

# STATEMENT of HERITAGE IMPACT

Planning Proposal

for

**67-75 LORDS ROAD  
LEICHHARDT, NSW**  
Lot 1, DP 940543 &  
Lot 1, DP 550608

15 June, 2022

**ARCHITELLE**

*Architecture & Interiors*

12 Denison Street  
Hornsby NSW 2077  
(02) 9477 3092  
architelle.com.au

# TABLE OF CONTENTS

<b>1.</b>	<b>INTRODUCTION</b>	<b>3</b>
1.1	Background	3
1.2	Heritage Listings	3
1.3	Authorship	3
<b>2.</b>	<b>HISTORICAL BACKGROUND</b>	<b>4</b>
2.1	History of Leichhardt	4
2.2	67-75 Lords Road	4
2.3	Lambert Park	6
2.4	Kegworth Public School	7
2.5	Haberfield	8
<b>3.</b>	<b>HERITAGE IMPACT ASSESSMENT</b>	<b>9</b>
3.1	Heritage Significance of the Place	
3.1.1	67-75 Lords Road	9
3.1.1	Lambert Park	13
3.1.2	Kegworth Public School	13
3.1.3	Haberfield Conservation Area	14
3.2	Proposed Development	14
3.3	Assessment of Potential Heritage Impact	
3.3.1	The following aspects of the proposal respect or enhance the heritage significance of the area	14
3.3.2	The following aspects of the proposal could detrimentally impact on heritage significance	15
3.3.3	The following sympathetic solutions have been considered and discounted	16
<b>4.</b>	<b>RECOMMENDATIONS</b>	<b>16</b>
<b>5.</b>	<b>CONCLUSION</b>	<b>16</b>
	<b>APPENDIX A</b> Photographic Report	

## 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 currently accommodates two storey light industrial buildings. Development to the east and south is residential. The site adjoins Lambert Park sports field to the north, and the Hawthorne Canal and light rail reserve to the west.

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 Masterplan*, prepared for Platino Properties by SJB Urban, dated 13 May 2022.

### 1.2 Heritage Listings

67-75 Lords Road is not a heritage listed item however it is located within the vicinity of:

- Lambert Park, including 20-22 Foster Street, a former house now adapted for use as a child care centre, listed as a heritage item (No I655) of local significance in Schedule 5 of Leichhardt Local Environmental Plan (LEP) 2013
- Kegworth Public School, 60 Tebbutt Street, listed as a heritage item (No I689) of local significance in Schedule 5 of Leichhardt LEP 2013
- Haberfield Heritage Conservation Area, No C42 listed in Schedule 5 of Ashfield LEP 2013, located to the west of the subject site, on the opposite side of Hawthorne Canal.



**Heritage Map, Leichhardt LEP 2013. The subject site is highlighted orange.**

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 Leichhardt

The history of Leichhardt is largely taken from Inner West Council Suburb History, website viewed 01 June 2022

*Leichhardt began its existence as a number of land grants. In particular two brothers Hugh and John Piper had a number of large grants between them. Hugh Piper established "Piperston". This estate was bought in 1846 by Walter Beames who was a friend of Ludwig Leichhardt. Beames assisted Leichhardt with provisions for his explorations and he also changed the name of "Piperston" to Leichhardt after his friend.*

*One of the largest estates in Leichhardt was the Elswick estate which was owned by James Norton, solicitor and MLC. This was eventually subdivided into hundreds of blocks of land. There were also dairies in Leichhardt but these too, eventually fell victim to residential development. Leichhardt was incorporated as a municipality in 1871. The 1880s was a time of development for Leichhardt as large public buildings such as the Post Office and the Town Hall were built.*

*Transport was improved with the extensive development of the tram system and also the nearby rail network. Throughout the period 1900 - 1920 large areas of Leichhardt were subdivided and the population grew substantially in this time.*

*In 1949 Balmain and Annandale Councils were amalgamated with Leichhardt. Italian migration, which had begun in the 1920s, increased rapidly after WWII and Leichhardt became largely influenced by Italian culture. Although the Italian population is decreasing in Leichhardt there is still a strong Italian influence on the suburb*



**The area now known as Leichhardt, from the 'Map of Port Jackson and the Parramatta River', c.1850. (State Library NSW)**

### 2.2 67-75 Lords Road

The subject property is located on land that was originally part of Hugh Piper's Estate. 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.

Mr Ramsay died in 1860, leaving the property to his widow, Sarah (nee Simeon). By the 1870's the area bounded by Lords Road, Flood Street, William Street and what is now the Hawthorne Canal was subdivided by Sarah Ramsay and sold into relatively large lots. The subject site and adjacent Lambert Park resulted from this subdivision and have been maintained at their current land size from this time.

Most other lots within the Ramsay subdivision were subsequently further divided into smaller lots and sold for housing, including the Brighton Estate which was auctioned in 1884. The Brighton Estate is located to the east of the subject site, between Davies Street and Foster Street.

#### F Bikin Ltd

The subject site seems to have remained undeveloped until the mid 1920's, when a factory was established there to accommodate F Dickin Ltd, furniture manufacturers. The Sands directory first lists the site with F Dickin Furniture Company as the occupant in 1925. From 1926 until 1931 the Aeolian Company (pianola manufacturers) were also listed as occupying the site.

F Dickin Ltd was established in Pitt Street, Sydney in 1889. It relocated to Kent Street (1884-1911), Buckland Street (1911-27), then to the Lords Road site.

In 1927 they began to manufacture radio cabinets. F Dickin Ltd was Amalgamated Wireless' (AWA's) main cabinet supplier from the 1920's up to the 50's. They also supplied cabinets to other Australian manufactures.

