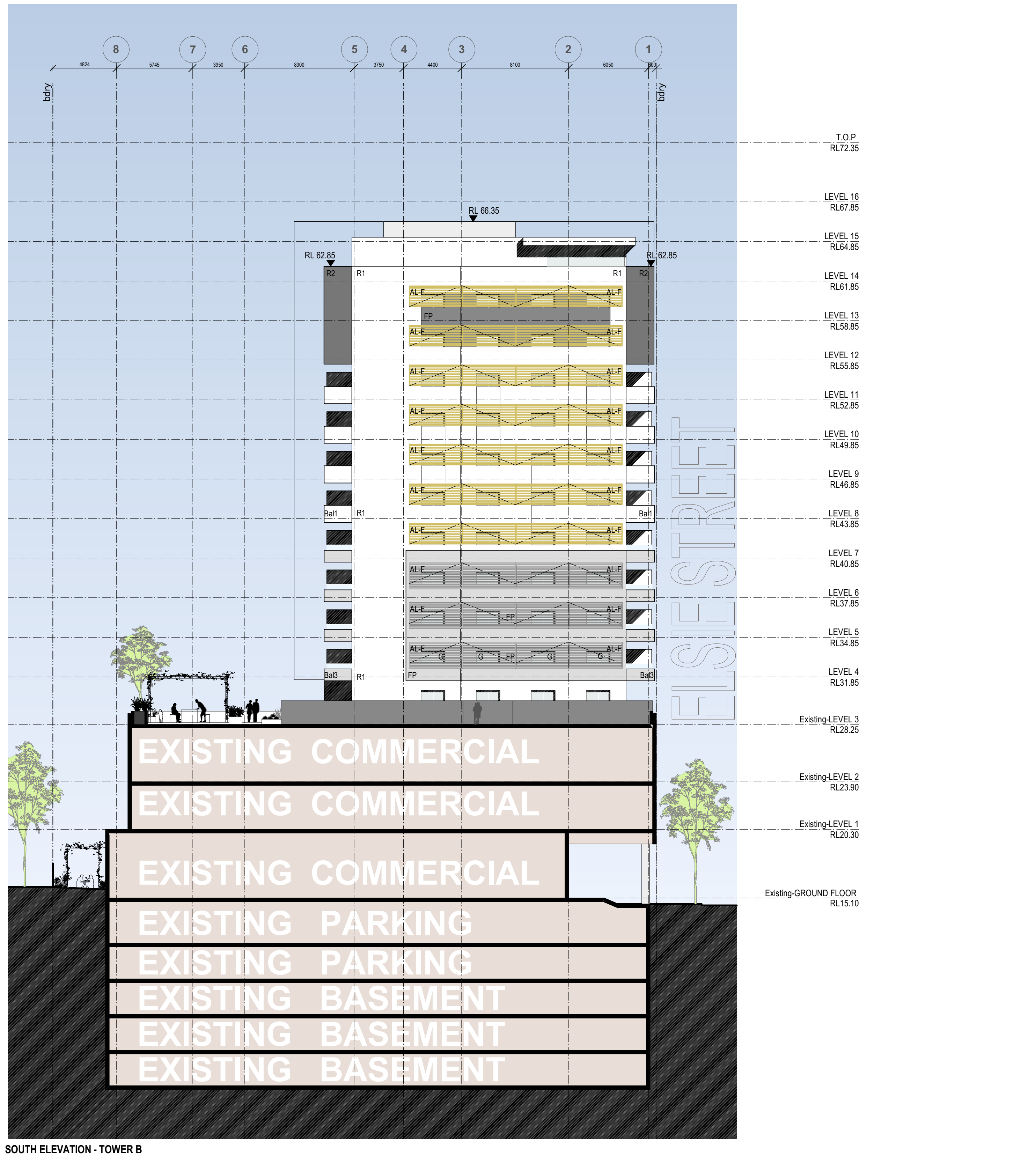
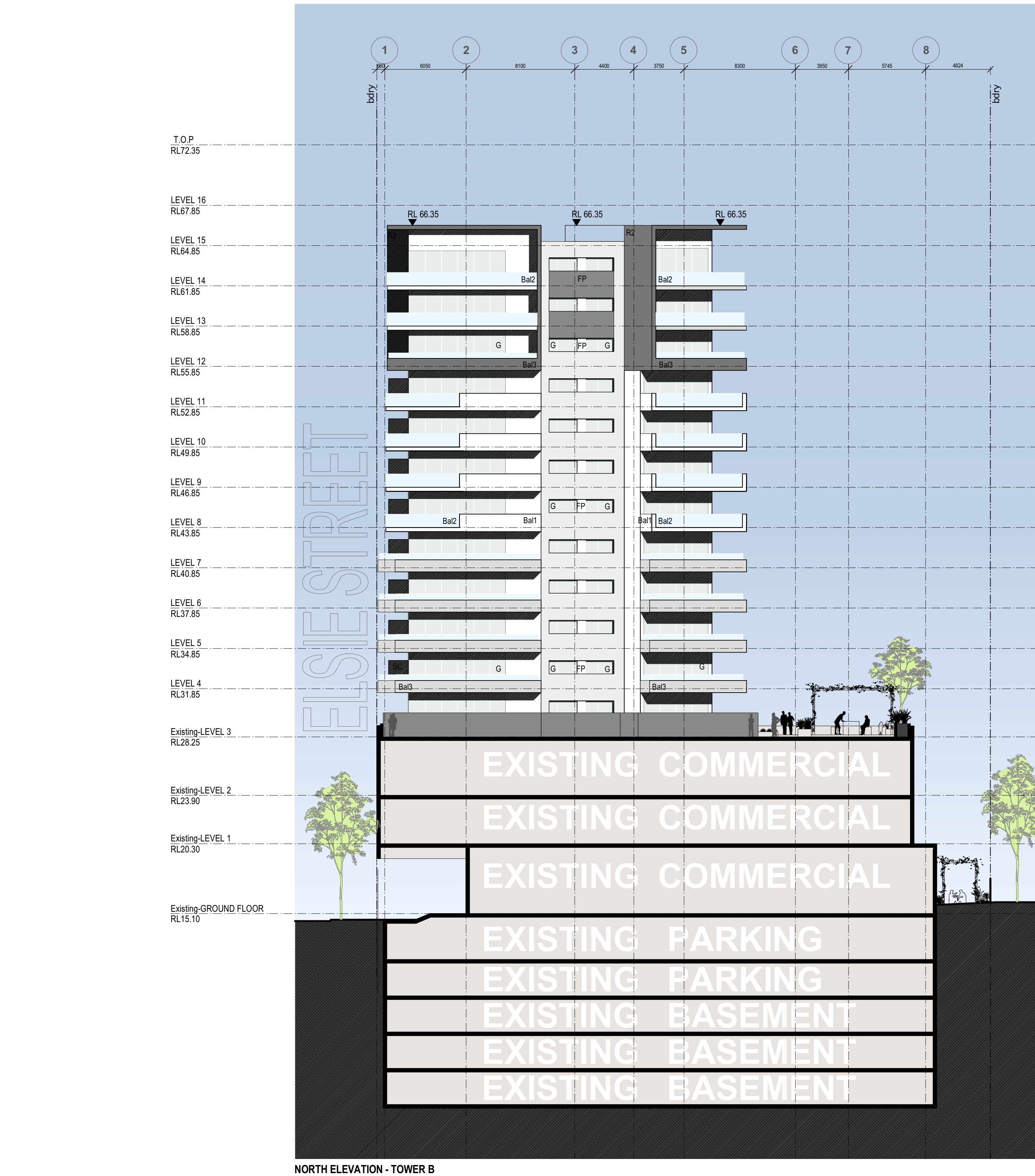
No.	Date	Appr	Revision Notes
E	1/8/08	KM	Revised submission
D	25/7/08	KM	IHAP
C	24/7/08	KM	Client Issue
B	22/5/08	KM	IHAP presentation issue
A	20/5/08	KM	Client Review

