

HERITAGE IMPACT STATEMENT

**STRATHFIELD CENTRAL
11-23 THE BOULEVARD,
STRATHFIELD**

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Project Code	P001526		
Report Number	01	31.07.2019	Issue 1
	02	13.08.2019	Issue 2
	03	23.09.2019	Issue 3
	04	24.09.2019	Final

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EXECUTIVE SUMMARY

This Heritage Impact Statement (HIS) has been prepared by Urbis Pty Ltd for owners Memocorp Australia for land at Strathfield Central, 11-23 The Boulevard, Strathfield (the site), for the purpose of a Planning Proposal.

The objectives and intended outcomes of the Planning Proposal will be achieved by amending the height of buildings and floor space ratio development standards, as well as other local provisions, of *SLEP 2012* as they apply to the site as follows:

- Amend the applicable maximum height of buildings development standard, under *Clause 4.3: Height of buildings*, to permit buildings with a height of up to **156 metres**.
- Amend the applicable maximum floor space ratio development standard, under *Clause 4.4 Floor Space Ratio*, to permit a floor space ratio of **9.5:1** and identify Strathfield Central as “Area 4”.
- Remove the application of *Clause 4.4B Exceptions to floor space ratio (Strathfield Town Centre)*.
- Amend *Clause 6.7 Design excellence for Strathfield Town Centre* to include “Area 4” on the Floor Space Ratio Map.
- Amend *Clause 6.8: Additional provisions for development in Strathfield Town Centre* on “Area 4” to increase the cap on residential accommodation permitted on the site to 70%.

These amendments will facilitate the redevelopment of the site for a mixed-use development, subject to future Development Applications for detailed design and physical works.

This heritage impact statement has been undertaken to assist the consent authority in their determination. The heritage impact statement assesses the potential heritage impact of the Planning Proposal including having regard for the potential future built works which will be facilitated by the amended planning controls.

The subject property is not an individual listed heritage item on any statutory heritage list, nor is it located within a heritage conservation area. The subject property is adjacent to two heritage listed retail buildings at the corner of Redmyre Road and The Boulevard, being Items 200 and 201 under the *Strathfield LEP 2012*, described as follows:

- Item 200 Two storey shops, 35-39 The Boulevard, Strathfield
- Item 201 “Keary’s Corner”—Victorian shop, 39 The Boulevard, Strathfield

These two heritage items are separated from the subject property by Orrs Lane which extends north from Redmyre Road. These two heritage items, together with the five retail properties to the north along The Boulevard, are identified as the *C15 The Boulevard Retail Conservation Area* under the *Strathfield LEP 2012*.

The heritage listed buildings are located outside of the subject site boundaries and are not included in the proposal. No buildings or fabric of heritage significance will be removed or impacted by the proposal. The heritage conservation area and its historic retail character will be retained.

The subject Planning Proposal seeks to alter the underlying planning provisions of the Strathfield LEP 2012. No built works are proposed at this stage. However, it is acknowledged that should the Planning Proposal be approved, this will facilitate future built development on the site in accordance with the amended planning controls. Accordingly, our impact assessment has had specific regard to the indicative concept plan prepared by Grimshaw which demonstrates a potential built form outcome of the Planning Proposal. Future built works will be subject to further Development Approvals.

The Planning Proposal provides for future development which will be substantially greater in scale compared with the existing Strathfield Plaza development and the adjacent traditionally scaled two-storey retail buildings. However, this proposal is a site-specific response to a growing need within the town centre of Strathfield and must be read in the context of this developing urban centre.

Conservation of the adjacent heritage items and conservation area buildings is dependent on a suitable demand for retail premises, which can only be achieved within a growing and vibrant town centre. The retention of a low-scale town centre would be to the detriment of the wider locality and may impact the longevity of the heritage retail buildings by depriving this area of a suitable retail demand.

While the proposed podium is of a higher scale than the existing retail buildings, it interprets the two-storey typology and the streetscape pattern and building rhythm in its form. Taller tower elements have been setback from the immediate streetscape and have been articulated to prevent dominant building forms. In this particular instance, the proposed higher scale future development is considered to have an acceptable heritage impact and will be complementary to the development of an energised and diverse town centre.

The detailed design of future built form has not been developed to the stage where the façade detailing is complete, as this is not required at Planning Proposal stage. Finalised façade detailing, and the architectural response to the immediate context of the site, including streetscape character and rhythm, will form part of future Development Applications.

The Planning Proposal is restricted to land to the rear of the adjacent heritage items and future built form will therefore not obscure any existing or important views towards the heritage buildings. While views towards these heritage buildings will change as they will be read in a broader context of high-density development, this is considered to be acceptable given the town centre location and proximity to other elements of this important urban centre. There are no visual impacts to any of the heritage items in the wider vicinity of the subject property.

Urbis considers that the Planning Proposal is acceptable from a heritage perspective and is recommended for approval.

1. INTRODUCTION

1.1. BACKGROUND

This Heritage Impact Statement (HIS) has been prepared by Urbis Pty Ltd for Memocorp Australia for land at Strathfield Central, 11-23 The Boulevard, Strathfield (the site), for the purpose of a Planning Proposal.

The objectives and intended outcomes of the Planning Proposal will be achieved by amending the height of buildings and floor space ratio development standards, as well as other local provisions, of *SLEP 2012* as they apply to the site as follows:

- Amend the applicable maximum height of buildings development standard, under *Clause 4.3: Height of buildings*, to permit buildings with a height of up to **156 metres**.
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- Remove the application of *Clause 4.4B Exceptions to floor space ratio (Strathfield Town Centre)*.
- Amend *Clause 6.7 Design excellence for Strathfield Town Centre* to include “Area 4” on the Floor Space Ratio Map.
- Amend *Clause 6.8: Additional provisions for development in Strathfield Town Centre* on “Area 4” to increase the cap on residential accommodation permitted on the site to 70%.

These amendments will facilitate the redevelopment of the site for a mixed-use development, subject to future Development Applications for detailed design and physical works.

The subject property is not an individual listed heritage item on any statutory heritage list, nor is it located within a heritage conservation area. The subject property is adjacent to two heritage listed retail buildings at the corner of Redmyre Road and The Boulevard, being Items 200 and 201 under the *Strathfield LEP 2012*, described as follows:

- Item 200 Two storey shops, 35-39 The Boulevard, Strathfield
- Item 201 “Keary’s Corner”—Victorian shop, 39 The Boulevard, Strathfield

These two heritage items are separated from the subject property by Orrs Lane which extends north from Redmyre Road. These two heritage items, together with the five retail properties to the north along The Boulevard, are identified as the *C15 The Boulevard Retail Conservation Area* under the *Strathfield LEP 2012*.

This heritage impact statement has been undertaken to assist the consent authority in their determination. The heritage impact statement assesses the potential heritage impact of the Planning Proposal including having regard for the potential future built works which will be facilitated by the amended planning controls.

1.2. SITE LOCATION

The site is located at 11-23 The Boulevard, Strathfield (Figure 1).