A search of Leichhardt Council's *Register of Applications for Approval of Plans and Specifications* 1920-1950, lists the following building approvals for the site:

October 1924	Builder Owner Work Value	EW Horton F Dicken Ltd Iron Building £ 336
October 1930	Applicant Owner Work Value	S & M Engineers F Dicken Ltd Tower for water tank £ 500
July 1934	Applicant Owner Work Value	Jones Bros, Summer Hill ( <i>builders</i> ) F Dicken Ltd Factory Additions brick £ 2,800
February 1935	Applicant Owner Work Value	Jones Bros F Dicken Ltd Garage Stone Brick £ 200
October 1937	Applicant Owner Work Value	Morrow & Gordon F Dicken Ltd Additions and alterations to existing factory £ 2,500
November 1940	Applicant Owner Work Value	Jones Bros F Dicken Ltd Extension to building (brick) W'bd factory £ 120
December 1942	Owner Work Value	Amalgamated Wireless Fibro Shop £ 300

The two approvals with the highest values, dated 1934 and 1937, most likely represent the main, central factory buildings: the hipped roof building built to the street frontage and the saw tooth roof building behind.

The 1937 applicant is listed as Morrow and Gordon. As the two main buildings share many similar details, particularly in relation to the brickwork and fenestration, it is likely both were designed by Morrow and Gordon Architects. Notably Morrow and Gordon Architects also had a relationship with Amalgamated Wireless as they were the designers of the AWA Tower, 45-47 York Street, Sydney (1939).



**Aerial photograph showing development on the subject site up to 1943. (Six Maps NSW).**

## World War II

During WWII, F Dickin Ltd was commissioned to produce the rear spar for the DH-98 Mosquito Bomber aircraft. It was one of a number of companies that was taken over by De Havilland to produce components of the aircraft. With the end of the war the factory announced that the war work had given the company new found skills and efficiencies so it was now ready for expanding trade. (Australian War Memorial)

F Dickin Ltd continued to manufacture fine furniture in their Lords Road factory until the company was liquidated in 1963. (Government Gazette NSW, 7 June 1963)

Since 1963 the factory buildings on the site have been altered and added to, and are currently used to accommodate a variety of businesses, including a gym and joinery workshops.



Employees of F Dickin Ltd loading the rear spar for transport c.1945. Milton Kent photographer. (Australian War Memorial)

## 2.3 History of Lambert Park

The following Historical Background is largely taken from 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 an 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.

## 2.4 Kegworth Public School

The following Historical Background is largely taken from the The NSW Office of Environment and Heritage data sheets for Kegworth Public School.

The school site is part of 38 acres originally granted to William Thomas, a guard, in 1810 and part of the Kegworth Estate. Extensive subdivision in the Leichhardt area began in 1875. About 24 acres of the Kegworth Estate were consolidated, subdivided and sold off by the New South Wales Property Investment Company Ltd in two stages. Beeson, Hathern, Tebbutt and Kegworth Streets, all 66 feet wide, were formed in 1883. Only half the lots were sold and in 1889 the residue of the estate was re-subdivided into 25 foot frontage lots.

It was decided to construct the School in 1886 following some local petitioning and the site was purchased and building designed to accommodate about 475 students from this time. Kegworth Public School was the third State school to be constructed in Leichhardt to serve the south-western portion of the area. The School was opened in early 1887 with 329 students enrolled. The Department of Public Instruction had replaced the old Council of Education in 1880 and a new architect, William Edmund Kemp, one of the leading architects in NSW at the time was appointed architect in the same year. Kemp's buildings were a departure from the earlier Gothic inspired buildings and leaned towards the classical and Italianate style.

A Sydney Water plan dated 1889 (Leichhardt Sheet 39) and revised in the 1890s shows the School site bounded by Kegworth and Tebbutt Streets and Lords Road. The building is located in the centre and close to the Tebbutt Street frontage. The building is U shaped with two end wings enclosing what appears to be a verandah across the centre section, facing the street frontage. A number of detached outbuildings are also shown on the rear, western boundary and corners of

the site. The land to the west of the site, extending between Kegworth Street and Lords Road is shown as vacant and it would appear was later acquired for expansion of the School.

Like other Schools in the area Kegworth was expanded to cater for the growth of the local area. In 1895 a new, two storey brick infants block was erected. The building was completed in 1896 and features classical details with rendered and stone elements typical of Kemp's style. Further extensions, additions and alterations were also undertaken in the time between 1908 and 1916.

Since that time works have continued to be undertaken to the buildings and site with a number of modern buildings more recently completed.



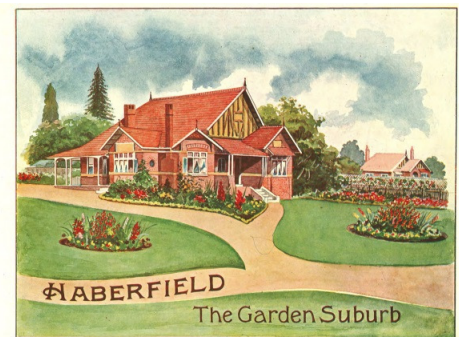
**Kegworth Public School, infants block, photographed in 1921. (Leichhardt Library)**

## 2.5 Haberfield

The present day suburb of Haberfield occupies all the land north of Parramatta Road between Iron Cove and Long Cove Creeks granted to Nicholas Bayly in 1803. It was purchased in 1805 by emancipist and successful businessman and land owner, Simeon Lord, for 850 pounds. Lord named these 480 acres "Dobroyde" for his cousin's home in Lancastershire. When his eldest daughter, Sarah, married Mr David Ramsay in 1825, the Dobroyd Estate was part of her marriage settlement.

