

The logo for URBIS, featuring the word "URBIS" in a bold, white, sans-serif font. The text is contained within a white square frame that is partially open on the right side. A thick white line extends from the top of the square frame across the top of the page.

**URBIS**

# **HERITAGE IMPACT STATEMENT**

520 Gardeners Road  
Alexandria

Prepared for  
**CHARTER HALL**  
March 2022

**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Associate Director, Heritage Fiona Binns, B Arts, M Arts (Curatorial Studies), M ICOMOS  
Senior Consultant, Archaeology Sam Richards, BA Archaeology (Hons)  
Heritage Consultant Rebecca Zulaikha, B Fine Arts (Hons), B Landscape Architecture, Grad Cert Herit Cons  
Archaeology Consultant Kirsten Downey, BA Archaeology (Hons)  
Project Code P0032153  
Report Number 01 15/12/2021 First Issue  
02 13/01//2022 Issue 01  
03 09/03//2022 Final Issue 02

---

**Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.**

**We acknowledge, in each of our offices the Traditional Owners on whose land we stand.**

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd  
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

**urbis.com.au**

# CONTENTS

<b>Executive Summary</b> .....	<b>1</b>
<b>1. Introduction</b> .....	<b>2</b>
1.1. Background.....	2
1.2. Site Location .....	2
1.3. Methodology .....	3
1.4. Author Identification .....	3
1.5. The Proposal.....	3
<b>2. Site Description</b> .....	<b>6</b>
<b>3. Historical Overview</b> .....	<b>9</b>
3.1. Area History .....	9
3.2. Site History.....	11
<b>4. Baseline Archaeology Review</b> .....	<b>17</b>
4.1. Framework for Assessment .....	17
4.2. Archaeological Potential .....	17
4.3. Conclusion and Recommendations .....	19
<b>5. Heritage Significance</b> .....	<b>20</b>
5.1. What is Heritage Significance? .....	20
5.2. Heritage Listing.....	20
5.3. Statement of Significance .....	23
5.3.1. Alexandra Canal .....	23
<b>6. Impact Assessment</b> .....	<b>24</b>
6.1. Statutory Controls .....	24
6.1.1. Sydney Local Environmental Plan 2012.....	24
6.2. Sydney Development Control Plan 2012.....	25
<b>7. Conclusion and Recommendations</b> .....	<b>27</b>
<b>8. Bibliography and References</b> .....	<b>28</b>
8.1. Bibliography .....	28
8.2. References.....	28
<b>9. Disclaimer</b> .....	<b>29</b>

## CI

### FIGURES

Figure 1 Locality map showing the location of the subject site outlined in highlighted. ....	2
Figure 2 – Proposed redevelopment perspective.....	4
Figure 3 Aerial view of subject site outlined in red. ....	6
Figure 4 – Looking east along Gardeners Road. ....	7
Figure 5 – Looking west along Gardeners Road.....	7
Figure 6 – Looking north along Bourke Road adjacent to the subject site.....	7
Figure 7 – Looking north-east towards subject site from intersection of Gardeners Road and Bourke Road. ....	7
Figure 8 – Alexandra Canal.....	7
Figure 9 – View towards subject site from the bridge that traverses Alexandra Canal. Location of subject site indicated with red arrow.....	7
Figure 10 – Adjacent development to the north of the subject site. ....	8
Figure 11 – Adjacent development to the east of the subject site.....	8
Figure 12 – Adjacent development context. ....	8