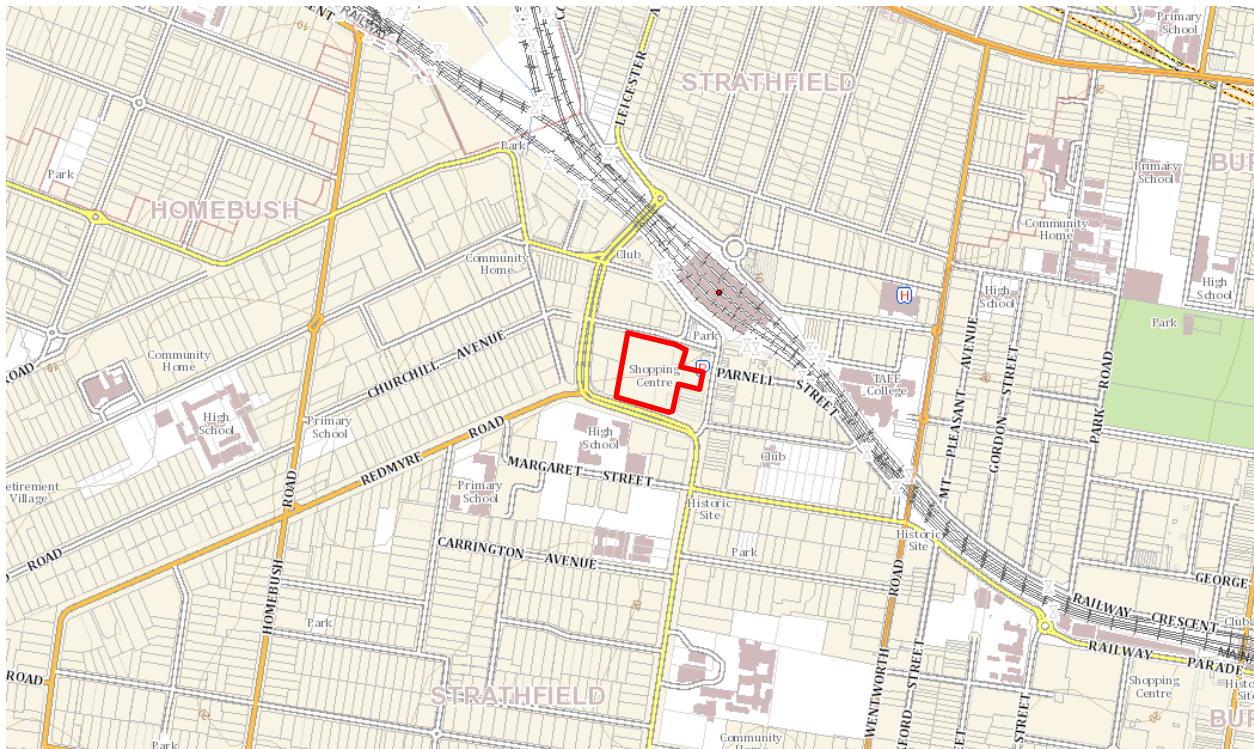


Figure 1 – Locality map (subject site shown outlined in red)

Source: SIX Maps 2019

1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Strathfield Local Environmental Plan 2012 and the Strathfield Development Control Plan 2005, as well as the Strathfield Town Centre Development Control Plan 2013.

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Ashleigh Persian (Senior Heritage Consultant). Jonathan Bryant (Director Heritage) has reviewed and endorsed its content. Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

2. SITE DESCRIPTION

2.1. LOCALITY DESCRIPTION

The site is centrally located within the Strathfield Town Centre. The site adjoins traditional two-storey shop top housing to the east. Whereas the western side transitions to high density residential flat buildings. Directly to the north-east of the site, Strathfield Square provides a pedestrian-friendly plaza with landscaping, a feature fountain and seating connecting the shopping centre with the bus-train interchange.

The surrounding locality is characterised by a range of residential, and small-scale retail and business uses. The locality can be described as an area undergoing transition from traditional local centre dominated by shop top housing to an area supporting a higher order centre serving local residents and regional visitors complemented with higher density mixed-use development surrounding the commercial core. The site is located in close proximity to a range of educational, community, health and recreation facilities, and parklands.

2.2. THE SITE AND EXISTING DEVELOPMENT

The site is known as Strathfield Central, 11-23 The Boulevard, Strathfield and has a total area of 11,253m². It is legally described as Lot 21 in DP623899 and Lot 102 in DP597302. The site is currently improved with a commercial shopping centre with a 9-storey office tower.

The site is situated approximately 10 kilometres west of the Sydney CBD on the southern side of the Strathfield railway station. It is bounded by a bus interchange to the north, The Boulevard and shop top housing to the east, Redmyre Road to the south, and 16 storey residential flat building including 3 levels of podium car parking to the west (refer Figure 2). The site is within walking distance to the Strathfield railway station and bus interchange.



Figure 2 – Site Context Plan

Source: Urbis/Nearmap

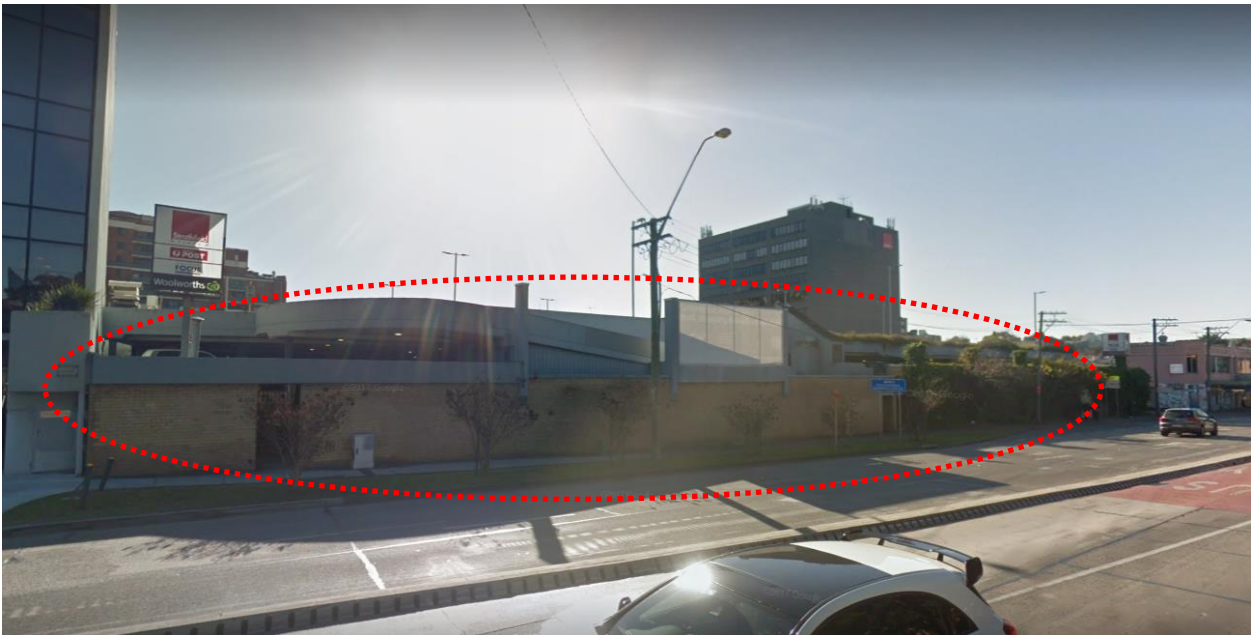


Figure 3 – View of the southern Redmyre Road frontage of the subject property (subject site indicated, with the commercial office building also forming part of the subject site visible in the far right)

Source: Google Street View 2019



Figure 4 – View facing north-west towards the subject site, with the heritage listed retail terrace visible on the corner, and the commercial office building also forming part of the subject site visible behind

Source: Google Street View 2019



Figure 5 – View of the northern Churchill Avenue frontage of the subject property (subject site indicated, with surrounding urban development visible to the right)