Mr Ramsay died in 1860, leaving his widow, Sarah (nee Simeon), to dedicate land for church, manse, school and cemetery (St David's, Dalhousie Street) and to divide the rest of the Dobroyd Estate amongst their ten children. Three of the Ramsay children put portion of their land up for sale in the 1880s. Louisa's land was subdivided into villa allotments in 1885. However, despite the extension of the tramway from Leichhardt along Ramsay Street to Five Dock, it would appear that very few villas were constructed, probably because of the restraints put on investment and development by the Depression of the 1890s.

Haberfield owes its reputation today as Australia's first Garden Suburb to the successive purchase and development of much of the Ramsay children's estates by R Stanton and W H Nicholls, real estate agents of Summer Hill. Stanton was a friend of John Sulman, British immigrant and dominant figure in the town planning debate in Australia at the turn of the century. Australia's urban areas, particularly Sydney, faced problems of health and poverty as the rapidly growing post-Gold Rush population crowded into the cities. Debate about the state of our cities led to a Royal Commission in 1909, which Sulman addressed. He was aware of the British Garden City Movement which was concerned about the unhealthy effects of crowded industrial cities. It sought to design and build self-sufficient cities where industrial, commercial and residential land uses were separated, where houses were set in gardens and adequate space for agriculture and parkland was provided. Sulman lectured about town planning and architecture at Sydney University in the 1880s and gave public lectures about towns and planning.



**From the pamphlet 'Haberfield The Garden Suburb'. (Historic Houses Trust)**

The Garden Suburb was the lesser and more marketable offshoot of the Garden City ideals. It sought to provide pleasant healthy model suburban estates. Stanton's Haberfield estate was the first successful Garden Suburb in Australia, predating the first in Britain (Hampstead) by five years.

Stanton and Nicholls purchased fifty acres from two Ramsay children in 1901, and laid out the estate on Stanton's own principles of garden suburb design and management. He set aside land



for commercial purposes; laid out the roads and the generous allotments; established an integrated drainage and sewerage system and planted the street trees. High quality modest houses designed by estate architects, Spencer, Stansfield and Wormald, were built for sale, and title covenants were placed on vacant allotments to ensure a continuation of Stanton's overall design intentions - single storey cottages, one per allotment, uniform setbacks, and quality materials, brick and stone, slate or tiles. Gardens were laid out by estate gardeners before owners moved in.

So successful was this first venture that in 1903 Stanton purchased more of the Ramsay estates between Ramsay Street and Parramatta Road.

It is unusual for any subdivision to be fully developed immediately, but the Stanton Estates were remarkable for the short time frame in which most of them were built upon. Where vacant lots remained these were built on in the 1920s, 1930s and 1940s.

By the 1960s and 1970s some of the original houses had been demolished for flats or larger houses. Others have so visibly changed by reskinning of outer walls that only their original roof shape and footprint remains beneath.

More recently many of the altered houses have been restored and the suburb generally retains its original character of detached, single storey cottages in leafy garden settings.

### **3. HERITAGE IMPACT ASSESSMENT**

#### **3.1 Heritage Significance of the Place**

##### **3.1.1 67-75 Lords Road**

The subject property is not heritage listed, nor is it located within a Heritage Conservation Area. However, as the buildings on the site are proposed to be demolished, it is prudent to make an assessment of their potential heritage significance.

##### **Description**

The property is an example of an Interwar factory that takes advantage of a remnant larger lot from the 1870's Ramsay subdivision.

The original two storey factory buildings are located centrally on the site, and utilize the slope across the site to provide vehicular access to both levels. The buildings were constructed with face brick walls, timber windows and metal clad timber truss roofs, and were likely designed by Morrow & Gordon Architects. The west facades of the original buildings are generally intact, however the east facades have been altered and added to over time. More substantial buildings to the rear (north) of the site have been added later, at some time after 1943.

##### **Interiors**

Originally the buildings were open plan, with continuous factory space provided across each level. The upper floor is timber framed and supported on substantial timber posts. Similar timber posts also continue up through the upper level to support the saw tooth roof trusses. The interior space has more recently been divided up with concrete block walls to create smaller units suitable to let to individual businesses.

##### **Streetscape**

The west end of Lords Road has no clearly identifiable, consistent, streetscape character. The immediate vicinity of the subject property consists mainly of rear fences and garages to properties that have frontages to Davies Street and Kegworth Street. Properties opposite the subject site that have a main frontage to Lords Road contain contemporary two storey residential development. Further along to the east, the rear of the Kegworth Public School playground and late 20<sup>th</sup> century school buildings address Lords Road.

The area around the subject site has a significant landscape character that includes established trees along Lords Road, within the Kegworth Public School grounds, Lambert Park and along the light rail /greenway. Brushbox Trees established within the subject property contribute to the landscape character of the place.

#### Assessment of Significance

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' guides.

#### Criteria A - Historical Significance

*An item is important in the course or pattern of the local area's cultural or natural history.*

<i>Guidelines for Inclusion</i>		<i>Guidelines for Exclusion</i>	
<ul style="list-style-type: none"> <li>- shows evidence of a significant human activity</li> <li>- is associated with a significant activity or historical phase</li> <li>- maintains or shows the continuity of a historical process or activity</li> </ul>		<ul style="list-style-type: none"> <li>- has incidental or unsubstantiated connections with historically important activities or processes</li> <li>- provides evidence of activities or processes that are of dubious historical importance</li> <li>- has been so altered that it can no longer provide evidence of a particular association</li> </ul>	✓

#### Significance Assessment

The subject building is representative of Interwar infill factory development. However, unlike some other inner suburban areas where industrial development was transformative and integral to the character and culture of the area (such as Chippendale and Marrickville), Leichhardt has generally retained a residential character, so this type of development is not significant in the course of the local area's history.

