

STATEMENT of HERITAGE IMPACT

Planning Proposal

for

**67-75 LORDS ROAD
LEICHHARDT, NSW**

**Lot 1, DP 940543 &
Lot 1, DP 550608**

16 October, 2018

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1. INTRODUCTION

1.1 Background

This Statement of Heritage Impact is to accompany a Development Application to the Inner West Council, for a Planning Proposal to rezone the site at 67-75 Lords Road, Leichhardt, NSW, formally identified as Lot 1, DP 940543 and Lot 1, DP 550608.

The site falls within the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) as identified by Landcom (formerly Urban Growth NSW). Although the PRCUTS does not rezone lands, it does set out the NSW Government's vision for the area and is given statutory force through a ministerial direction under the NSW Environmental Planning and Assessment Act.

The subject site is located adjacent to a heritage item, Lambert Park, 20-22 Foster Street, Leichhardt. The park includes open grassed park and playground area to the east end and a playing field with associated sports club facilities to the west. Also located within Lambert Park is a former house, now occupied by the Leichhardt Family Day Care Centre.

The Planning Proposal is for the development of the site as a mixed use development incorporating residential, retail/commercial, community use and publically accessible open space components.

The planning proposal is outlined in the *67-75 Lords Road, Leichhardt Urban Design Report*, prepared for Platino Properties by Stewart Hollenstein & Mathew Pullinger Architect, dated September 2018.

1.2 Heritage Listings

67-75 Lords Road is located adjacent to:

- a heritage item (No I655) of local significance, listed as 'Former House, 20-22 Foster Street' in Schedule 5 of Leichhardt Local Environmental Plan 2013 (LEP).

Under Clause 5.10 (4) of Part 5 (Miscellaneous Provisions) of the LEP, Council 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.

1.4 Authorship

This assessment of potential heritage impact has been prepared by Margaret Skilbeck, Registered Architect NSW No 6144, heritage consultant listed with NSW Office of Environment and Heritage, and principal architect of Architelle, Architecture & Interiors.

2. HISTORICAL BACKGROUND

2.1 History of Lambert Park

The following Historical Background is largely taken from the The NSW Office of Environment and Heritage data sheets for Lambert Park and the Former House, 20-22 Foster Street, Leichhardt.

Leichhardt was originally made up of eleven land grants of various sizes from 16 to 270 acres per grant, handed out between 1794 and 1821. The two largest estates were given to brothers Hugh and John Piper, both Captains in the NSW Corps, in 1811. John named his estate 'Piperston' whilst Hugh acknowledged his good fortune by naming his 'Macquarie Gift'. Ownership of several of the large land holdings changes during the fluctuating economic conditions of the 1830's. However by 1844 fourteen substantial buildings had been constructed on the Leichhardt estates.

The site is located on Hugh Piper's grant. Hugh left the Colony in 1812 and it would appear gave power of attorney over his 270 acres to his brother John.

The repayment of debts caused John Piper to sell part of his estates. The site is part of 85 acres purchased by David Ramsay in 1832.

The early site ownership is not known, however the area that now comprises the Park appears to have been under the one ownership by 1889. A Sydney Water plan dated 1889 (Leichhardt Sheet 40) and revised in the 1890's shows the entire site extending along Marion Street between a creek line and Foster Street to the east. A house, located close to the Foster Street frontage, and another detached structure are shown in the south eastern section of the property. An open verandah is shown along all four sides of the building, which remains today and is now the Leichhardt Family Day Care Centre, with small attached wing extending from the south western corner.

Lambert Park was dedicated for the public uses and recreation in September 1923. It is assumed that it was named after local businessman William Lambert, also a former Mayor of Leichhardt.

By the 1940's, an aerial photograph shows that a sports field has been established in the western section of the dedicated area with two croquet greens also located in the south eastern section of the Park and to the north of the present Day Care Centre site. A diagonal path is clear extending across the north eastern section of the park with only a few trees present. The building now used as the Leichhardt Family Day Care Centre is also clear in the aerial photograph separated from the park area by a distinct fence line extending from the Foster Street alignment to the path along the eastern boundary of the sports field.

Since that time it would appear a number of changes have been undertaken including the construction of the grandstand along the Marion Street frontage and formation of the warm-up area to the west of the field. The Park may have also have had tennis courts, however these have been removed. Trees also appear to have been planted in the north eastern section of the park (post 1940's) with the addition of other landscape and playground elements.