Source: Google Street View 2019

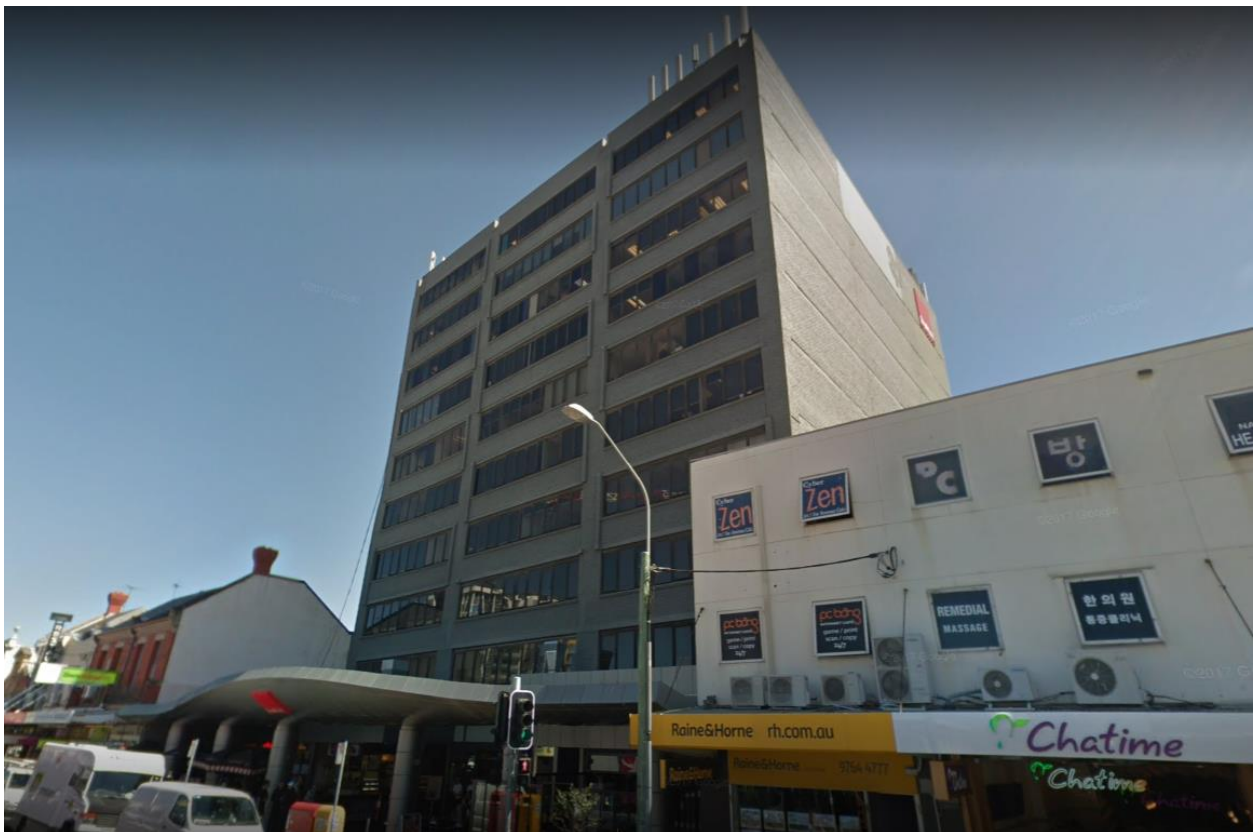


Figure 6 – View of the commercial office building on The Boulevard which forms part of the subject site

Source: Google Street View 2019

3. HISTORICAL OVERVIEW

3.1. AREA HISTORY

The following extract has been directly sourced and summarised from the Strathfield Council website history of the Local Government Area.¹

European settlement of the Strathfield district commenced in 1793 in the area which is the current day Homebush. Land grants were made to English farmers Thomas Rose, Thomas Webb, Edward Powell and Frederick Meredith by the NSW Governor Phillip to establish food supplies for Sydney. These were the first land grants made to free settlers [non-convict] and the area of the land grants was known as Liberty Plains. These farms failed as the soil conditions did not allow crops to be grown and most of these early farms were abandoned.

Other land grants were made in the early 1800's including grants to D'Arcy Wentworth (Homebush), William Roberts (Strathfield South and Greenacre) and John Alford (Belfield). A large grant was made to James Wilshire in 1808, located from current day Redmyre Rd Strathfield to the Cooks River. Most of Strathfield is built on this land. This land was later known as the Redmire Estate, when owned by Samuel Terry. In 1847, Catholic Priest Father John Joseph Therry was granted land in Strathfield South, which is known as the Village of St Ann's. The original St Ann's Church was built from money raised by selling the surrounding land for houses to be built. Large lots of land were sold to Joseph Newton and Joseph Hyde Potts in 1841 to the west of the Redmire Estate.

570 acres was granted in 1808 to James Wilshire (bounded on the south by the Cooks River, The Boulevarde and Coronation Parade to the east), which he called 'Wilshire's Farm'. This land was later acquired by Samuel Terry in 1824 and named the 'Redmire Estate' after Terry's birthplace in Yorkshire. After the death of his widow, Rosetta, in 1858, the land was sold to W. W. Billyard. The Estate was further subdivided in 1867 into blocks from 3-13 acres each with frontages from 4-8 chains to Station Road, Railway Road, Homebush Road, Liverpool Road, Water and Dean Streets and Redmire Boulevarde (former name of The Boulevarde).

The Redmire locality became incorporated under the name of 'Strathfield' (the residence of John Hardy, a City jeweler) on June 2, 1885, when local government was formed. The original areas of the new Strathfield Municipality included Redmire, Drutt Town [now Strathfield South] and Homebush.

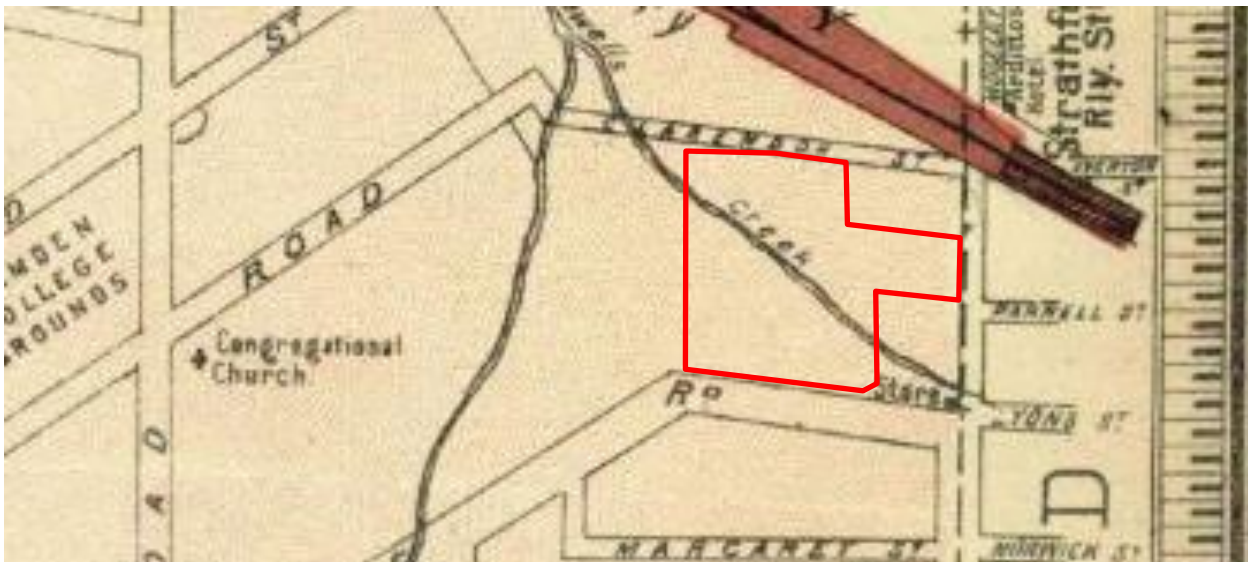


Figure 7 – Parish map of Strathfield c.1889 (subject site shown outlined)

Source: *The Dictionary of Sydney, Atlas of the Suburbs of Sydney*

¹ Accessed online at <https://www.strathfield.nsw.gov.au/council/about-strathfield/history-of-strathfield-local-government-area/european-settlement/>

3.2. SITE HISTORY

The subject site formed part of the Redmyre estate, and was subdivided and developed with low density housing in the early twentieth century. The land was previously undeveloped and included a creek called Powells Creek bisecting the site in a north-west to south-east direction. The dwellings were constructed around the turn of the century alongside the subdivision of the land, with most of the dwellings dating to post-1903. These dwellings are visible in the Strathfield Station Subdivision Plan and the later 1943 historic aerial of the subject site below. At this time, the current street configuration including Orrs Lane was visible.