The association the site has with the AWA company and with the De Havilland company during WWII only makes an incidental connection to their respective historically important activities.

The subject site does not meet the criteria for Historical Significance.

#### Criteria B - Associative Significance

*An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.*

<i>Guidelines for Inclusion</i>		<i>Guidelines for Exclusion</i>	
<ul style="list-style-type: none"> <li>- shows evidence of a significant human occupation</li> <li>- is associated with a significant event, person, or group of persons</li> </ul>		<ul style="list-style-type: none"> <li>- has incidental or unsubstantiated connections with historically important people or events</li> <li>- provides evidence of people or events that are of dubious historical importance</li> <li>- has been so altered that it can no longer provide evidence of a particular association</li> </ul>	✓

#### Significance Assessment

No historically significant individuals are associated with the subject property and it is not historically important to the local area's cultural or natural history.

The subject site does not meet the criteria for Associative Significance.

#### Criteria C - Aesthetic Significance

*An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.*

<i>Guidelines for Inclusion</i>	<i>Guidelines for Exclusion</i>
---------------------------------	---------------------------------

<ul style="list-style-type: none"> <li>- shows or is associated with, creative or technical innovation or achievement is the inspiration for a creative or technical innovation or achievement</li> <li>- is aesthetically distinctive</li> <li>- has landmark qualities</li> <li>- exemplifies a particular taste, style or technology</li> </ul>	<ul style="list-style-type: none"> <li>- is not a major work by an important designer or artist</li> <li>- has lost its design or technical integrity</li> <li>- its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded</li> <li>- has only a loose association with a creative or technical achievement</li> </ul>	✓
--	--	---

**Significance Assessment**

The subject building is an aesthetically unremarkable factory building. Although designed by noted architects Morrow and Gordon, it is not a major work and doesn't demonstrate their creative or technical innovation or achievement. Recognized examples of Morrow and Gordon's major work include: Grace Bros Store (former), Broadway (1929); the Grace Building, York Street (1930); and the AWA Tower (1939).

The subject site does not meet the criteria for Aesthetic Significance



**Grace Bros Store (former), Broadway, 1929**



**Grace Building, Sydney. Photo by EA Bradford c1930. Museum of Arts & Applied Sciences**



**AWA Tower seen from Wynyard Street, Sydney. Photo by Harold Cazneaux 1939. ( NLA)**

**Criteria D - Social Significance**

*An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.*

<i>Guidelines for Inclusion</i>	<i>Guidelines for Exclusion</i>	
<ul style="list-style-type: none"> <li>- is important for its associations with an identifiable group</li> <li>- is important to a community's sense of place</li> </ul>	<ul style="list-style-type: none"> <li>- is only important to the community for amenity reasons</li> <li>- is retained only in preference to a proposed alternative</li> </ul>	✓

**Significance Assessment**

The subject property has no known significant associations with particular community or cultural groups in the area. The buildings currently contribute to the opportunity for small businesses to operate and provide local employment, however this is not intrinsically related to the existing buildings and can be incorporated into new development. The subject site does not meet the criteria for Social Significance.

**Criteria E - Research Potential**

*An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.*

<i>Guidelines for Inclusion</i>		<i>Guidelines for Exclusion</i>	
<ul style="list-style-type: none"> <li>- has the potential to yield new or further substantial scientific and/or archaeological information</li> <li>- is an important benchmark or reference site or type</li> <li>- provides evidence of past human cultures that is unavailable elsewhere</li> </ul>		<ul style="list-style-type: none"> <li>- the knowledge gained would be irrelevant to research on science, human history or culture</li> <li>- has little archaeological or research potential</li> <li>- only contains information that is readily available from other resources or archaeological sites</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> </ul>

**Significance Assessment**    The subject property has no potential to yield substantial information that would contribute to any research that would not be available from other sources.  
The subject site does not meet the criteria for Research Potential.

**Criteria F - Rarity**

*An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.*

<i>Guidelines for Inclusion</i>		<i>Guidelines for Exclusion</i>	
<ul style="list-style-type: none"> <li>- provides evidence of a defunct custom, way of life or process</li> <li>- demonstrates a process, custom or other human activity that is in danger of being lost</li> <li>- shows unusually accurate evidence of a significant human activity</li> <li>- is the only example of its type</li> <li>- demonstrates designs or techniques of exceptional interest</li> <li>- shows rare evidence of a significant human activity important to a community</li> </ul>		<ul style="list-style-type: none"> <li>- is not rare</li> <li>- is numerous but under threat</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>

**Significance Assessment**    The subject property is an example of infill factory development of unremarkable design, many examples of which can be found throughout the suburbs of Sydney.  
The subject site does not meet the Rarity criteria.

**Criteria G - Representative**

*An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):*

- *cultural or natural places; or*
- *cultural or natural environments.*

<i>Guidelines for Inclusion</i>		<i>Guidelines for Exclusion</i>	
<ul style="list-style-type: none"> <li>- is a fine example of its type</li> <li>- has the principal characteristics of an important class or group of items <ul style="list-style-type: none"> <li>- has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity</li> </ul> </li> <li>- is a significant variation to a class of items</li> <li>- is part of a group which collectively illustrates a representative type</li> <li>- is outstanding because of its setting, condition or size</li> <li>- is outstanding because of its integrity or the esteem in which it is held</li> </ul>		<ul style="list-style-type: none"> <li>- is a poor example of its type</li> <li>- does not include or has lost the range of characteristics of a type</li> <li>- does not represent well the characteristics that make up a significant variation of a type</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>

**Significance Assessment** The subject property is representative of 1920's infill factory development, however it is of unremarkable design so would not be considered important in demonstrating the principal characteristics of its type.  
The subject site does not meet the Representative criteria

#### Statement of Heritage Significance

The assessment above concludes that the subject site does not meet any of the criteria that would indicate that it has important heritage significance.