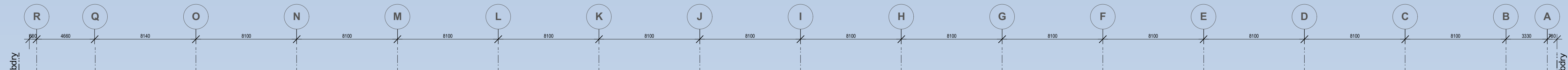
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T.O.P
RL72.35

LEVEL 16
RL67.85

LEVEL 15
RL64.85

LEVEL 14
RL61.85

LEVEL 13
RL58.85

LEVEL 12
RL55.85

LEVEL 11
RL52.85

LEVEL 10
RL49.85

LEVEL 9
RL46.85

LEVEL 8
RL43.85

LEVEL 7
RL40.85

LEVEL 6
RL37.85

LEVEL 5
RL34.85

LEVEL 4
RL31.85

Existing-LEVEL 3
RL28.25

Existing-LEVEL 2
RL23.90

Existing-LEVEL 1
RL20.30

Existing-GROUND FLOOR
RL15.10

EXISTING COMMERCIAL

EXISTING COMMERCIAL

EXISTING COMMERCIAL

EXISTING CARPARKING

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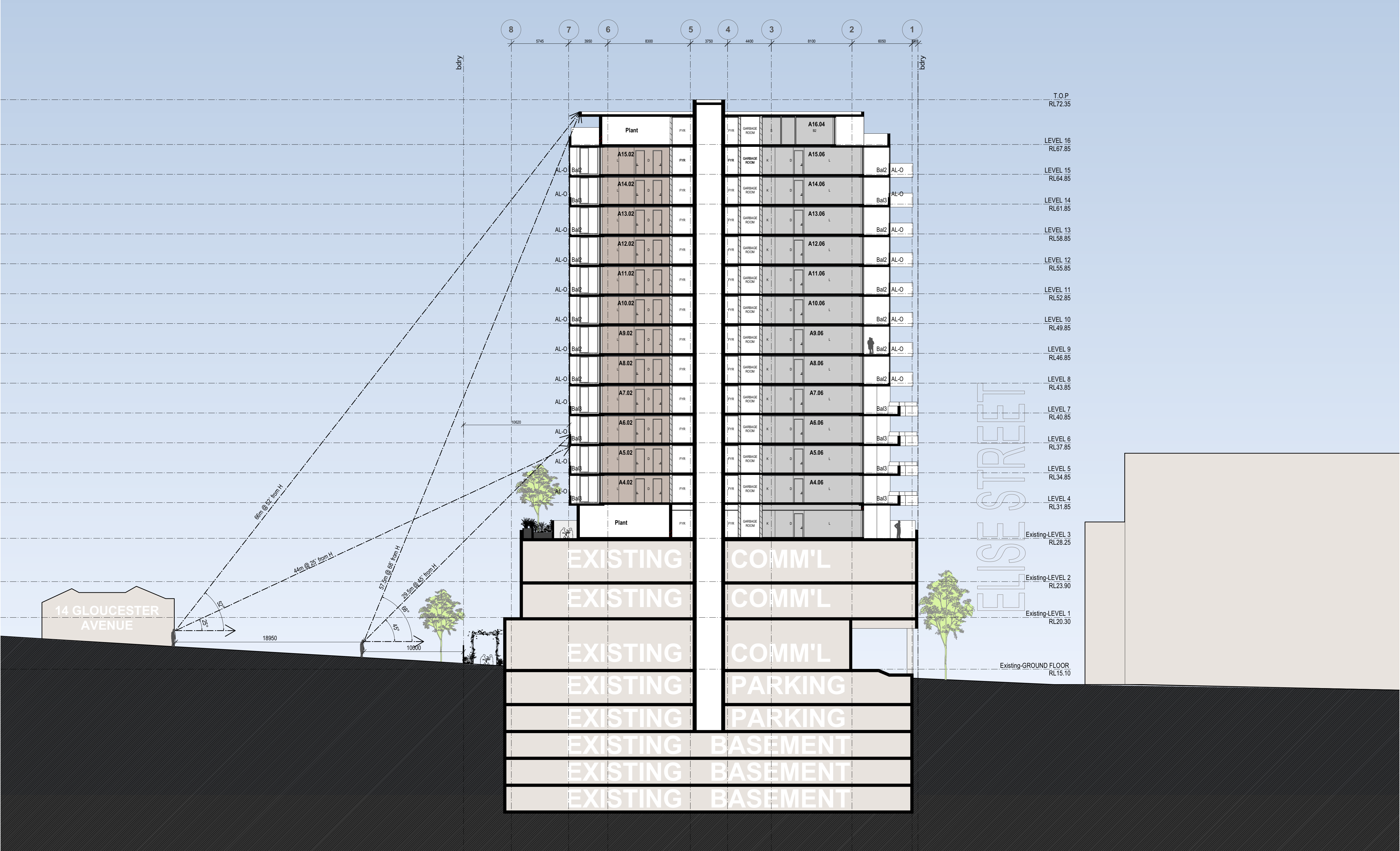
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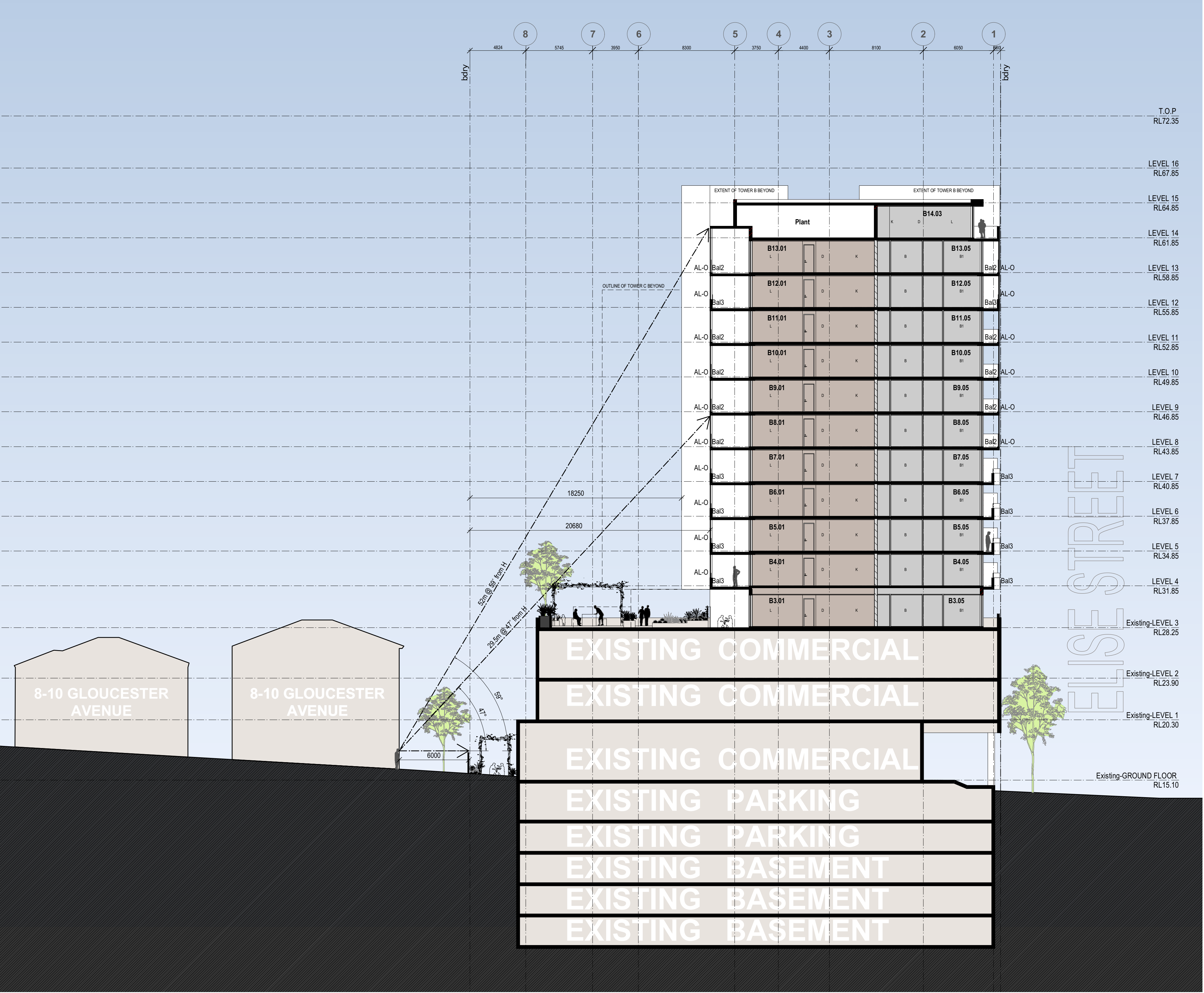
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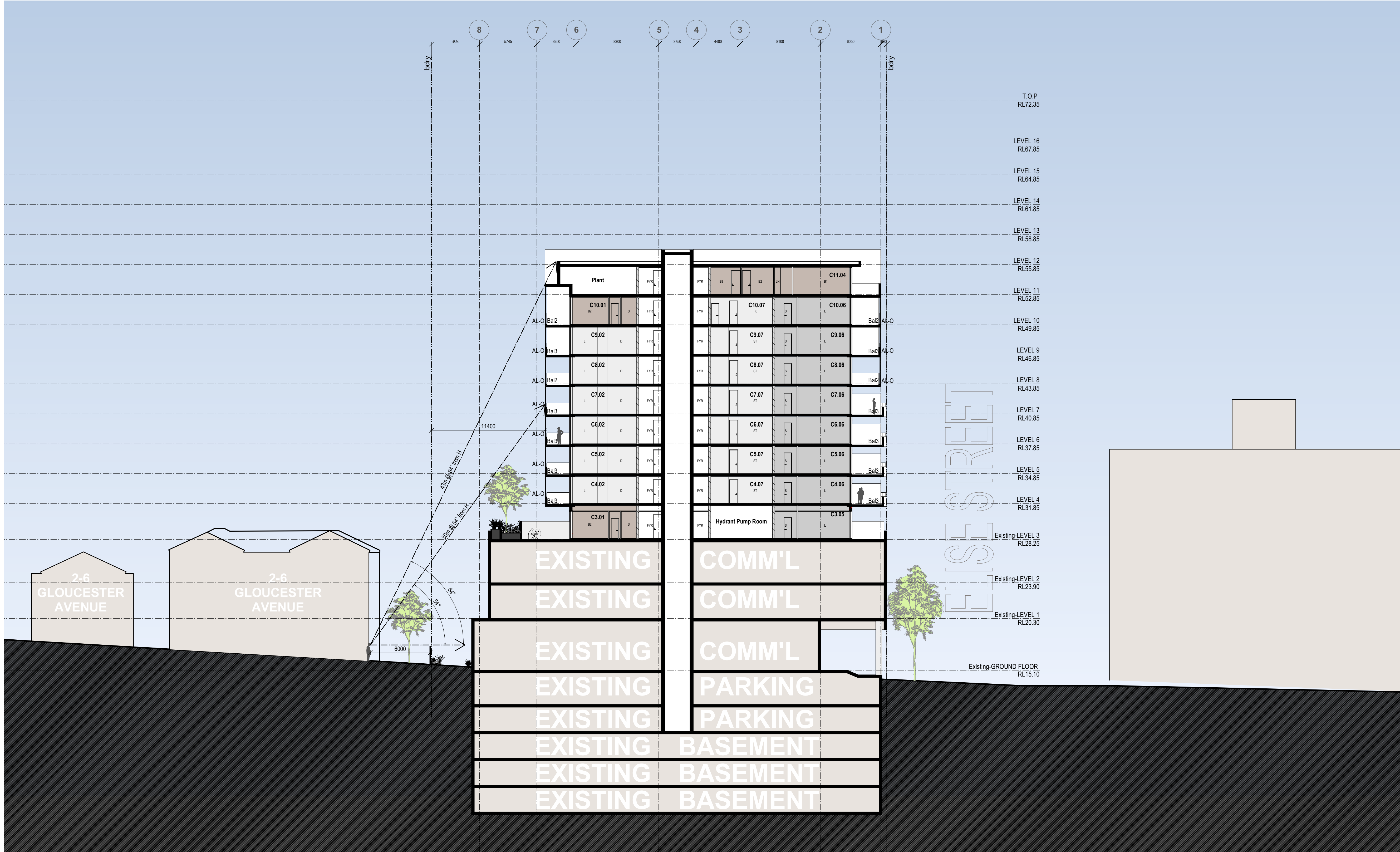
EXISTING BASEMENT