Sports Field

The APIA (Associazione Polisportiva Italo-Australiana All Sports Association) was created in 1954, following a visit from the then president of Italy, to mark the creation of the first Italian community and association in Sydney. The Association sponsored a number of sports including swimming, tennis, basketball, Italian bocce, boxing and cycling. The APIA soccer team played its first match in 1956. It had its first home ground in Canterbury before moving to Lambert Park. The APIA Club was registered in 1957 and the first annual meeting was in 1959.

The APIA Leichhardt Tigers Football Club have used Lambert Park as their home ground since the 1950's and is associated with over a dozen lower grade clubs in the Inner West and Canterbury area. Lambert Park currently hosts football matches in the NSW Premier League for Under 13 Boys through to Mens' teams, as well as Under 12 Girls through to Womens' teams in the Super League.

Former House

A pre-school was opened in Lambert Park in November 1942 and children were granted permission to use the sports area for recreation after school. It is not clear if the former house building was used for this purpose, however the building was said to be occupied by the Park's caretaker. Works were undertaken to the building in the 1990's and the building is now used as a day care centre with a number of modification and additions undertaken to the rear of the building.

The property was most likely owned and first occupied from the late 1870's by Joseph Scutts, owner of a brickworks in Leichhardt. He is first listed in the Sands Directory in 1877 as a butcher, then from 1880 as a brickmaker and from 1890 until 1896 as a nurseryman. The property is then listed as occupied by George Bayley, a florist, in 1897. From 1898 until 1902 it is listed as occupied by Harry Chatburn, a dairy keeper.

3. HERITAGE IMPACT ASSESSMENT

3.1 Heritage Significance of the Place

The NSW Office of Environment and Heritage data sheets for 20-22 Foster Street, Leichhardt include the following Statements of Significance:

Lambert Park

Lambert Park is of local historic, aesthetic and social significance as a sports field and public park which was dedicated for recreational uses in 1923. The Park is of high social significance to the local, particularly Italian, community and sporting and community groups as the home ground of the APIA Leichhardt Tigers Football Club and focus of local football competitions since the 1950's. The Park significantly retains the open grassed field and playground area. Whilst the various high walls, pavilions and grand stands affect views to the playing field and some facilities such as the tennis and croquet fields have been lost, the park and field are a recognizable townscape and landmark elements along Marian Street. The open grassed playground and mature trees in the north eastern section of the Park make a positive contribution to Foster and Marion Street streetscapes and intersection.

Fomer House

The former dwelling located at 20-22 Foster Street is of local historic, aesthetic and social significance as a good and relatively intact representative example of a single storey late Victorian Georgian style dwelling probably constructed sometime between 1860 and 1889. Despite some modifications and additions to the rear, the building retains a sense of its original scale, character and details including painted stone facades, open verandah across the front and sides of the building, roof form and chimneys, slate roof cladding, verandah roof and associated elements and simple pattern of openings. The building is enhanced by its open curtilage, garden and Park area, is a townscape element and makes a positive contribution to the Foster Street streetscape.

3.2 Proposed Development

The proposed development is described in the *67-75 Lords Road, Leichhardt Urban Design Report*, prepared for Platino Properties by Stewart Hollenstein & Mathew Pullinger Architect, dated September 2018, and includes the following:

- Rezone the site from IN2 Light Industrial to R3 Medium Density Residential with additional employment uses allowed
- Increase the allowable FSR on the site from 1:1 to 2.4:1
- Include development with a height of up to 30 metres

The rezoning seeks to allow for approximately 235 dwellings and at least 3,000 m² of non-residential floor space to support a range of employment generating and community uses.

3.3 Assessment of Potential Heritage Impact

The following assessment is based on the guidelines set out by the NSW Heritage Office publication *'Statements of Heritage Impact'*, 2002.

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

In undertaking the design in this application, the impact on the heritage item was carefully considered to limit adverse outcomes. The proposed development for 67-75 Lords Road respects the heritage significance of Lambert Park as follows:

- The subject site is remote from the east areas of the Park, including the former house (Day Care Centre) and the open garden and playground areas, so impact to these areas will be negligible.

- The proposed new building envelopes have been designed to focus the mass to the west of the subject site, away from Lambert Park, to ensure new buildings with additional height will not visually dominate the Park.