The building on the subject site is not a rare, innovative or fine example of Interwar industrial development. The site will not provide scientific or research information that is not already available through other sources. The building does not meet any of the criteria for heritage significance.

The subject building makes no contribution to the integrity of any consistent, established streetscape character.

The heritage significance of the property is limited to how it demonstrates the pattern of subdivision and re-subdivision in the west side of Leichhardt over time, which does not relate intrinsically to the buildings themselves.

#### **3.1.2 Lambert Park & Former House**

The following Statements of Significance are taken from the The NSW Office of Environment and Heritage data sheet for 20-22 Foster Street, Leichhardt:

##### 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.*

##### Former 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.*

#### **3.1.3 Kegworth Public School**

The following Statement of Significance is taken from the The NSW Office of Environment and Heritage data sheet for Kegworth Public School:

*Kegworth Public School and two early buildings are of local historic, aesthetic and social significance as a good and relatively intact representative example of a local Public School initially established in 1887 with major expansion in 1896. Despite various alterations and additions to the site, the main two painted brick retain their overall scale, form and details including brick facades, brick, timber and rendered details, roof form and gables and associated details, timber framed windows and pattern of openings. The buildings occupy a prominent corner site and are enhanced by open playgrounds, landscaping and trees and make a positive contribution particularly to the Tebbutt Street and Lords Road streetscapes and intersection.*

### 3.1.4 Haberfield Conservation Area

The following statement of heritage significance for the Haberfield Heritage Conservation Area is taken from the Inner West Comprehensive Development Control Plan (DCP) 2016, Chapter E2 Haberfield Heritage Conservation Area:

*Haberfield has historic significance as the first successful comprehensively planned and marketed Garden Suburb in Australia. Designed and developed by real estate entrepreneur and town planning advocate, Richard Stanton, its subdivision layout and tree lined streets, its pattern of separate houses on individual lots (the antithesis of the unhealthy crowded inner suburbs of the period) and its buildings and materials, clearly illustrate his design and estate management principles. Haberfield pre-dates the first Garden Suburbs in Britain by some five years.*

*It is significant in the history of town planning in NSW. The separation of land uses, exclusion of industry and hotels, designation of land for community facilities and its comprehensive provision of utility services and pre-development estate landscaping profoundly affected housing trends, state subdivision practice and planning legislation in 20<sup>th</sup> century Australia.*

*It is significant in the history of Australian domestic architecture for its fine ensemble of Federation houses and their fences, and shops, most with their decorative elements intact.*

*It is outstanding for its collection of modest Federation houses displaying skilful use of materials and a high standard of workmanship of innovative design and detail particularly reflective of the burgeoning naturalistic spirit of the Federation era in which they were built.*

*The form, materials, scale and setback of buildings and their landscaped gardens fronting tree lined streets together provide mature streetscapes of aesthetic appeal.*

*Haberfield is a major research repository of the Federation era, garden design and plant material, architectural detail, modest house planning, public landscaping and utility provision.*

## 3.2 Proposed Development

The proposed development is described in the *67-75 Lords Road Masterplan* prepared for Platino Properties by SJB Urban, dated 13 May 2022, and includes the following:

- Rezone the site from IN2 Light Industrial to B4 Mixed Use
- 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 223 dwellings and 2,300 m<sup>2</sup> 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 items in the vicinity for the following reasons:

In undertaking the design in this application, the impact on the heritage items in the vicinity has been carefully considered to limit adverse outcomes.

#### Lambert Park

The proposed development is remote from the more visually significant east areas of the Park, including the former house (now Leichhardt Family Day Care) and the open garden and playground areas, so impact to these areas will be negligible. There will be no detrimental impact to the more significant views of these areas of the Park from Foster Street due to the screening

effect of existing substantial trees and established perimeter shrub planting located within the Park and around the house.

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 playing fields have less visual significance and greater social significance to the heritage value of Lambert Park, so visual impact in this part of the Park is not as critical. However the design of buildings along the north boundary of the subject site, immediately adjacent to the playing field, respects the heritage significance of the Park as follows:

- The existing two storey face brick factory wall that is built to the north boundary and currently forms a stark backdrop to the playing field and clubroom building is proposed to be removed
- New buildings will be set back from the north boundary by 6 metres, to allow more space and a landscape buffer to be established between the new built form and the Park's playing field.
- The upper storeys of the new buildings are proposed to be stepped back a further 3 metres, to provide articulation that will assist to reduce visual impact.
- The buildings are proposed to be separated into two main forms, with a substantial 24 metre separation provided in between. This will allow views through the site that will provide visual relief and will further reduce bulk adjacent to the playing field.

#### Kegworth Public School

The more significant, early school buildings are located to the west of the school site and generally address Tebbutt Street, so are remote from the subject site. The school sits prominently on a ridge, higher than the subject site, so it will continue to visually dominate the scale and character of its surrounding context. There will be no detrimental impact to the more significant views of the School from Tebbutt Street. The subject site and proposed new buildings, when viewed from Tebbutt Street at the corner of Lords Road, will be substantially screened by the topography, existing built form (the Leichhardt Community Church and Davies Street residences) and established street trees.

### **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:**

#### Haberfield Conservation Area

Haberfield is characterised by its collection of early 20<sup>th</sup> Century, single storey residential development in garden settings. Its significance largely relates to the intact scale and typology of development and its landscape setting.