SECTION BB - TOWER A



SECTION CC - TOWER B



SECTION DD - TOWER C

APPENDIX C

VIEW STUDY DIAGRAMS

Prepared by Turner and Associates Architects
Level 1 410 Crown Street.
Surry Hills NSW 2010
Ph. (02) 8668 0000, fax (02) 8668 0088



Perspective View Study _ 01 > Burwood Road Looking West Down George



Perspective View Study _ 02 > George Street Looking East



Perspective View Study _03 > Corner Park Road and George Street Looking North East



Perspective View Study _04 > Park Road Looking East



Perspective View Study _05 > Rear of Talloona Estate Looking North East



Perspective View Study _06 > Ilfracombe Avenue Looking South East



Perspective View Study _07> Burwood Park Looking South East



Perspective View Study _08 > Burwood Park Looking South Down Burwood Road



Perspective View Study _09> Burwood Road and Wilga Street Looking South West



Perspective View Study _10 > Burwood Road

APPENDIX D

HERITAGE IMPACT STATEMENT

Dated October 2007

Prepared by Form Architects (Aust) Pty Ltd.

113 Queen Street,

North Strathfield NSW 2137

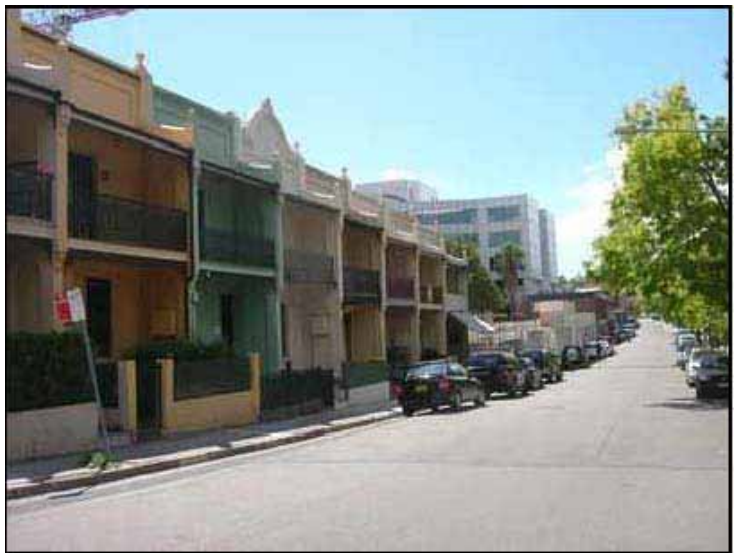
Tel (02) 9319 1855 Fax (02) 9319 0836

statement of heritage impact

Development: 1-17 Elsie & 45-49 George Streets

Heritage Listed Property: "Lochiel Terraces", 51-67 George Street

BURWOOD



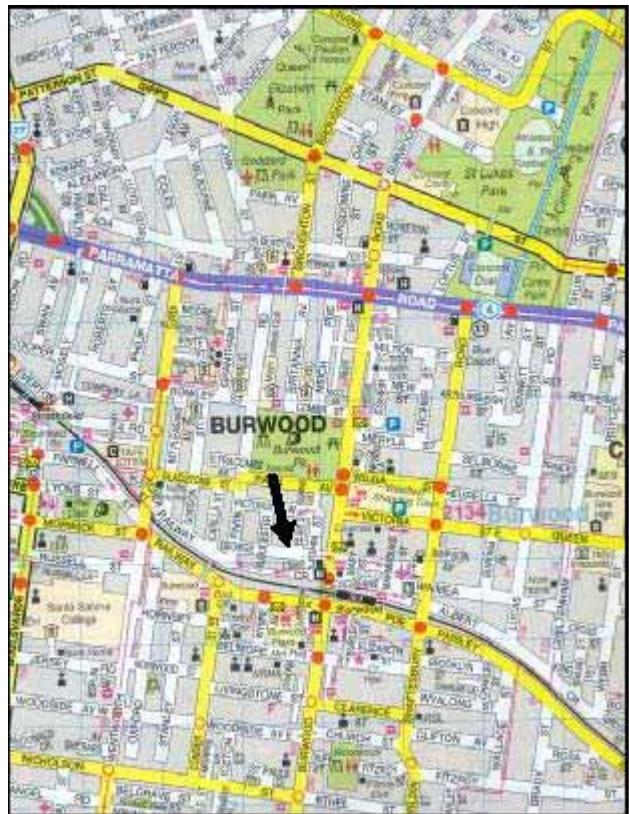
Heritage Consultant
FORM architects (aust) pty ltd

for Kavlyn Pty Ltd

our ref: 0702.02

October 2007

Location



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CONTENTS

1.0	INTRODUCTION	4
1.1	Background	4
1.2	Location	4
1.3	Methodology	4
1.4	Limitations	5
1.5	Authorship	5
1.6	Executive Summary	5
2.0	HISTORY	6
2.1	Burwood	6
2.2	“Lochiel Terrace” 51-67 George Street	11
3.0	DESCRIPTION	13
3.1	1-17 Elsie & 45-49 George Street	13
3.2	Surrounding Development	13
3.3	Lochiel Terrace, 51-67 George Street	13
4.0	PROPOSED MODIFICATIONS AND IMPACTS	14
4.1	Impact Upon Streetscape Values	14
4.2	Urban Design	14
5.0	LEGISLATION	16
5.1	Burwood Planning Scheme Ordinance	16
6.0	CONCLUSION	17
7.0	REFERENCES	18

Plates

APPENDIX A: Plans

APPENDIX B: Sands Directory

1.0 INTRODUCTION

1.1 Background

Kavlyn Pty Limited, the owners of 1-17 Elsie and 45-49 George Streets, Burwood are currently constructing a development that was approved by Burwood Council in 2002 and has been subjected to several Section 96 variations. The most recent consent for a Section 96 variation was granted in July 2007 and was accompanied by an earlier version of this Heritage Impact Statement. The podium level is nearing completion while this latest section 96 application is processed. The current proposal includes an increase in the height of the residential towers to 16 stories at George Street, immediately adjacent to 'Lochiel Terraces'.

The owners were granted conditional development consent (DA379/01), in December 2002. This report has been prepared to accompany a Section 96 modification to the current development.