The design of buildings along the north boundary of the subject site, immediately adjacent to the Lambert Park playing field, respect the heritage significance of the Park as follows:

- The existing relationship of built form along the north boundary of the subject site is to be retained. The two storey face brick factory wall that currently forms a backdrop to Lambert Park's amenities and clubroom building is to be retained and incorporated into the new work. The existing wall has scale and materials that are compatible with the scale and materials of buildings within the Park, including the amenities and clubroom building, and the high brick fences that surround the playing field.
- The height and scale of new buildings along the north boundary, will replicate the scale and height of the existing factory building, to ensure there will be no additional bulk that could visually dominate the adjacent park.

3.3.2 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:

Views

The new development will form a contemporary backdrop to the local heritage item and will be of a higher form than existing development on the site. Adequate setbacks are proposed to any new buildings with increased height, which will provide visual and physical separation between Lambert Park and the new development. This will ensure there will be no detrimental impact on views of the Park, particularly when viewed from Marion Street, and on views from within the sports field. There will be negligible impact to views of Lambert Park and the Former House from Foster Street due to the distance and presence of large, established trees at this eastern end of the Park.

3.3.3 The following sympathetic solutions have been considered and discounted for the following reasons:

Previous development proposals included a higher residential building along the north boundary of the subject site which had potential to contribute visual bulk and conflict of use by overlooking, both of which would potentially be intrusive to the setting of the sports field.

The current proposal is the result of input by the applicant, in consultation with Council, to arrive at an outcome that has no detrimental impact on the heritage item while allowing for reasonable development on the subject site.

4. CONCLUSION

The Planning Proposal, including the proposed building uses and envelopes, is generally acceptable in terms of the potential impact on the identified heritage significance of the adjacent Lambert Park. The building envelopes proposed focus massing remotely from the item and have been designed with appropriate scale and stepped forms to minimise the visual impact of any additional height or bulk. New buildings are proposed to be located with adequate setbacks and visual separation from the Park to minimise impact to the setting and views to and from the heritage item, to ensure the proposed development will not have a detrimental impact to the identified heritage significance of the place.

Alternatives for the distribution of floor space on the site have been considered with the adopted option providing the superior outcome in regard to the setting of the heritage item.

Having regard to the above assessment, the heritage aspects of this application are worthy of approval.