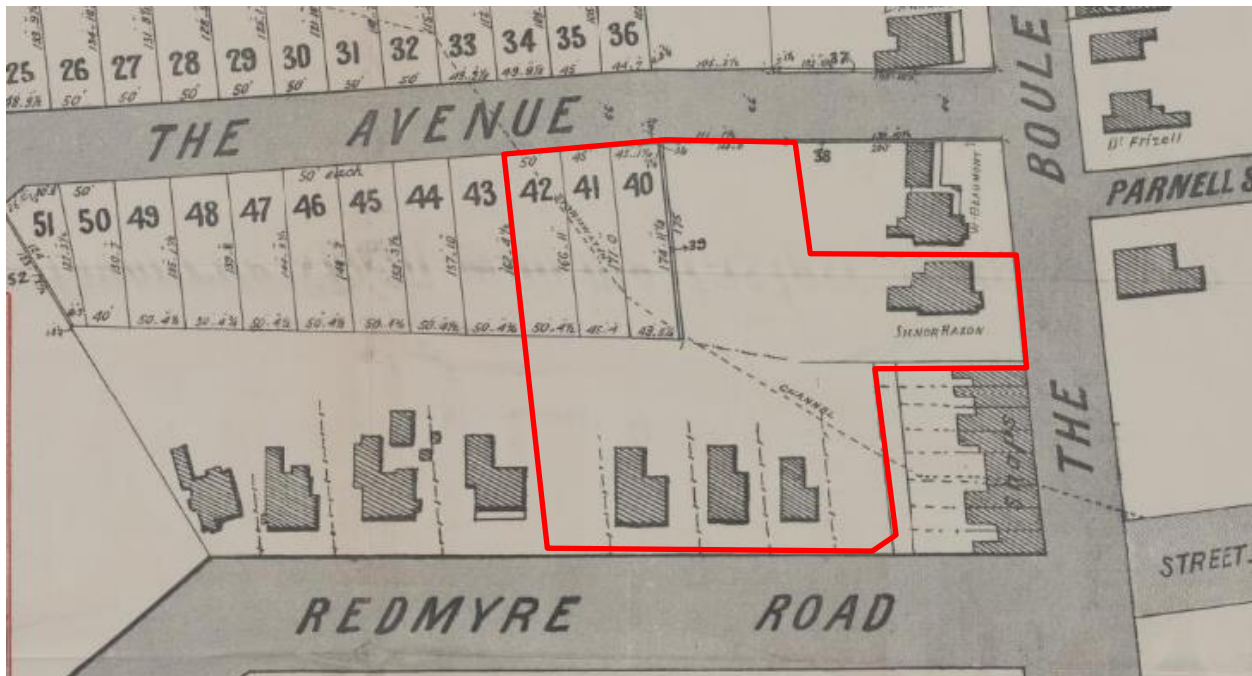


Figure 8 – Extract of the 1903 Subdivision Plan for the Railway Station Estate, Strathfield (subject site shown in red outline)

Source: National Library of Australia, MAP Folder 167, LFSP 2645



Figure 9 – Extract of the 1943 aerial of the site (indicated in red)

Source: SIX Maps 2019

During the twentieth century, Strathfield Council acquired the land and demolished the existing dwellings to create a Council carpark.²

Joint owners Progress & Properties (Strathfield) Pty Ltd and Strathfield Plaza Pty Ltd applied to construct a proposed cinema (to be known as Strathfield Plaza) within a commercial development at the subject site, in 1976.³ The Strathfield Plaza development, including a retail complex, residential tower, commercial tower and cinema was constructed by 1981.

A massacre occurred on the site in 1991 where a gunman killed eight people.

Since the 1990s, the property has undergone substantial refurbishment. Due to the location of the Plaza in proximity to Strathfield train station, high density development has occurred along the railway corridor within the last 10 years. Strathfield Square was revitalised during the mid-2010s as part of the wider development of Strathfield. To the north of the site along Churchill Street, a number of high rise apartment buildings have been developed, adding to the urban densification of the area.

3.3. DATE OF CONSTRUCTION

The existing Strathfield Central site including the commercial office tower was constructed in c.1981. The building has been subject to numerous refurbishments over its lifetime, particularly in relation to the Churchill Street frontage.

² Jones, C. 2019, Strathfield Town Centre, Strathfield Heritage Website, accessed online at <https://strathfieldheritage.org/recreation-and-shops/strathfield-town-centre/>

³ 1976 'THEATRES AND PUBLIC HALLS ACT, 1908', Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), 26 November, p. 5258. , viewed 19 Jul 2019, <http://nla.gov.au/nla.news-article220119205>

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

4.2. HERITAGE CONTEXT OF THE SITE

The subject property is not an individual listed heritage item on any statutory heritage list, nor is it located within a heritage conservation area. The subject property is adjacent to two heritage listed retail buildings at the corner of Redmyre Road and The Boulevard, being Items 200 and 201 under the *Strathfield Local Environmental Plan (LEP) 2012*, described as follows:

- Item 200 Two storey shops, 35-39 The Boulevard, Strathfield
- Item 201 “Keary’s Corner”—Victorian shop, 39 The Boulevard, Strathfield

These two heritage items are separated from the subject property by Orrs Lane which extends north from Redmyre Road. These two heritage items, together with the five retail properties to the north along The Boulevard, are identified as the *C15 The Boulevard Retail Conservation Area* under the *Strathfield LEP 2012*.

The Meriden School heritage item (item 187 under the *Strathfield LEP 2012*) is located to the south-west of the subject property, on the southern alignment of Redmyre Road. This heritage item covers an extensive area and includes a range of significant and non-significant built elements. The C10 Churchill Avenue Conservation Area, Federation houses group under the *Strathfield LEP 2012* is located to the far west of the subject property, physically and visually separated from the subject site by a significant distance.

There are two heritage items listed on the NSW State Heritage Register which are located in generally close proximity to the subject property, being;

- Item 01252: Strathfield Railway Station group (also listed on the Strathfield LEP 2012 as Item 199); and
- Item 01671: Trinity Uniting Church (also listed on the Strathfield LEP 2012 as Item 204).

The subject site is located on the eastern fringe of the Strathfield Local Government Area (LGA), interfacing with the western fringe of the Burwood LGA. There are no heritage items of conservation areas within close proximity to the subject property listed under the *Burwood LEP 2012*.

The following diagram shows the local heritage listing map for the area.



Figure 10 – Heritage Map (subject site shown outlined in blue)

Source: Strathfield Local Environmental Plan 2012, Heritage Map HER_005, and Burwood Local Environmental Plan 2012 Heritage Map HER_001

4.3. STATEMENT OF SIGNIFICANCE



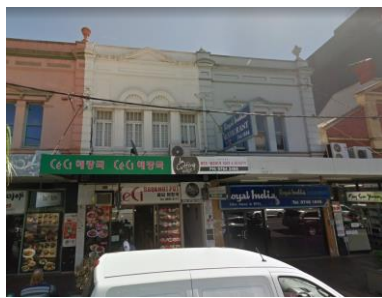
4.3.1. Subject Property

The subject property is not an individual listed heritage item on any statutory heritage list, nor is it located within a heritage conservation area.



4.3.2. Vicinity Heritage Items

The established significance of heritage items in the vicinity of the subject property is outlined below.

Table 1 – Vicinity Heritage Items


Item	Established Significance	Photo
“Keary’s Corner”— Victorian shop	Keary’s Corner once stood on the corner of Redmyre Road and The Boulevarde, Strathfield. Many older residents of Strathfield often speak about Keary’s Corner which was one of Strathfield’s most famous landmarks. When it closed in 1990 after the death of its proprietor, it was described as ‘the shop where time stood still’. This was true as the Keary family operated the shop for nearly eighty years, with furnishings and fit out dating back to World War I. ⁴	 <p>(Source: Strathfield Heritage)</p>  <p>(Google Street View 2019)</p>
Two storey shops	These shops were constructed as part of the same building as Keary’s corner development.	 <p>(Google Street View 2019)</p>

⁴ Jones, C 2019, Keary’s Corner Strathfield, accessed online at <https://strathfieldheritage.org/recreation-and-shops/kearys-corner/>

Item	Established Significance	Photo
Meriden School	<p>In 1897 Mrs. Monkton established a school in her home in Agnes St. The house was called Meriden. When her husband died she moved to a small cottage in Woodward Ave, in 1907. In 1908 Miss Bertha Turner purchased the school and established it as the Meriden Private School for Girls. It was later moved to a site on The Boulevard and finally to Redmyre Road. She bought the property next door and in 1926 she returned to England and the school was purchased by Strathfield citizens headed by Mr. Maitland Brown. In 1929 it was taken over by the Church of England. The main building is a two storey symmetrical brick school that is the focal point of the vista along Raw Square. It has a slate roof, arched fanlights to ground floor windows, projecting brick bays to either end, iron gates and hedge to Redmyre Road. Meriden School is of local significance for its social and historical associations in the development of Strathfield.⁵</p>	 <p>(NSW State Heritage Inventory)</p>
Strathfield Railway Station group	<p>Strathfield is a superb example of a large station that presents a coherent and uniform set of structures. It is the only example of the large awning structure station without on-platform buildings. It is located at a major junction with eight platforms and an elaborate subway system to service them. The quality of the platform structures is high and represents technological achievement that was compatible with design in Britain at the time. The structure uses decorative elements in the columns with plinths and capitals, elegant curved brackets, patterned fascias and being on a curve, presents an elegant and refined structure.</p> <p>The former signal box is one of a few surviving large power boxes that adds to the station group and is significant in its own right.</p> <p>The parcels office is a good example of a freestanding standard structure, very few of which survive.⁶</p>	