The development comprises a commercial office building of 5 and 7 storey components with basement level public and private parking. Prior to the granting of development consent the subject site was a public car park.

The proposed modifications to Development Application 379/01 comprises an extension of levels 1 and 2 over the courtyard and the extension of Levels 1 and 2 to George and Victoria Streets. Please see the Plans attached at Appendix A.

This matter was referred to the NSW Heritage Office and their reply can be seen in Appendix C. FORM architects have also discussed this matter with the author of the response Brad Vale, as a number of issues identified by the Heritage office cannot be complied with. The proposal approved by council (8 storey building) is currently under construction. Building work has almost been completed to Level 3 and construction has commenced on the towers thus rendering any archaeological assessment of the site impossible. This application is pending an increase in the towers from 8 to 16 storeys.

This assessment was commissioned after construction had commenced.

1-17 Elsie and 45-49 George Streets are adjacent to the heritage listed "Lochiel Terrace" at 51-67 George Street. The terraces are listed on Schedule 9 of Burwood Council's Planning Scheme Ordinance.

1.2 Location

1-17 Elsie & 45-49 George Streets, Burwood is within the Local Government Area of Burwood Council. The location map is on the previous page.

1.3 Methodology

This Statement of Heritage Impact was written in accordance with the guidelines detailed in the *NSW Heritage Manual* by the NSW Heritage Office and the Department of Urban Affairs and Planning.

1.4 Limitations

This assessment has not relied upon the disturbance of any building fabric or excavation of the site. The report has been prepared utilising available documentary evidence.

1.5 Authorship

This assessment was prepared by FORM architects (aust) pty ltd. Ron Edgar B.Arch FRAIA has made the impact assessment assisted by Alice Nguyen B.Arch/B.Soc.Sc.

Tracy Appel, BA (Hons) examined the documentary and physical evidence and is the author of the historical assessment that is the background of this report.

1.6 Executive Summary

This report assesses the impact of the proposed alterations on the heritage listed "Lochiel Terrace", on the streetscape and urban design. It concludes that mitigation for the negative impact of the bulk and scale of the proposal on 'Lochiel Terrace' has been dealt with by providing visually prominent feature in the foreground of the towers to distract attention from the bulk and scale. The proposed increase in the scale of the proposed development will not adversely impact on the significance of "Lochiel Terrace" to the cultural heritage of Burwood or on the desired urban design characteristics of the streetscape.

This assessment was commissioned after construction had commenced.

2.0 HISTORY

2.1 Burwood

The first recorded settler in the Municipality of Burwood was Sarah Nelson. Sarah, who was the wife of convict Isaac Nelson, arrived in the colony as a free settler and established a small farm on 15 acres of land at Malvern Hill in circa 1794. Two other early grantees were James Brackenrig, a soldier in the NSW Corps and convict Denis Connor. James Brackenrig was granted 25 acres of land at York Place in 1794 and Denis Connor received a 30 acre land grant adjoining Brackenrig's grant in 1796, following the expiry of his sentence. The remainder of the Municipality was granted to 2 men (Figure 1). Thomas Rowley an adjutant of the NSW Corps and William Faithful a former private in the NSW Corps. Rowley was granted 750 acres in 1799 and named his estate 'Burwood.' Faithful was granted 1000 acres of land in the Municipality in *circa* 1799 (Dunlop 1974:12-16).

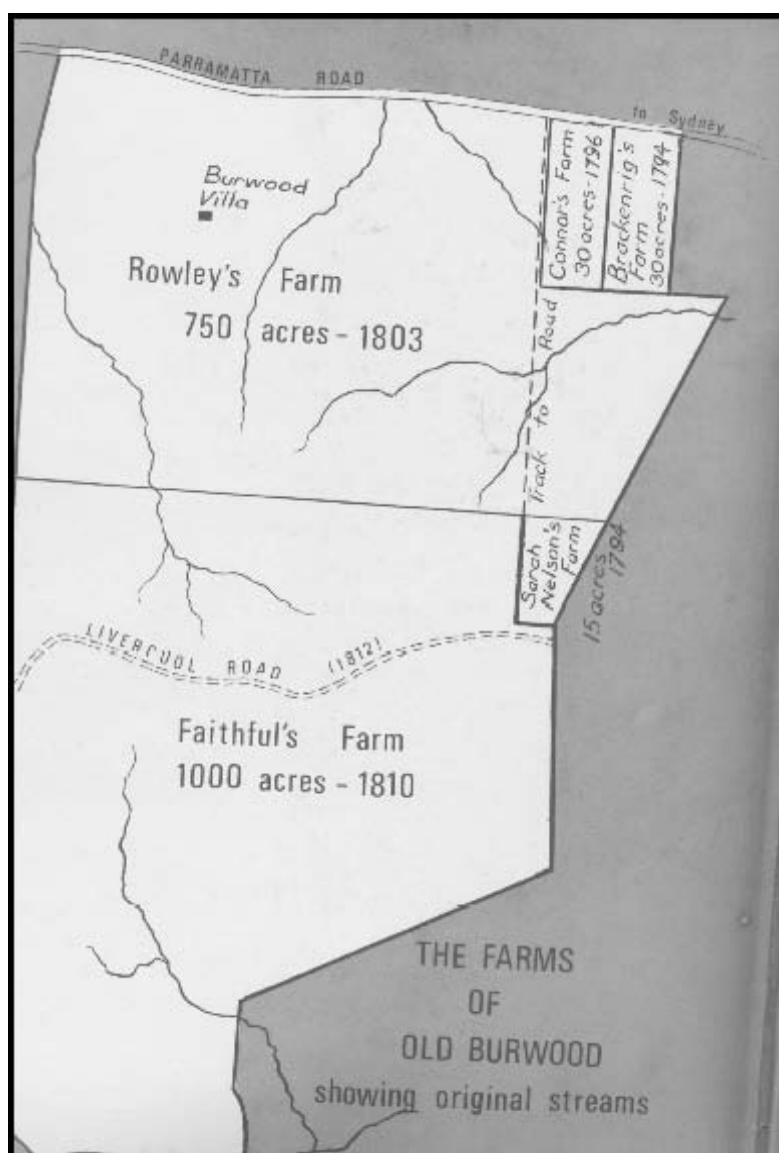


Figure 1: Map of early land grants in the Municipality of Burwood Dunlop 1974:195

While the Rowley and Faithful estates remained intact there was no possibility for closer settlement in the Municipality. During the 1820s and 1830s the only development in the area was the establishment of a few inns along the districts two main roads. Subdivision of the large estates began in the 1830s with the subdivision of the Burwood Estate amongst Thomas Rowley's four heirs (Figure 2). Almost immediately after gaining their inheritance, Rowley's heirs began re-subdividing their newly acquired property into allotments ranging from 4 to 20 acres. The larger allotments were intended as small farms or market gardens. The smaller allotments were intended for country homes (Dunlop 1974:26). Rowley's son-in-law John Lucas placed the following advertisement for the sale of allotments at Burwood (Figure 3) in the Sydney Morning Herald in 1834:

"They (the larger blocks) are particularly adapted for settlers bringing cattle for sale from the interior, as they might be left upon these allotments until disposed of, which is much preferable to driving them into at once, by which the settler is compelled to sell at a sacrifice" (Dunlop 1974: 26).