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APPENDIX A

Photographic Report

Aerial Photograph 2016

Aerial Photograph 1943

Lambert Park - Former House

Lambert Park - Sports Field

67-75 LORDS ROAD, LEICHHARDT

STATEMENT OF HERITAGE IMPACT : AERIAL PHOTOGRAPH 2016



Source: SIX Maps NSW, Aerial Photograph c. 2016

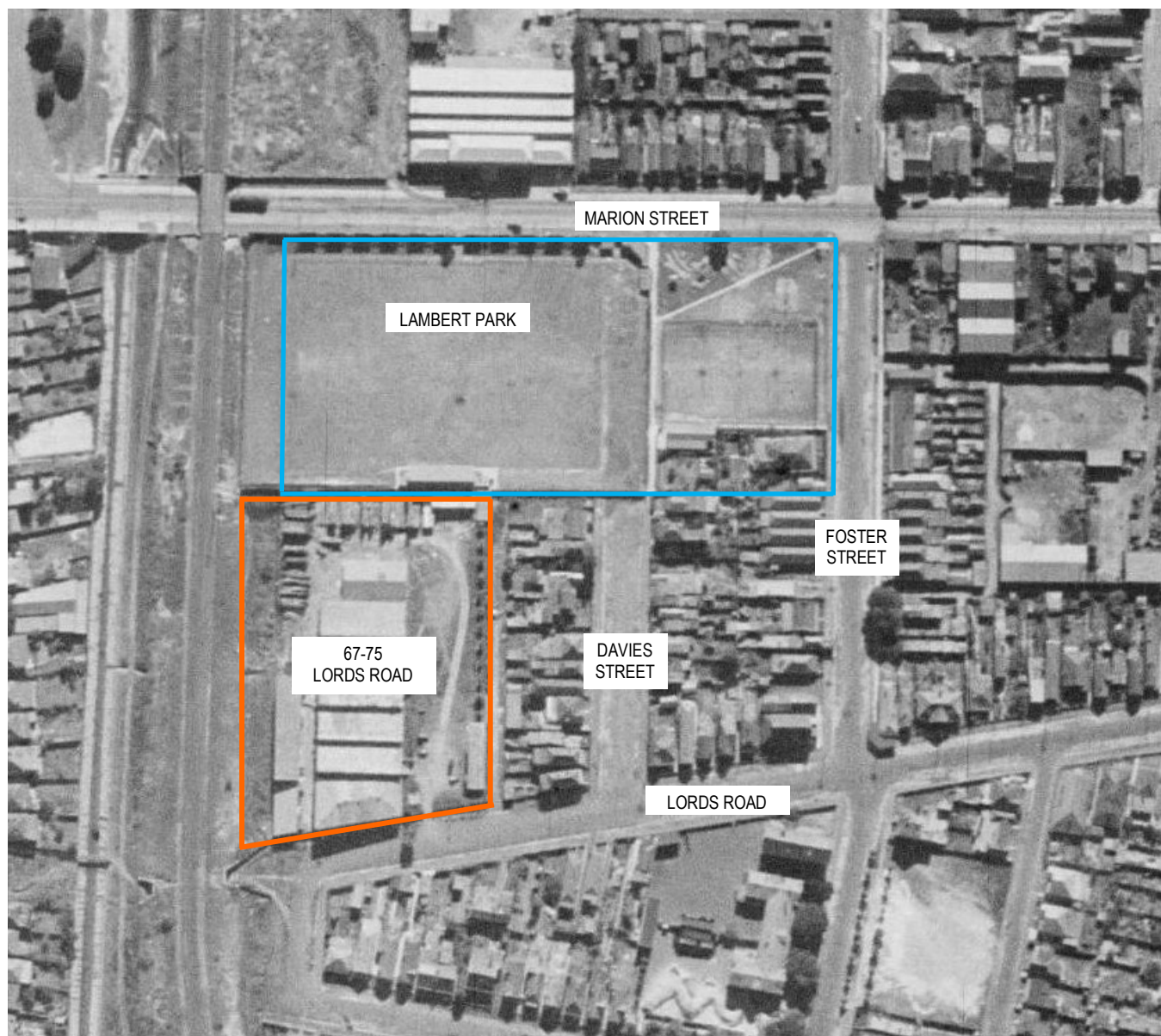
-  Subject Property Boundary
-  20-22 Foster Street, Heritage Item

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67-75 LORDS ROAD, LEICHHARDT

STATEMENT OF HERITAGE IMPACT : AERIAL PHOTOGRAPH 1943



Source: SIX Maps NSW, Aerial Photograph 1943

-  Subject Property Boundary
-  20-22 Foster Street, Heritage Item

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67-75 LORDS ROAD, LEICHHARDT

STATEMENT OF HERITAGE IMPACT : LAMBERT PARK - FORMER HOUSE



20-22 Foster Street, former house, now Leichhardt Family Day Care Centre



Lambert Park, viewed from Foster Street, with former house to the left



Lambert Park, viewed from Foster Street, at the corner of Marion Street

Source: Google Maps Streetview,
October 2017

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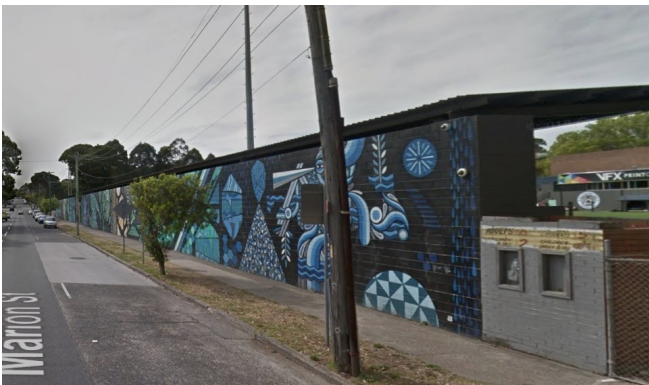
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67-75 LORDS ROAD, LEICHHARDT

STATEMENT OF HERITAGE IMPACT : LAMBERT PARK - SPORTS FIELD



North east corner of Lambert Park Sports Field at the entrance gates, viewed from Marion Street



North west corner of Lambert Park Sports Field, viewed from Marion Street

Source: Google Maps Streetview, October 2017



Lambert Park playing field, looking south towards the subject site.

Brick parapet wall, seen behind the clubrooms and amenities building, is to be retained in the new development

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