Figure 13 – Bourke Road elevation of existing building on subject site. ....	8
Figure 14 – Gardeners Road elevation of existing building on subject site. ....	8
Figure 15 – Vehicle entry for subject site towards Bourke Road.....	8
Figure 16 – Atlas of the Suburbs of Sydney, 1885-1890 – Alexandria. Approximate location of subject site indicated by blue star. ....	10
Figure 17 – Undated (assumed circa-1820s). Waterloo properties with owners and occupiers – Bourke Road, Gardeners Road. Approximate location of subject site outlined in red. Note: the subject site is located on the boundary of Sir D. Coopers Waterloo Estate.....	12
Figure 18 – 1943 Historical Aerial. Approximate location of subject site outlined in red.....	13
Figure 19 – Extract of Civic Survey 1938-1950 – Map 1 Alexandria East and Map 2 Alexandria East. Approximate location of subject site outlined in red. ....	13
Figure 20 – 1955 Historical Aerial. Approximate location of subject site outlined in red.....	14
Figure 21 – 1971 Historical Aerial. Approximate location of subject site outlined in red.....	14
Figure 22 – 1971 Historical Aerial. Approximate location of subject site outlined in red.....	15
Figure 23 – 1982 Historical Aerial. Approximate location of subject site outlined in red.....	15
Figure 24 – 1991 Historical Aerial. Approximate location of subject site outlined in red.....	16
Figure 25 – 1998 Historical Aerial. Approximate location of subject site outlined in red.....	16
Figure 26 – Extract of heritage map with the subject site outlined in red. ....	20
Figure 27 – Extract of heritage map with the approximate location of subject site outlined in red. ....	21
Figure 28 – Alexandra Canal Heritage Curtilage Map – State Heritage Register – SHR 01621. Approximate location of subject site outlined in blue.....	22

**CLICK OR TAP HERE TO ENTER TEXT.**

#### **TABLES**

Table 1 Provided Plans.....	3
Table 2 Assessment against the Sydney Local Environmental Plan 2012 .....	24
Table 3 Assessment against the Sydney Development Control Plan 2012.....	25

# EXECUTIVE SUMMARY

Urbis has been engaged by Charter Hall to prepare the following Heritage Impact Statement (HIS) to accompany a State Significant Development Application (SSDA) for 520 Gardeners Road, Alexandria (subject site).

The subject site is not identified as a heritage item, nor is it located within a Heritage Conservation Area. However, it is located in the vicinity of a heritage item, being Alexandra Canal, which is located approximately 200 metres north-west of the subject site. Alexandra Canal is identified as having State heritage significance (SHR No. 01621) and is also listed on the Sydney LEP 2012 (Item No. I3) and the Bayside LEP 2021 (Item No. I260).

The proposal involves the construction of a two-storey warehouse and distribution centre comprising 21,952m<sup>2</sup> of warehouse and distribution GFA with 5,557m<sup>2</sup> ancillary office space, landscaping at ground and second floor levels, bicycle and car parking. Further details of the proposal are included in Section 1.5 of this report.

A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report. The proposed development has been assessed to have no impact on the heritage item in the vicinity. Key aspects of the proposal assessment are listed below:

- The proximate heritage item, being Alexandra Canal is located approximately 200 metres to the north-west of the subject site and is separated both physically and visually by the existing arterial road network that surrounds the subject site and large-scale industrial development that is located between the subject site and the heritage item.
- Views to and from the heritage item and subject site are obscured by the existing arterial road network that surrounds the subject site and the existing large-scale industrial development located between the heritage item and the subject site. Significant views towards the heritage item are from Campbell Road Bridge, these will not be altered by the proposal.
- Further to the above, the proposed redevelopment will occur only within the subject site's legal allotment boundary and will in no way physically encroach on the allotments or established curtilage of the heritage item in the vicinity. As such, there are no identified physical impacts associated with the proposal on the vicinity heritage item.
- The proposed demolition of the existing large-scale warehouse building located on the site to facilitate the construction of the proposed new development will have no impact on the heritage item in the vicinity. The location and context of the subject site is removed both physically and visually from the vicinity heritage item and its defined curtilage. The proposed new building will generally be in keeping with the contemporary industrial style buildings within the area. As such, the proposed redevelopment of the subject site will result in an infill building that responds appropriately to comparable contemporary commercial and industrial development in the immediate vicinity.
- Extant development comprises of a warehouse building constructed c.1996, which does not contribute to the setting of the heritage item, being the Alexandra Canal. The proposed redevelopment therefore has no further impact on the setting of heritage listed Alexandra Canal.

The Alexandra Canal traverses the suburbs of Mascot and Alexandria before emptying into Shea's Creek and terminating at Green Square. The setting of the Canal includes a mix of development, of varying historical periods and building typologies. Noting that the subject site is not of heritage significance and makes no contribution to the setting of the Canal, and further that the site is considerably distanced from the Canal, the proposed redevelopment for a contemporary warehouse can have no further impact on the heritage item.