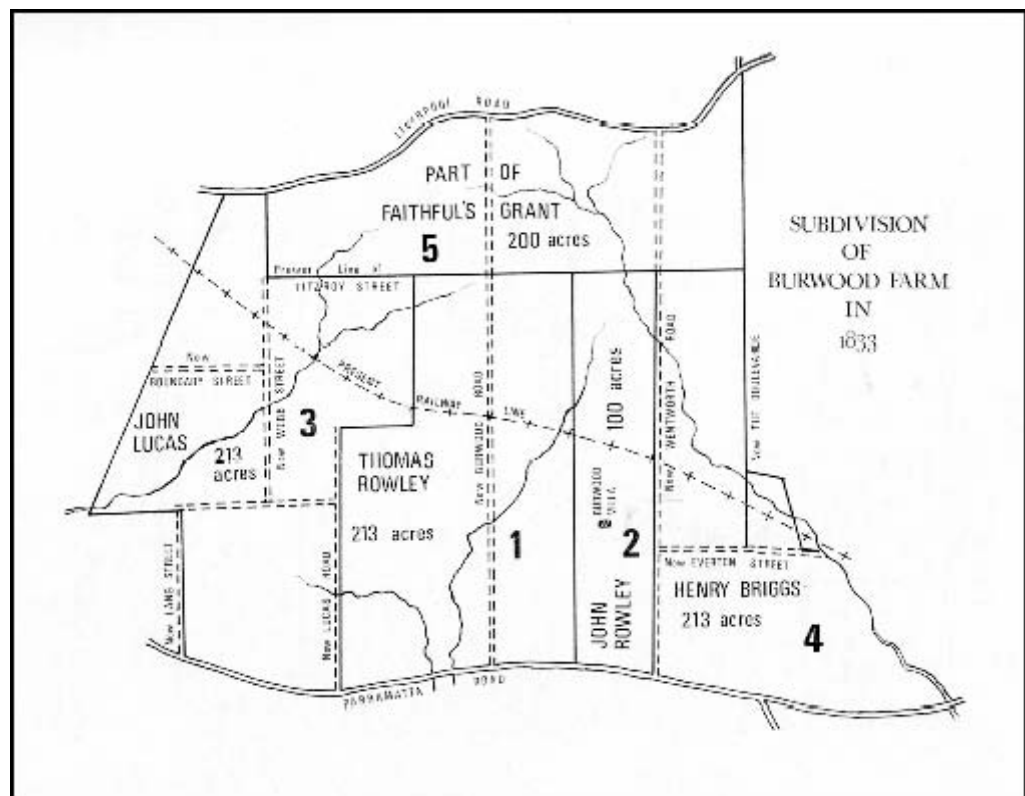


Figure 2: Plan showing the subdivision of the Burwood Estate amongst Rowley's heirs Dunlop 1974:27

and businessmen from the city moved into the area. These new residents built large homes surrounded by spacious gardens on estates that generally ranged from between 4 and 20 acres (Figures 4 & 5). For a time Burwood was one of Sydney's fashionable suburbs (Dunlop 1974:35-37).

The pressure of rising land values saw many of the country estates, established in the second half of the 19th century, re-subdivided into smaller housing blocks in the early 20th century. One of the earliest of these subdivision was that of the 'Hoskins Estate' located at the northeast corner of Burwood and Liverpool Roads. The estate was subdivided and offered for sale in 1904. At the time of the sale, the owners had erected 40 new homes on the property. Another estate that was subdivided in this period was 'Humberstone' (Figure 4). The Humberstone estate was subdivided as the Wychbury Estate in 1923 (Dunlop 1974: 105-106).



Figure 4: 'Humberstone' built in 1869 by John Dawson Dunlop 1974:40



Figure 5: 'The Priory' on Burwood Road Dunlop 1974:40

The focus for commercial development in Burwood was Burwood Train Station (Figure 6). By 1861 John Atwell, one of Burwood's earliest shopkeepers, had opened a general store near the Station on George Street East. That same year, James Hawkins established the Burwood Family Hotel near the station (Figure 7). By the turn of the 20th century Burwood's commercial district "...was fairly continuous on either side of the railway from Victoria Street to Belmore Street, with occasional shops further towards Parramatta Road" (Dunlop 1974:59).

Commercial development around the station received further impetus with the extension of the Ashfield-Enfield tramline to Burwood in 1901 and the opening of the Burwood to Mortlake tramline that same year. The trams terminated at Burwood Station (Figure 8) making Burwood a convenient place to shop (Dunlop 1974: 78).

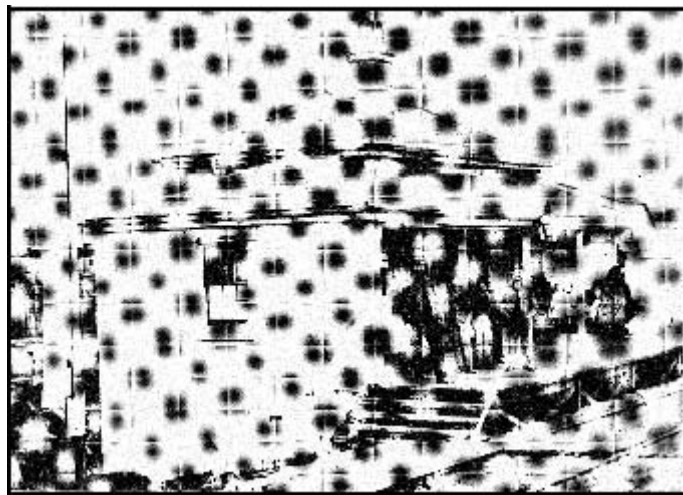


Figure 6: The original Burwood Train Station Dunlop 1974:36



Figure 7: The Burwood Hotel Dunlop 1974:38

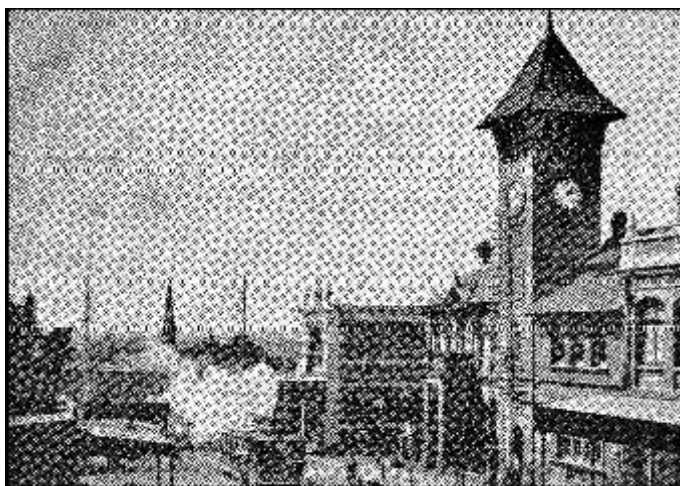


Figure 8: A tram leaving Burwood Station Dunlop 1974:82

Burwood was created a borough in 1874. The following 25 years were the "...period of most rapid development in Burwood's history" (Dunlop 1974:51). At the time of the formation of the Municipality, the Burwood district had around 1,250 residents. By the turn of the 20th century the number of residents had increased to 7,400 (Dunlop 1974:51).