⁵ State Heritage Inventory, Meriden School, accessed online at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2450122>

⁶ State Heritage Inventory, Strathfield Railway Station group, accessed online at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?id=5012224>

Item	Established Significance	Photo
Trinity Uniting Church	<p>Trinity Uniting Church constructed in 1889 is an exceptionally fine and intact example of Victorian Romanesque design, with excellent polychrome brickwork detailing, both externally and internally. The cruciform plan of the church is extended vertically through the spirelet over the crossing. The church contains a fine collection of leadlight windows, original furnishings, original gas light fittings and a pipe organ (1909) by the London firm of Norman and Beard. The intactness and exceptional aesthetic significance of this place make it State significant. The church is associated with the Jones family, prominent and wealthy members of the Sydney community - Sir Philip Sydney Jones and his brother Edward Jones, whose father was David Jones of department store fame, contributed financially to the establishment of the church. Sir Phillip's younger brother, George, and brother-in-law, Harry P Thomson, were the joint architects. (Design 5 Architects)⁷</p>	 <p>(NSW State Heritage Inventory)</p>

⁷ State Heritage Inventory, Trinity Uniting Church, accessed online at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?id=5054620>

5. THE PROPOSAL

5.1. OVERVIEW OF THE PLANNING PROPOSAL

The objectives and intended outcomes of the Planning Proposal will be achieved by amending the height of buildings and floor space ratio development standards, as well as other local provisions, of *SLEP 2012* as they apply to the site as follows:

- Amend the applicable maximum height of buildings development standard, under *Clause 4.3: Height of buildings*, to permit buildings with a height of up to **156 metres**.
- Amend the applicable maximum floor space ratio development standard, under *Clause 4.4 Floor Space Ratio*, to permit a floor space ratio of **9.5:1** and identify Strathfield Central as “Area 4”.
- Remove the application of *Clause 4.4B Exceptions to floor space ratio (Strathfield Town Centre)*.
- Amend *Clause 6.7 Design excellence for Strathfield Town Centre* to include “Area 4” on the Floor Space Ratio Map.
- Amend *Clause 6.8: Additional provisions for development in Strathfield Town Centre* on “Area 4” to increase the cap on residential accommodation permitted on the site to 70%.

An indicative development concept has been prepared by *Grimshaw Architects* and is detailed in the Urban Design Report of the Planning Proposal. The key components of the concept design include:

- A vibrant and active retail plaza at the ground and lower floors with provision for supermarkets, speciality retail, restaurants and cafes.
- A publicly accessible through site link and plaza, providing much needed open space for the Town Centre, activating the ground plane and facilitating direct pedestrian connectivity between Strathfield Station and the wider precinct.
- A commercial office campus, with versatile floorplates to support a broad range of market requirements, interconnected by landscaped terraces and communal meetings spaces.
- Five residential towers ranging in height from 13 to 38-storeys providing 753 apartments of varying sizes, typologies, and layouts including one, two, three and four bedroom units with rooftop communal open spaces.
- Provision for 10% of the uplift in gross floor area to be dedicated as ‘key worker’ subsidised rental housing for a period of 10 years.
- Dedication of a 700m² community centre.
- A new Transport Hub incorporating a bus interchange, taxi / ride-share drop-off and pick-up, and bicycle parking with direct connections to the existing Strathfield Station, facilitating and encouraging use of sustainable transport options.

6. IMPACT ASSESSMENT

6.1. STATUTORY CONTROLS

6.1.1. Strathfield Local Environmental Plan 2012

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP.

Table 2 – Assessment against the Strathfield Local Environmental Plan 2012

Clause	Discussion
<p>(2) Requirement for consent</p> <p>Development consent is required for any of the following:</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance ...</p>	<p>The subject Planning Proposal seeks to alter the underlying planning provisions of the <i>Strathfield LEP 2012</i>. No built works are proposed at this stage. However, it is acknowledged that should the Planning Proposal be approved, this will facilitate future built development on the site in accordance with the amended planning controls. Accordingly, our impact assessment has had specific regard to the indicative concept plan prepared by Grimshaw which demonstrates a potential built form outcome of the Planning Proposal. Future built works will be subject to further Development Approvals.</p> <p>Consent is required for the subject Planning Proposal as it seeks to alter the underlying planning controls for a property in the vicinity of a heritage conservation area and heritage items. Consent will also be required for future built works to the site in accordance with the amended planning controls.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>A detailed impact assessment has been undertaken below against the relevant heritage related planning provisions.</p>
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying</p>	<p>This heritage impact statement satisfies this clause and has been undertaken to assist the consent authority in their determination. The heritage impact statement assesses the potential heritage impact of the Planning Proposal including having regard for the potential future built works which will be facilitated by the amended planning controls.</p>

Clause	Discussion
out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	

6.1.2. Strathfield Consolidated Development Control Plan 2005

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

Table 3 – Assessment against the Strathfield Consolidated Development Control Plan 2005

Clause	Discussion
PART P – HERITAGE	
3 Development in the Vicinity of Heritage Items <u>3.2 Setting</u> Controls 1) Development in the vicinity of a heritage item should not be of such bulk or height that it visually dominates or overshadows the heritage item. 2) Views to or from a heritage item should not be obscured by new development. 3) Where a heritage item is part of a streetscape of buildings of consistent style, form and materials, development in the vicinity of the heritage item should incorporate elements of the dominant style, form and materials in the streetscape.	<p>1) The nature of the Planning Proposal means that the adjacent heritage items and heritage conservation area at the corner of The Boulevard and Redmyre Road will be viewed as historic low scale development in front of a much higher density development. Future built form which will be facilitated by this Planning Proposal will provide a commanding background to these traditionally-scaled retail buildings.</p> <p>However, the lower scale podium of the indicative concept plan has been designed to respond to this traditional two storey form along The Boulevard and Redmyre Road through the provision of a lower-scale retail podium to the immediate north of the heritage buildings. Further, the proposed tower forms have been significantly setback from the street frontage of the site to provide as much physical and visual separation from the heritage buildings as possible.</p> <p>With consideration for the overall benefit of urban densification in this precinct, the potential visual impacts on the heritage buildings (which are in themselves modest examples of Victorian and early twentieth century retail shopfronts and which have been highly altered), is considered acceptable.</p> <p>2) The Planning Proposal is restricted to land to the rear of the adjacent heritage items and future built form will therefore not obscure any existing views towards the heritage buildings. The views towards these heritage buildings will change as they will be read in a broader context of high-density development, however for the reasons outlined above at 1) this is considered to be an acceptable. There are no visual impacts to any of the heritage items in the wider vicinity of the subject property.</p> <p>3) The adjacent heritage items being the row of retail shops to The Boulevard and Redmyre Road, provide a consistent two scale retail strip typology, but include buildings ranging in period and integrity. Future built form which will be facilitated by the Planning Proposal will provide for a lower scale podium form to both The Boulevard and Redmyre Road, to the immediate north and west of the heritage retail buildings. The future built form will not incorporate aspects of the adjoining architectural style into the new building, as this is not considered to reflect best practice heritage practice. Instead, the future built form will be of a contemporary</p>