The new buildings proposed for the subject site will be visible from a small area within Haberfield, however the visual impact on the integrity of the Haberfield Conservation Area will be minimal as:

- visibility of the proposal will be confined to backdrop views, to a small area south of Marion Street where the land slopes down towards Hawthorne Canal. In addition, views from within this area will generally only be impacted along streets that provide view corridors towards the site (Percy, Lord and Sloane Streets).
- the light rail and Hawthorne Canal reserves provide a dense landscaped buffer that will substantially screen the proposed development from view. Only the tops of buildings will be visible above the trees.
- the light rail and Hawthorne Canal reserves provide separation between the subject site and effected areas of Haberfield of over 100 metres. Visibility of the buildings will be remote and filtered so will not dominate views from within the HCA.
- building forms are proposed to be divided and stepped to provide articulation that will minimise visual impact
- it would be recommended that the selected colours and materials palette be neutral, with a mid to darker tone to be visually recessive

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

Previous development proposals included a continuous building with no setback along the north boundary of the subject site which had potential to contribute visual bulk and conflict of use, both of which would potentially be intrusive to the setting of the Lambert Park sports field.

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

## **4. RECOMMENDATIONS**

### **1. Recording and Interpretation**

Although the buildings on the subject site are not assessed to be of sufficient importance that would require their retention, providing a record of the former activity on the site would be recommended to satisfy general historic and community interest, including:

- carrying out an archival recording of the existing buildings prior to demolition
- incorporate interpretation of the former use of the site into any future development

### **2. Materials and Colours**

The visual impact of the proposed buildings on heritage items in the vicinity will be limited to remote, filtered, backdrop views. To ensure that the new work is not visually intrusive to the setting of the items or the Haberfield Conservation Area, a palette of external materials and colours should be developed that is neutral in hue and mid to dark in tone.

### **3. Tree Retention**

Brushbox trees established along the east boundary of the subject property contribute to the landscape character of the place and the broader setting of heritage items in the vicinity. These trees also assist to screen the built form on the site. It is recommended that they be retained wherever practical or replaced with a commensurate species where an arborist advises that replacement will result in a superior outcome following an assessment of the condition of the existing trees.

### **4. Continuity of Use**

The site has historically provided premises that contribute to the opportunity for businesses to operate and provide local employment. It is recommended that new development incorporates opportunity for this to continue in some form, to provide some historical and cultural continuity.

## **5. 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 Lambert Park, Kegworth Public School and Haberfield Conservation Area.

The building envelopes have been designed with appropriate forms and articulation to minimise the visual impact of any additional height or bulk. New buildings are proposed to be located with adequate setbacks and separation to minimise impact to the setting and views to and from heritage items, to ensure the proposed development will not have a detrimental impact to the identified heritage significance of the place.

The existing buildings proposed to be demolished are not heritage listed, have no identified intrinsic heritage value and make no specific contribution to the heritage value of the place. Appropriately designed replacement development can be provided that has no significant adverse impact, so the retention of the existing buildings in the circumstances is unwarranted.

Although the buildings on the subject site are not considered to be of sufficient importance that would require retention, providing a record of the former activity on the site would be recommended to satisfy general historic interest, including:



- carrying out an archival recording of the existing buildings prior to demolition
- incorporate interpretation of the former use of the site into future development

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

Statement prepared by:

**Margaret Skilbeck**

*B Arch (Hons) AIA*

*Registered Architect NSW No 6144*

*Heritage Consultant, NSW Heritage Council*

**ARCHITELLE**

*Architecture & Interiors*

**(02) 9477 3092**

# APPENDIX A

## Photographic Report

Aerial Photograph 1943

Aerial Photograph

67-75 Lords Road - Site

67-75 Lords Road - Interiors

F Dickin Ltd

Lambert Park - Former House

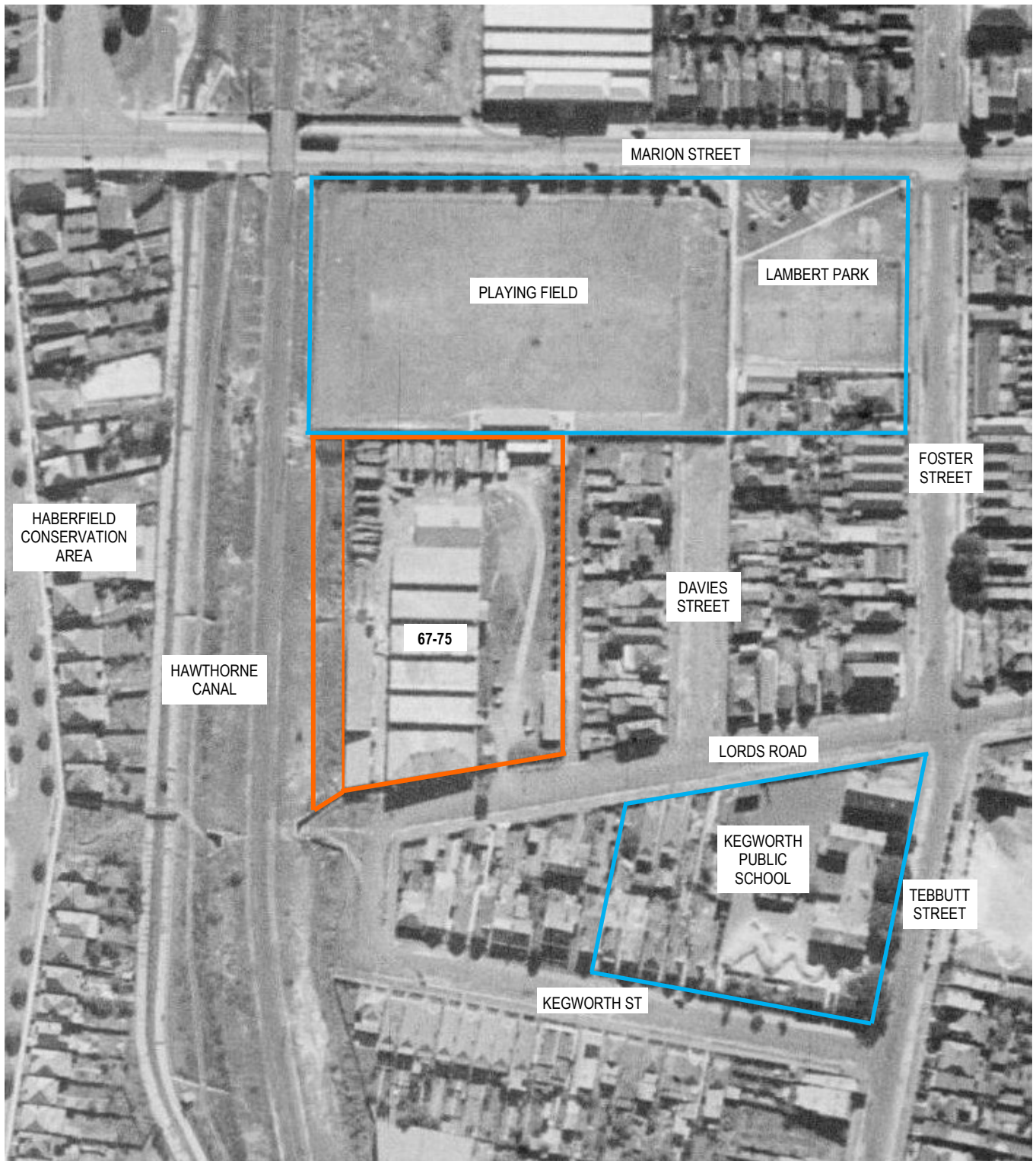
Lambert Park - Sports Field

Kegworth Public School

Haberfield Conservation Area

# 67-75 LORDS ROAD, LEICHHARDT

STATEMENT OF HERITAGE IMPACT : AERIAL PHOTOGRAPH 1943



Source: SIX Maps NSW, Aerial Photograph 1943

- Subject Property Boundary
- HERITAGE ITEMS:
  - Lambert Park, 20-22 Foster Street
  - Keworth Public School

**ARCHITELLE**  
*Architecture & Interiors*

12 Denison Street, Hornsby NSW 2077  
(02) 9477 3092

# 67-75 LORDS ROAD, LEICHHARDT

STATEMENT OF HERITAGE IMPACT : AERIAL PHOTOGRAPH



Source: SIX Maps NSW, Aerial Photograph , viewed 03 June 2022

- Subject Property Boundary
- HERITAGE ITEMS:
  - Lambert Park, 20-22 Foster Street
  - Kegworth Public School

**ARCHITELLE**  
*Architecture & Interiors*

12 Denison Street, Hornsby NSW 2077  
(02) 9477 3092

# 67-75 LORDS ROAD, LEICHHARDT

STATEMENT OF HERITAGE IMPACT : SITE



67-75 Lords Road street frontage , viewed from SW corner of the site



67-75 Lords Road street frontage , viewed from SE corner of the site, is screened by established trees.



East facades of original factory building have been altered and added to.



West façade of typical saw tooth roof factory bay remains relatively intact.



Buildings to the rear (north) of the site have been added in the second half of the 20th century.



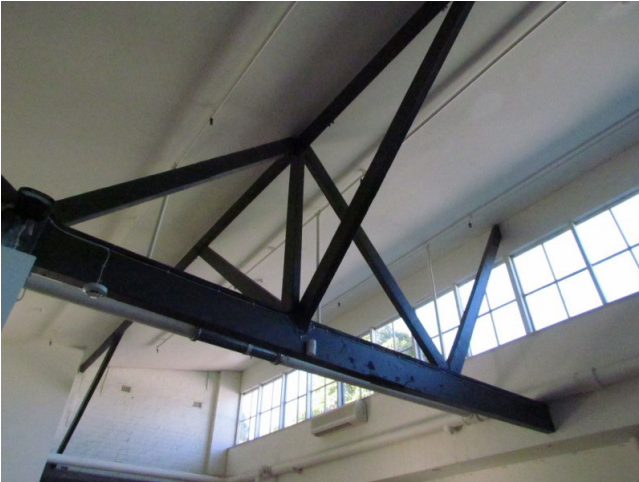
Buildings to the rear (north) of the site have been added in the second half of the 20th century.

**ARCHITELLE**  
*Architecture & Interiors*

12 Denison Street, Hornsby NSW 2077  
(02) 9477 3092

## 67-75 LORDS ROAD, LEICHHARDT

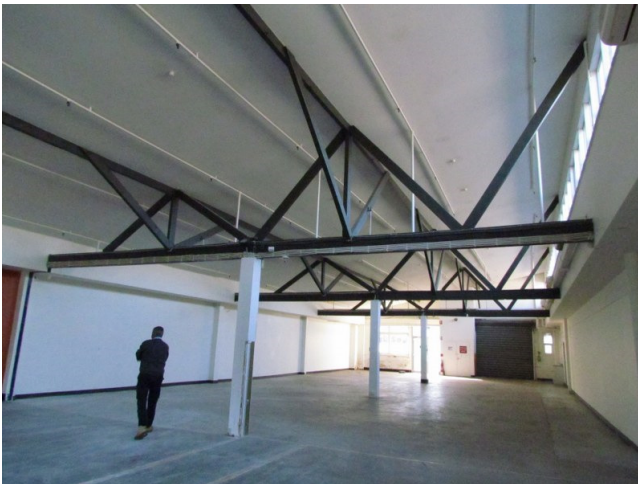
STATEMENT OF HERITAGE IMPACT : INTERIORS