During the latter part of the 19th century, following the creation of the borough, a number of important public amenities and services were established in Burwood. The Gas mains were laid in 1882 and the 100 gas lamps were installed by the Council to light the streets of Burwood. The suburb's water mains were laid in 1886-87. In 1887 a telegraph service was established and a telephone exchange was opened in 1894. Burwood's post office opened in 1893, although a postal agency had been established in the area, in *circa* 1861 (Dunlop 1974:58-62).

Burwood, in the first 20 years of the 20th century, continued to undergo steady population growth although "...by no means as dramatic as in the closing years of the last century" (Dunlop 1974:78). However from 1930 to 1950 the population remained static. Burwood's lack of population growth can be attributed to lack of available building blocks and the suburbs ageing population (Dunlop 1974:78).

In the second half of the 20th century Burwood's population underwent significant growth as a result of Post World War II immigration and the increase in accommodation provided by medium rise unit blocks. By 1974, Burwood had over 10,000 new migrants as residents in the suburb (Dunlop 1974:122). Today, Burwood is a thriving residential suburb. The suburb's commercial district is an important shopping centre for the inner west being central to Strathfield, Concord, Ashfield and Drummoyne.

2.2 "Lochiel Terrace" 51-67 George Street

Sands Sydney and Suburban Directories indicates that terrace houses located at 51-67 George Street were constructed in *circa* 1883. At the time Burwood was a fashionable suburb of Sydney with a flourishing commercial

district focused around the Burwood railway station.

The 9 terrace houses, which were originally known as Sturt's Terrace, were located within easy reach of Burwood train station and local shops. From 1909 the terraces were known as Lochiel Terrace.

The *Sand Sydney and Suburban Directories* indicate that the terraces, during the early period of their history (1884-1920), tended to be occupied by working class residents of Burwood. Occupations listed for those living at 5167 George Street include: coach builder, painter, carpenter, bricklayer, plumber, nurse and dressmaker.

3.0. DESCRIPTION

3.1 1-17 Elsie & 45-49 George Streets

The subject site is located within Burwood's town centre. The site has frontages to George, Victoria and Elsie Street and is bound on its western side by a driveway which separates the site from a row of two storey Victorian terrace houses. The subject site is relatively flat but has a slight fall to Elsie Street.

3.2 Surrounding Development

The development surrounding the site comprises a mixture of residential and commercial buildings. Residential development in the area comprises attached and detached dwelling houses as well as multi-storey residential apartment buildings. Commercial buildings in the locality range in height from traditional two storey commercial development to buildings up to seven storeys in height.

3.3 Lochiel Terrace, 51-67 George Street

The Victorian Italianate terrace houses, adjacent to the western boundary of the development, comprise nine two-storey terraces. They do not form part of the site of the proposed development and Kavlyn Pty Ltd has no influence on their maintenance, presentation or use.

The following description of the terraces houses has been taken from the Heritage Impact Statement, Elsie Street Carpark, Burwood prepared by Noel Bell, Ridley Smith and Partners Pty Ltd:

"The terraces retain a characteristic terrace form consisting of bracketed blade walls with shallow recessed verandas set as a plinth reached by sets of steps. The façade faces south to George Street, with the recessed balconies and verandahs being generally in shadow.

The balcony above is recessed with simple skillion roof set below a rendered parapet with a shallow recessed panel set below simple mouldings the parapet capping. Cast ball ornaments mark the blade walls at the parapets.

The terraces retain much of their original detailing including iron lace to the balconies. Colour treatments vary, but the lack of co-ordination overall is intrusive. Similarly the front fences have been reworked in plain pickets on a low base wall. The rear of the terraces consists of paired wings projecting to the north, with skillion roofs set below the line of the principal roofs."

Lochiel Terrace has previously been assessed as of local significance as a rare example of Terrace Houses within the context of Burwood and reveal an important phase of Burwood's development. They are listed on the Burwood Planning Scheme Ordinance.

4.0 PROPOSED MODIFICATIONS AND IMPACTS

4.1 Impact upon Streetscape Values

The character of the development surrounding “Lochiel Terraces” and the development site has changed dramatically since the Victorian Terrace houses were constructed in *circa* 1883. Today the locality is characterised by a mixture of land uses and building styles, primarily 2,3 and 4 storey Residential Flat Buildings.

The most recent phase of development in George Street West has occurred on the south side of the Street and has taken the form of large multistorey commercial developments. The south side of George Street and Elsie Street between George and Victoria Streets is dominated by a multistorey commercial building. Development along Victoria Street is characterised by residential flats of 3 and 4 storeys, whilst the north side of George Street is mainly two-storey development, comprising a mixture of residential and commercial buildings, including the ‘Lochiel Terraces’.

The proposed development of up to 17 storeys on George Street is in keeping with the objectives of the Draft Local Environment Plan – Burwood Town Centre (2007). However, the existing built environment along the north side of George Street West is mainly two storey, including the ‘Lochiel Terraces’. To ensure that the proposed development does not adversely impact upon the streetscape of the northern side of George Street the Tower addressing George Street is to be set back from the street by 6 metres reducing the bulk and scale of the podium of the building. The podium created by the ground, first and second floors of the building, will assist the screening the medium high rise from George Street. An additional element at the western end of the podium will mitigate the bulk and scale of the tower adjacent to the ‘Lochiel Terrace’. This element rises to 5 storeys above George Street to ‘capture’ the impression of the transition between the podium and tower within the ‘care of vision’ of the pedestrians on George Street. Tree plantings are planned along the western elevation of the building and these plantings will help to screen the development and further mitigate the visual impact of the new building.

4.2 Urban Design

The proposed modifications conform to urban design principles. They have considered the character of the neighbourhood, the context, scale, massing and bulk of the proposed changes.