Clause	Discussion
	<p>design, responding to the form, scale and streetscape character of the adjacent historic retail typology. This architectural design development will be undertaken as part of the future Development Application stages of the project.</p>
<p><u>3.3 Scale</u></p> <p>Controls</p> <p>(i) The scale of new development in the vicinity of a built heritage item should not be substantially greater than that of the heritage item.</p> <p>(ii) New development that obscures important views of a heritage item is not permitted.</p>	<p>(i) The Planning Proposal provides for future development which will be substantially greater in scale compared with the traditionally-scaled two-storey retail buildings. However, this proposal is a site-specific response to a growing need within the town centre of Strathfield, and must be read in its immediate context. Conservation of the adjacent heritage items and conservation area buildings is dependent on a suitable demand for retail premises, which can only be achieved within a growing and vibrant town centre. The retention of a low-scale town centre would be to the detriment of the wider locality and may impact the longevity of the heritage retail buildings by depriving this area of a suitable retail demand. In this particular instance, the proposed higher scale future development is considered to have an acceptable heritage impact and will be complementary to the development of an energised and diverse town centre.</p> <p>(ii) The Planning Proposal is restricted to land to the rear of the adjacent heritage items and future built form will therefore not obscure any existing or important views towards the heritage buildings. The views towards these heritage buildings will change as they will be read in a broader context of high-density development, however for the reasons outlined above at 1) this is considered to be an acceptable There are no visual impacts to any of the heritage items in the wider vicinity of the subject property.</p>
<p><u>3.4 Siting</u></p> <p>Controls</p> <p>(i) The siting and setback of new development (including alterations and additions) in the vicinity of a heritage item should ensure that important views to or from the heritage item are not adversely impacted on.</p> <p>(ii) The siting and setback of new development in the vicinity of a heritage item should ensure that landscape elements associated with or listed as a heritage item are not adversely affected by the development.</p>	<p>(i) The Planning Proposal is restricted to land to the rear of the adjacent heritage items and future built form will therefore not obscure any existing or important views towards the heritage buildings. The views towards these heritage buildings will change as they will be read in a broader context of high-density development, however for the reasons outlined above this is considered to be an acceptable There are no visual impacts to any of the heritage items in the wider vicinity of the subject property.</p> <p>(ii) Not applicable. There are no significant landscape elements which could be impact by the Planning Proposal or any future built works which would be facilitated by the Planning Proposal.</p>

Clause	Discussion
<p><u>3.5 Materials and colours</u></p> <p>Control</p> <p>(i) Materials and colours for development in the vicinity of a heritage item shall be selected to avoid stark contrast with the adjacent development where this would result in the visual importance and significance of the heritage item being reduced.</p>	<p>(i) No built works are proposed at this stage, and this application is restricted to the amendment of the underlying planning controls for the site. Future built works will be subject to detailed design development and further Development Applications. Materials for future development will be chosen to respond to the immediate context of the place, including the heritage buildings to the south-east.</p>
<p><u>3.6 Excavation</u></p> <p>Control</p> <p>(i) Applications involving excavation adjacent to a heritage item must demonstrate that the proposed excavation will not compromise the structural integrity of the heritage item and will not detract from its setting.</p>	<p>(i) As discussed above, no built works are proposed at this stage, and this application is restricted to the amendment of the underlying planning controls for the site. Future built works including excavation will be subject to detailed design development and further Development Applications.</p>
<p>4 Development in Conservation Areas</p> <p><u>4.1 Setting</u></p> <p>Controls</p> <p>(i) The side and front setbacks of new development in a Conservation Area should be typical of the spacing of existing buildings in the vicinity of the proposed development in that Conservation Area, such that the rhythm of buildings in the streetscape is retained.</p>	<p>The subject site is not within a heritage conservation area. However, our assessment has had regard to controls which relate to development located in the vicinity of heritage conservation areas, as outlined below.</p> <p>(i) The detailed design of future built form at the site which will be facilitated by the Planning Proposal, has not been developed to the stage where the façade detailing is complete. Façade detailing, and the architectural response to the immediate context of the site, including streetscape character and rhythm, will be undertaken as later stages as part of future Development Applications. No impact to the existing rhythm of buildings will occur, as the subject site does not contain any historic building rhythm patterns or historic building fabric.</p>
<p><u>4.2 Scale</u></p> <p>Controls</p> <p>(i) The scale of new development adjacent to or within a Conservation Area should relate to the scale of the adjacent or nearest contributory elements of the Conservation Area.</p> <p>(ii) Development of a larger scale is allowable only if it can be demonstrated that the new development will not adversely impact the identifiable character of the Conservation Area.</p>	<p>As discussed above, the Planning Proposal provides for future development which will be substantially greater in scale compared with the traditionally-scaled two-storey retail buildings. However, this proposal is a site-specific response to a growing need within the town centre of Strathfield, and must be read in its immediate context. Conservation of the adjacent heritage items and conservation area buildings is dependent on a suitable demand for retail premises, which can only be achieved within a growing and vibrant town centre. The retention of a low-scale town centre would be to the detriment of the wider locality and may impact the longevity of the heritage retail buildings by depriving this area of a suitable retail demand. In this particular instance, the proposed higher scale future development is considered to have an acceptable heritage impact and will be complementary to the development of an energised and diverse town centre. The heritage conservation area and its historic retail character will be retained.</p>

6.1.3. Strathfield Development Control Plan No 13 – Strathfield Town Centre


The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

Table 4 – Assessment against the Strathfield Development Control Plan No. 13 – Strathfield Town Centre

Clause	Discussion
3.0 PART 3 – BUILDING SITING AND DESIGN	
<p><i>3.1.3 It is important that any future development on property fronting and adjoining The Boulevarde:</i></p> <ul style="list-style-type: none"> generally respect the prevailing 2 storey height to protect property boundaries and encourage addition to single storey non-Heritage buildings; allow slightly taller structures on selected corner sites; setback higher building elements to protect streetscape; retain buildings identified as having heritage merit (including those sites identified in the Council's Heritage local environmental plan); retain zero building setback at ground level; exhibit architectural elements (modulation and rhythm, fenestration, parapets, etc) consistent with the Centre's original architecture, though without mimicry of period detail; remove "modernising" accretions wherever possible and restore original detail; exhibit sympathetic colours, materials and discrete signage; retail shopfront configuration to all street frontages to maximise commercial opportunities, diversity and activity. 	<p>The indicative concept plan prepared for this Planning Proposal demonstrates a response to the dominant two-storey built form along The Boulevarde created by the existing retail strip development. While the proposed podium is of a higher scale than the existing retail buildings, it interprets the two-storey typology and the streetscape pattern and building rhythm in its form. Taller tower elements have been setback from the immediate streetscape and have been articulated to prevent dominant building forms.</p> <p>No buildings or fabric of heritage significance will be removed or impacted by the proposal.</p> <p>As discussed above, no built works are proposed at this stage, and this application is restricted to the amendment of the underlying planning controls for the site. Future built works including excavation will be subject to detailed design development and further Development Applications.</p>
<p>3.2 Objectives - Building Siting and Design</p> <p><i>3.2.1 The general objectives of the DCP are outlined in Part 2. The planning objectives with more specific application to building siting and design are as</i></p>	<p>a) The Planning Proposal and indicative concept plan provide for ground plan and first floor streetscape retail activation. This is consistent the streetscape character and uses along The Boulevarde and Redmyre Road.</p> <p>b) The indicative concept plan prepared for this Planning Proposal demonstrates a response to the dominant two-storey built form along The Boulevarde created by the existing retail strip development. While the</p>