Timber trusses to the tooth roof, with clerestory windows and a lined ceiling



Polycarbonate clerestory and exposed roof framing in the rear unit



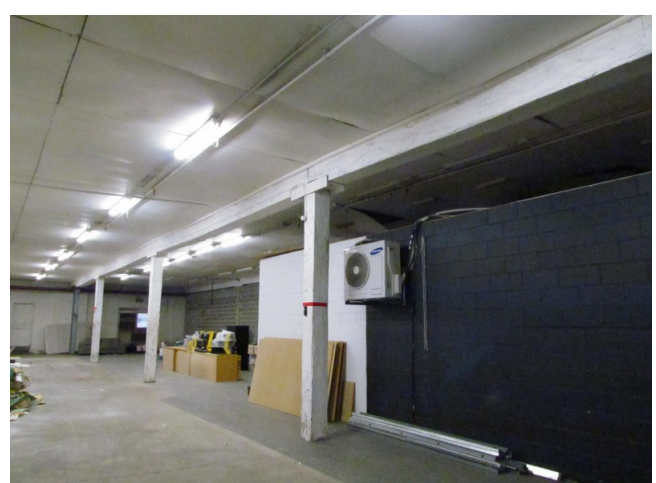
Upper floor level unit, looking east. Timber roof trusses supported on timber posts.



Upper floor level unit, looking west. Side dividing walls are a later addition.



Lower level unit, with original timber supporting posts & beams incorporated into the later block dividing walls



Lower level unit with timber posts and beams supporting the timber framed upper floor

ARCHITELLE  
*Architecture & Interiors*

12 Denison Street, Hornsby NSW 2077  
(02) 9477 3092

# 67-75 LORDS ROAD, LEICHHARDT

STATEMENT OF HERITAGE IMPACT : F DICKEN LIMITED



AUSTRALIAN WAR MEMORIAL

P03823.003



AUSTRALIAN WAR MEMORIAL

P03823.004



AUSTRALIAN WAR MEMORIAL

P03823.002

These images are three of several put together in a promotional booklet after the end of the Second World War by F Dicken Ltd to announce it was ready for expanding trade using the its new found skills and efficiencies during the war.

F Dickin Ltd was one of a number of companies taken over by De Havilland to produce components of the DH-98 aircraft.

The photos show the original factory buildings with an open plan layout and exposed timber framing

New  
Creations  
by  
**DICKIN**

*Styled to catch the fancy of those who are looking for INEXPENSIVE ELEGANCE priced to defeat sales resistance.*

PRICES—  
Specifications and Illustrated Pamphlets Sent on Application.

PAST popularity is the best criterion of the future. And on this basis dealers who feature DICKIN Cabinets are assured of a highly successful and profitable year. For the designers of F. DICKIN LTD. have proved their ability to anticipate the public fancy, and to create cabinets that rank as "best sellers" every year. Each cabinet is a master creation whose gracefully balanced design, beautiful finish, sound construction, and excellent workmanship are indicative of the finest type of furniture.

**F. DICKIN LIMITED**  
RADIO FURNITURE MANUFACTURERS,  
LORD'S ROAD, LEICHHARDT, SYDNEY.  
TEL.: PET. 839. BOX 14, P.O., LEICHHARDT.

In 1927 F Dickin Ltd began to manufacture radio cabinets. They became Amalgamated Wireless Australasia's (AWA's) main cabinet supplier from the 1920's up to the 50's. They also supplied cabinets to other Australian manufactures.

This advertisement for Dickin radio cabinets is from The Wireless Weekly, 04 Sept 1941.

**ARCHITELLE**  
*Architecture & Interiors*

12 Denison Street, Hornsby NSW 2077  
(02) 9477 3092

## 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

ARCHITELLE  
*Architecture & Interiors*

12 Denison Street, Hornsby NSW 2077  
(02) 9477 3092



## 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



Lambert Park playing field, looking south towards the subject site.  
Brick parapet wall, seen behind the clubrooms and amenities building, is to be removed in the new development

Source: Google Maps Streetview  
Viewed October 2017

ARCHITELLE  
Architecture & Interiors

12 Denison Street, Hornsby NSW 2077  
(02) 9477 3092

## 67-75 LORDS ROAD, LEICHHARDT

STATEMENT OF HERITAGE IMPACT : KEGWORTH PUBLIC SCHOOL

---



Original 1887 building and primary frontage of the Kegworth Public School to Tebbutt Street.



Kegworth Public School, viewed from the corner of Tebbutt Street and Lords Road, with the 1896 Infants Block in the foreground



Lords Road frontage of the school, looking west along Lords Road to wards the subject site, which is located out of view at the end of the road on the right.

Source: Google Maps Streetview,  
October 2017

ARCHITELLE  
*Architecture & Interiors*

12 Denison Street, Hornsby NSW 2077  
(02) 9477 3092

# 67-75 LORDS ROAD, LEICHHARDT

STATEMENT OF HERITAGE IMPACT : HABERFIELD CONSERVATION AREA



Haberfield Conservation Area outlined in red.

The subject site is coloured blue, with Hawthorne Canal and the Light Rail reserve running between.

The area of potential visual impact (highlighted in red) is located south of Marion Street and is generally confined to the few streets that slope down to Hawthorne Canal, that provide views corridors towards the subject site.



The proposed development may be visible from within the Haberfield Conservation Area (HCA).

Views will be screened by dense vegetation along the Hawthorne Canal & Light Rail reserve, and established trees within the HCA, so only filtered views of the tops of proposed buildings will be available.

In addition, views of new buildings will generally be confined to view corridors provided along Lords Street, Percy Street and Sloane Street.

Source: Base map images from SIX Maps NSW, viewed 15 June 2022

**ARCHITELLE**  
*Architecture & Interiors*

12 Denison Street, Hornsby NSW 2077  
(02) 9477 3092