The inclusion of a public space component (courtyard and café area) in the subject development protects and conserves the traditional mixed-use development that has characterised Burwood’s commercial district.

The heritage context has been considered by including a scale managing element to mitigate the stark contrast between ‘Lochiel Terrace’, the podium and proposed tower to maintain the perception of appropriate vertical scaling on the George Street elevation.

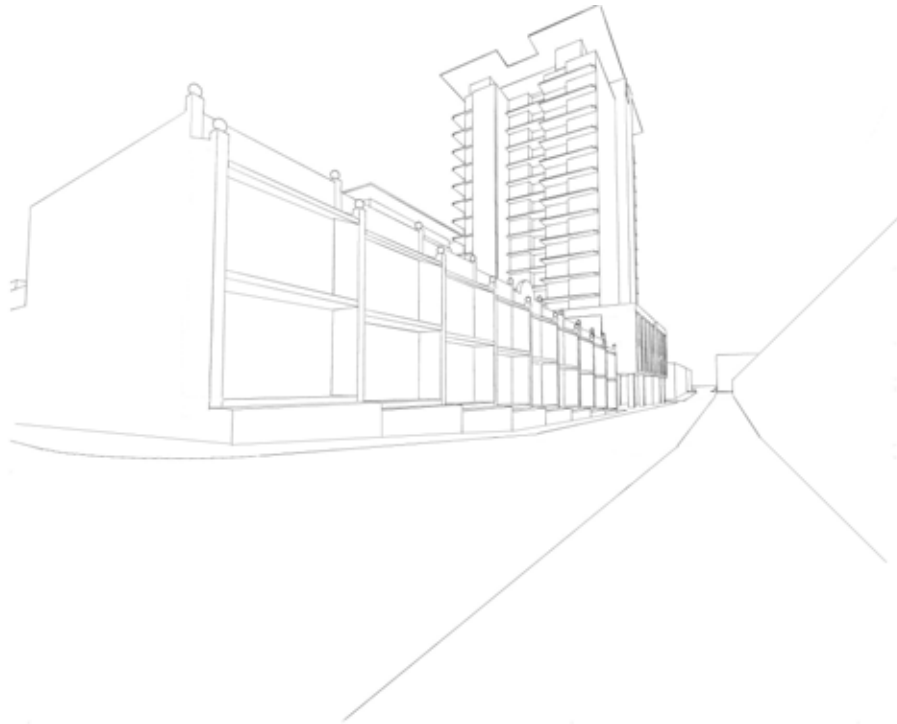


Figure 9: 3D sketch of view along George Street without mitigating element.

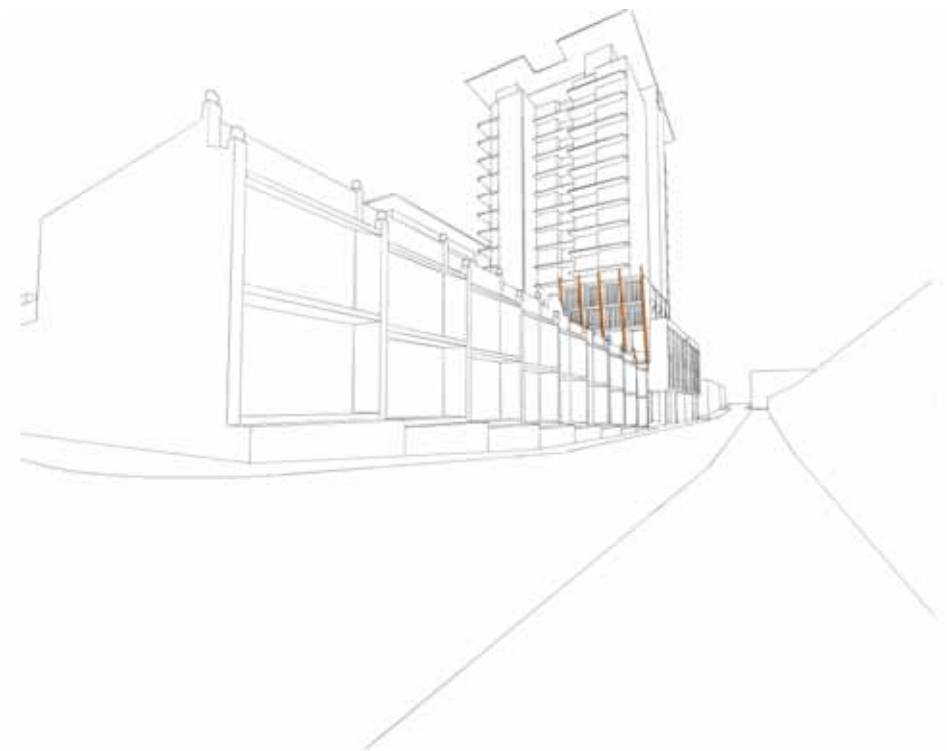


Figure 10: 3D sketch of view along George Street with mitigating element.

5.0 LEGISLATION

5.1 Burwood Planning Scheme Ordinance

Clause 79D -Development in the vicinity of Heritage Items

The Council shall not grant consent to an application to carry out development on land in the vicinity of a heritage item unless it has made an assessment of the effect the carrying out of that development will have on the heritage significance of the item and its setting.

This report comprises the information that Council requires to make its assessment of the likely impacts the proposed modifications would generate on the heritage listed 'Lochiel Terrace'.

6.0 CONCLUSION

Kavlyn Pty Limited have submitted a Section 96 Modification in respect of a development at 1-17 Elsie Street and 45-49 George Street Burwood.

Council have requested that a Statement of Heritage Impact be provided which considers the impact of the proposed modifications on the nearby heritage listed "Lochiel Terraces" and that also considers streetscape and urban design issues.

This report considers those issues and concludes that the proposed modifications will not adversely impact upon the heritage significance of "Lochiel Terraces" or upon the streetscape values. The proposed modifications are suitable for the context of the building and the mass and scale of the modifications are appropriate. Appropriate urban design principles have been included within proposed modifications.

7.0 REFERENCES

BELL, SMITH & PARTNERS	2001	Heritage Impact Statement Elise Street Car Park Burwood
DUNLOP E	1974	Harvest of the Years: The Story of Burwood
PLANNING INGENUITY	c.2002	DA Assessment Report 1-17 Elise & 45-49 George Street Burwood

Plates



Plate 1:

The subject site. Corner Victoria & Elsie Streets, Burwood



Plate 2:

Lochiel Terraces, 51-67 George Street, Burwood



Plate 3:

Showing the two storey development along the Corner of George and Elsie Streets



Plate 4:
View of the south side of George Street West



Plate 5:
View of the south side of George Street West



Plate 6:
View of the north side of George Street,
looking toward Burwood Road



Plate 7:
View of Victoria Street



Plate 8:
View of Victoria Street