Clause	Discussion
<p><i>follows, consistent with and in addition to, the principles outlined above:</i></p> <p>a) To maximise opportunity for shopfront activities at street alignments (not including Raw Square and Redmyre Road).</p> <p>b) To ensure built form is kept generally to 2 storeys to street alignment.</p> <p>c) To ensure that taller structures are setback from the street alignment to reduce visual impacts on pedestrians and avoid a repetition of the existing bulky incongruous elements, the setback increasing with increasing building height.</p> <p>e) To ensure that infill development is consistent in height with adjoining structures.</p> <p>f) To ensure that new development to street frontages reflects the rhythm, dimensions and proportions evident in the original terrace-style premises in the Centre.</p> <p>g) To protect buildings identified as having heritage merit and ensure that any development of those or nearby properties respects that heritage significance.</p> <p>h) To encourage restoration of original heritage building elements wherever possible.</p> <p>i) To ensure that building colour and signage is sympathetic and attractive.</p>	<p>proposed podium is of a higher scale than the existing retail buildings, it interprets the two-storey typology and the streetscape pattern and building rhythm in its form.</p> <p>c) Taller tower elements have been setback from the immediate streetscape and have been articulated to prevent dominant building forms.</p> <p>e) As discussed above, the Planning Proposal provides for future development which will be substantially greater in scale compared with the traditionally-scaled two-storey retail buildings. However, this proposal is a site-specific response to a growing need within the town centre of Strathfield, and must be read in its immediate context. Conservation of the adjacent heritage items and conservation area buildings is dependent on a suitable demand for retail premises, which can only be achieved within a growing and vibrant town centre. The retention of a low-scale town centre would be to the detriment of the wider locality and may impact the longevity of the heritage retail buildings by depriving this area of a suitable retail demand. In this particular instance, the proposed higher scale future development is considered to have an acceptable heritage impact and will be complementary to the development of an energised and diverse town centre. The heritage conservation area and its historic retail character will be retained.</p> <p>f) While the proposed podium is of a higher scale than the existing retail buildings, it interprets the two-storey typology and the streetscape pattern and building rhythm in its form. The indicative concept plan includes interpretation of the proportions of the traditional terraced buildings along the street frontage, however the eventual design will be contemporary.</p> <p>g) No buildings or fabric of heritage significance will be removed or impacted by the proposal.</p> <p>h) The heritage listed buildings are located outside of the subject site boundaries and are not included in the proposal.</p> <p>i) The detailed design of future built form at the site which will be facilitated by the Planning Proposal, has not been developed to the stage where the façade detailing is complete. Façade detailing, and the architectural response to the immediate context of the site, including streetscape character and rhythm, will be undertaken as later stages as part of future Development Applications.</p>
<p>3.3 Height and Massing</p> <p><i>3.3.1 The height controls of this DCP are as described below for the whole Centre with the exception of the land bounded by Churchill Avenue, Raw Square and Albert Road which is dealt with separately later in this section.</i></p>	<p>These provisions have been responded to in general.</p> <p>As discussed above, the Planning Proposal provides for future development which will be substantially greater in scale compared with the existing Strathfield Plaza development and the adjacent traditionally scaled two-storey retail buildings. However, this proposal is a site-specific response to a growing need within the town centre of Strathfield and must be read in the context of this developing urban centre.</p>

Clause	Discussion
<p>a) Properties with frontage to The Boulevarde, Parnell, Lyons and Morwick Streets shall generally be no more than 2 storeys construction at the street frontage and consistent in height with the taller of the two storey terraces.</p> <p>b) Selected corner buildings on prominent entry points can be up to three or four storeys at property boundaries (see Figure 2).</p> <p>c) Any taller elements than in a) or b) above shall be setback in conformity with a 450 building height plane parapet to parapet.</p> <p>d) With the exception of the building on the southwestern corner of The Boulevarde/Churchill Avenue intersection which can be up to four storeys, development on the southern side of Churchill Avenue can be up to three storeys in height.</p> <p>e) Development on the northern side of Redmyre Road may be two storeys with a third storey setback to a 450 height plane parapet to parapet.</p> <p>f) Redevelopment of the Strathfield Plaza apartments or the two office buildings on the corner of Redmyre Road and Raw Square is unlikely in the foreseeable future and detailed development controls have not been considered for the purpose of this document. Based on the principles of these DCP controls, however, all three buildings are considered inappropriate in their height, scale, bulk, setbacks and use of material and are not to be relied upon as precedents other than as general contextual elements.</p>	<p>Conservation of the adjacent heritage items and conservation area buildings is dependent on a suitable demand for retail premises, which can only be achieved within a growing and vibrant town centre. The retention of a low-scale town centre would be to the detriment of the wider locality and may impact the longevity of the heritage retail buildings by depriving this area of a suitable retail demand.</p> <p>In this particular instance, the proposed higher scale future development is considered to have an acceptable heritage impact and will be complementary to the development of an energised and diverse town centre.</p> <p>While the proposed podium is of a higher scale than the existing retail buildings, it interprets the two-storey typology and the streetscape pattern and building rhythm in its form. Taller tower elements have been setback from the immediate streetscape and have been articulated to prevent dominant building forms.</p> <p>The detailed design of future built form has not been developed to the stage where the façade detailing is complete. Façade detailing, and the architectural response to the immediate context of the site, including streetscape character and rhythm, will be undertaken as later stages as part of future Development Applications.</p> <p>The heritage listed buildings are located outside of the subject site boundaries and are not included in the proposal. No buildings or fabric of heritage significance will be removed or impacted by the proposal. The heritage conservation area and its historic retail character will be retained.</p> <p>The Planning Proposal is restricted to land to the rear of the adjacent heritage items and future built form will therefore not obscure any existing or important views towards the heritage buildings. While views towards these heritage buildings will change as they will be read in a broader context of high-density development, this is considered to be an acceptable given the town centre location and proximity to other elements of this important urban centre. There are no visual impacts to any of the heritage items in the wider vicinity of the subject property.</p>
<p>3.4 Facades</p> <p>3.4.1 As a general principle across the Centre, it is considered essential that the facades of all nineteenth and early twentieth century be preserved and that any new facades respect those heritage</p>	<p>The adjacent heritage items being the row of retail shops to The Boulevard and Redmyre Road, provide a consistent two scale retail strip typology, but include buildings ranging in period and integrity. Future built form which will be facilitated by the Planning Proposal will provide for a lower scale podium form to both The Boulevarde and Redmyre Road, to the immediate north and west of the heritage retail buildings.</p>

Clause	Discussion
<p>values. Further, it is essential that all facades address the street, incorporate shopfront configuration and access, and display similar architectural characteristics of height, proportions of solids to voids, articulation, modulation and rhythm, fenestration and parapet interest. The following principles are particularly applicable to street front development but are also relevant to above-podium structure.</p>  <p>FACADE TREATMENT STRATHFIELD TOWN CENTRE</p>	<p>The future built form will not incorporate aspects of the adjoining architectural style into the new building in a referential or replica manner, as this is not considered to reflect best practice heritage practice. Instead, the future built form will be of a contemporary design, responding to the form, scale and streetscape character of the adjacent historic retail typology. This architectural design development will be undertaken as part of the future Development Application stages of the project. No built works or finalised designs are included in this Planning Proposal.</p>
<p>3.5 Buildings Displaying Heritage Features</p> <p>3.5.1 These provisions complement the heritage-related provisions noted in Section 3.4 and apply to the properties identified at Figure 3.</p> <p>3.5.2 Any development application in the Town Centre over those properties identified in Figure 3 shall take the following matters into consideration. The conservation provisions of Strathfield LEP30 shall also apply to those properties identified as heritage items.</p> <p>a) Facade Materials</p> <p>New buildings should be consistent with traditional practice, employing either rendered masonry or clay brick of traditional colour, texture and finish. The use of granosite, metal or other prefabricated cladding is not acceptable, nor are wire grills, metal louvres, roller shutters or other affixtures of non-traditional usage. Where buildings are to be painted, traditional colours are to be used. Consult Council's Planning Building & Environmental Services Department for details.</p>	<p>See above discussion. No built works or finalised designs are included in this Planning Proposal. Detailed design including consideration of materials, fenestration and detailing will be undertaken as part of future stages.</p>

Clause	Discussion
<p>b) Fenestration</p> <p>Window treatment is a very important design consideration, as noted earlier. Metal framed windows are not favoured as they are not true to style. Windows shall be vertical in proportion and symmetrically arranged to the facade. The ratio of wall solid to voids should not depart dramatically from the traditional treatment which pre-dated modern industrialised construction technology. Heritage buildings on the western side of The Boulevard between Strathfield Plaza and Redmyre Road should be examined for guidance as to suitable treatment.</p> <p>c) Other</p> <p>Where proposed development adjoins a building exhibiting a raked roof, the treatment of the new building should as far as practicable, reflect the same feature. Other considerations of a heritage nature are to be found in Section 3.4.</p>	

6.2. HERITAGE DIVISION GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Division's 'Statement of Heritage Impact' guidelines.

Table 5 – Heritage Division Guidelines

Question	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	<p>The existing buildings and structures on the site have been assessed in this report to not meet the requisite threshold for heritage listing. The existing buildings are not considered to be of heritage significance, and are not required to be retained on heritage grounds. Demolition of the existing buildings will not result in any detrimental heritage impacts to the place.</p> <p>The site is located within the vicinity of a number of heritage items and heritage conservation areas. In particular, the site is adjacent to a row of Victorian and late twentieth century retail terraces at the corner of The Boulevarde and Redmyre Road. This retail strip is separated from the subject site by Orrs Lane along its western boundary.</p> <p>The Planning Proposal provides for future development which will be substantially greater in scale compared with the existing Strathfield Plaza development and the adjacent traditionally scaled two-storey retail buildings. However, this proposal is a site-specific response to a growing need within the town centre of Strathfield and must be read in the context of this developing urban centre.</p> <p>Conservation of the adjacent heritage items and conservation area buildings is dependent on a suitable demand for retail premises, which can only be achieved within a growing and vibrant town centre. The retention of a low-scale town centre would be to the detriment of the wider locality and may impact the longevity of the heritage retail buildings by depriving this area of a suitable retail demand.</p> <p>While the proposed podium is of a higher scale than the existing retail buildings, it interprets the two-storey typology and the streetscape pattern and building rhythm in its form. Taller tower elements have been setback from the immediate streetscape and have been articulated to prevent dominant building forms. In this particular instance, the proposed higher scale future development is considered to have an acceptable heritage impact and will be complementary to the development of an energised and diverse town centre.</p> <p>The detailed design of future built form has not been developed to the stage where the façade detailing is complete, as this is not required at Planning Proposal stage. Finalised façade detailing, and the architectural response to the immediate context of the site, including streetscape character and rhythm, will form part of future Development Applications.</p> <p>The heritage listed buildings are located outside of the subject site boundaries and are not included in the proposal. No buildings or fabric of heritage significance will be removed or impacted by the proposal. The</p>

Question	Discussion
	<p>heritage conservation area and its historic retail character will be retained.</p> <p>The Planning Proposal is restricted to land to the rear of the adjacent heritage items and future built form will therefore not obscure any existing or important views towards the heritage buildings. While views towards these heritage buildings will change as they will be read in a broader context of high-density development, this is considered to be an acceptable given the town centre location and proximity to other elements of this important urban centre. There are no visual impacts to any of the heritage items in the wider vicinity of the subject property.</p> <p>Overall the Planning Proposal is considered to have an acceptable heritage impact.</p>
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>While views towards these heritage buildings will change as they will be read in a broader context of high-density development, this is considered to be an acceptable given the town centre location and proximity to other elements of this important urban centre. There are no visual impacts to any of the heritage items in the wider vicinity of the subject property.</p>
<p>Demolition of a building or structure</p> <p>Have all options for retention and adaptive re-use been explored?</p> <p>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p> <p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<p>The existing buildings and structures on the site have been assessed in this report to not meet the requisite threshold for heritage listing. The existing buildings are not considered to be of heritage significance, and are not required to be retained on heritage grounds. Demolition of the existing buildings will not result in any detrimental heritage impacts to the place.</p> <p>Notwithstanding the above, this Planning Proposal does not seek consent for any physical works or demolition. Physical works will form part of future Development Applications.</p>
<p>New development adjacent to a heritage item</p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p>	<p>The site is located within the vicinity of a number of heritage items and heritage conservation areas. In particular, the site is adjacent to a row of Victorian and late twentieth century retail terraces at the corner of The Boulevard and Redmyre Road. This retail strip is separated from the subject site by Orrs Lane along its western boundary.</p> <p>The Planning Proposal provides for future development which will be substantially greater in scale compared with the existing Strathfield Plaza development and the adjacent traditionally scaled two-storey retail buildings. However, this proposal is a site-specific response to a growing</p>

Question	Discussion
<p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>need within the town centre of Strathfield and must be read in the context of this developing urban centre.</p> <p>Conservation of the adjacent heritage items and conservation area buildings is dependent on a suitable demand for retail premises, which can only be achieved within a growing and vibrant town centre. The retention of a low-scale town centre would be to the detriment of the wider locality and may impact the longevity of the heritage retail buildings by depriving this area of a suitable retail demand.</p> <p>While the proposed podium is of a higher scale than the existing retail buildings, it interprets the two-storey typology and the streetscape pattern and building rhythm in its form. Taller tower elements have been setback from the immediate streetscape and have been articulated to prevent dominant building forms. In this particular instance, the proposed higher scale future development is considered to have an acceptable heritage impact and will be complementary to the development of an energised and diverse town centre.</p> <p>The detailed design of future built form has not been developed to the stage where the façade detailing is complete. Façade detailing, and the architectural response to the immediate context of the site, including streetscape character and rhythm, will be undertaken as later stages as part of future Development Applications.</p> <p>The heritage listed buildings are located outside of the subject site boundaries and are not included in the proposal. No buildings or fabric of heritage significance will be removed or impacted by the proposal. The heritage conservation area and its historic retail character will be retained.</p> <p>The Planning Proposal is restricted to land to the rear of the adjacent heritage items and future built form will therefore not obscure any existing or important views towards the heritage buildings. While views towards these heritage buildings will change as they will be read in a broader context of high-density development, this is considered to be an acceptable given the town centre location and proximity to other elements of this important urban centre. There are no visual impacts to any of the heritage items in the wider vicinity of the subject property.</p>

7. CONCLUSION AND RECOMMENDATIONS

The subject Planning Proposal seeks to alter the underlying planning provisions of the Strathfield LEP 2012. No built works are proposed at this stage. However, it is acknowledged that should the Planning Proposal be approved, this will facilitate future built development on the site in accordance with the amended planning controls. Accordingly, our impact assessment has had specific regard to the indicative concept plan prepared by Grimshaw which demonstrates a potential built form outcome of the Planning Proposal. Future built works will be subject to further Development Approvals.

The subject property is not an individual listed heritage item on any statutory heritage list, nor is it located within a heritage conservation area. The existing buildings are not considered to be of heritage significance and are not required to be retained on heritage grounds. Demolition of the existing buildings will not result in any detrimental heritage impacts to the place.

The site is located within the vicinity of a number of heritage items and heritage conservation areas. In particular, the site is adjacent to a row of Victorian and late twentieth century retail terraces at the corner of The Boulevard and Redmyre Road. This retail strip is separated from the subject site by Orrs Lane along its western boundary.

The heritage listed buildings are located outside of the subject site boundaries and are not included in the proposal. No buildings or fabric of heritage significance will be removed or impacted by the proposal. The heritage conservation area and its historic retail character will be retained.

The Planning Proposal provides for future development which will be substantially greater in scale compared with the existing Strathfield Plaza development and the adjacent traditionally scaled two-storey retail buildings. However, this proposal is a site-specific response to a growing need within the town centre of Strathfield and must be read in the context of this developing urban centre.

Conservation of the adjacent heritage items and conservation area buildings is dependent on a suitable demand for retail premises, which can only be achieved within a growing and vibrant town centre. The retention of a low-scale town centre would be to the detriment of the wider locality and may impact the longevity of the heritage retail buildings by depriving this area of a suitable retail demand.

While the proposed podium is of a higher scale than the existing retail buildings, it interprets the two-storey typology and the streetscape pattern and building rhythm in its form. Taller tower elements have been setback from the immediate streetscape and have been articulated to prevent dominant building forms. In this particular instance, the proposed higher scale future development is considered to have an acceptable heritage impact and will be complementary to the development of an energised and diverse town centre.

The detailed design of future built form has not been developed to the stage where the façade detailing is complete, as this is not required at Planning Proposal stage. Finalised façade detailing, and the architectural response to the immediate context of the site, including streetscape character and rhythm, will form part of future Development Applications.

The Planning Proposal is restricted to land to the rear of the adjacent heritage items and future built form will therefore not obscure any existing or important views towards the heritage buildings. While views towards these heritage buildings will change as they will be read in a broader context of high-density development, this is considered to be an acceptable given the town centre location and proximity to other elements of this important urban centre. There are no visual impacts to any of the heritage items in the wider vicinity of the subject property.

Urbis considers that the Planning Proposal is acceptable from a heritage perspective and is recommended for approval.

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8.1. BIBLIOGRAPHY

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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