For the reasons stated above, the proposed works are assessed as having no impact on the heritage item in the vicinity and are recommended for approval from a heritage perspective.

# 1. INTRODUCTION

## 1.1. BACKGROUND

Urbis has been engaged by Charter Hall to prepare the following Heritage Impact Statement (HIS) to accompany a State Significant Development Application (SSDA) for 520 Gardeners Road Alexandria (subject site).

The subject site is not identified as a heritage item, nor is it located within a Heritage Conservation Area. However, it is located in the vicinity of an identified heritage item, being the Alexandra Canal, located approximately 200 metres north-west of the subject site. Alexandra Canal is identified as having State heritage significance (SHR No. 01621) and is also listed on the on the Sydney LEP 2012 (Item No. I3) and the Bayside LEP 2021 (Item No. I260).

The proposal comprises of the construction of a two-storey warehouse and distribution centre comprising 21,952 m<sup>2</sup> of warehouse and distribution GFA with 5,557 m<sup>2</sup> ancillary office space, landscaping at ground and second floor levels, bicycle and car parking. Further details of the proposal are included in Section 1.5 of this report.

This HIS has been prepared to determine the potential heritage impact of the proposed works on the heritage item in the vicinity.

## 1.2. SITE LOCATION

The subject site is located at 520 Gardeners Road Alexandria within the local government area (LGA) of City of Sydney. The site is legally described as Lot 302 of Deposited Plan 1231238.



Figure 1 Locality map showing the location of the subject site outlined in highlighted.

Source: Six Maps, 2021.

## 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 Sydney Local Environmental Plan (LEP) 2012 and the Sydney Development Control Plan (DCP) 2012.

## 1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Rebecca Zulaikha (Heritage Consultant). Fiona Binns (Associate Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## 1.5. THE PROPOSAL

The proposal comprises the redevelopment of the site as summarised below:

- Construction, fit out and operation of a two-storey warehouse and distribution centre comprising approximately 27,509 m<sup>2</sup> GFA including:
  - 21,952 m<sup>2</sup> of warehouse and distribution GFA; and
  - 5,557 m<sup>2</sup> GFA ancillary office space.
- Provision of 64 bicycle parking spaces at ground floor level and 144 car parking spaces at second floor level.
- Replacement of the existing vehicular access from Bourke Road with two new access driveways from Bourke Road.
- Earthworks and upgrades to existing on-site infrastructure.
- Provision of internal vehicle access route and loading docks.
- Building identification signage.
- Operation 24 hours per day seven days per week.
- A total of 4,511m<sup>2</sup> of hard and soft landscaping at ground level and an additional 1,634 m<sup>2</sup> of soft landscaping on the level two rooftop.

Urbis has been provided with drawing documentation prepared by Nettleton Tribe. This HIS has relied on these plans for the impact assessment include in Section 6. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 1 Provided Plans

Author	Drawing No.	Drawing Name	Drawing Issue	Date
Nettleton Tribe	DA-000	Cover		26.11.21
Nettleton Tribe	DA-001	Site Analysis and Context Plan	-	-
Nettleton Tribe	DA-002	Existing and Demolition Plan	-	-
Nettleton Tribe	DA-005	Site and Roof Plan	1	26.11.21
Nettleton Tribe	DA-010	Ground Floor Plan	7	26.11.21

Nettleton Tribe	DA-011	Ground Floor Plan - Mezzanine	4	26.11.21
Nettleton Tribe	DA-012	Level 01	8	26.11.21
Nettleton Tribe	DA-013	Level 01 - Mezzanine	4	26.11.21
Nettleton Tribe	DA-014	Level 2 and Car Park	6	11.11.21
Nettleton Tribe	DA-031	Elevation – North and South	6	26.11.21
Nettleton Tribe	DA-032	Elevation – East and West	3	26.11.21
Nettleton Tribe	DA-039	External Materials	-	26.11.21
Nettleton Tribe	DA-041	Section – Sheet 01	7	26.11.21
Nettleton Tribe	DA-091	Area Plans	1	26.11.21
Nettleton Tribe	DA-095	Landscape Area	1	26.11.21
Nettleton Tribe	DA-097	Perspective – Sheet 01	1	26.11.21



Figure 2 – Proposed redevelopment perspective.

Source: Nettleton Tribe, 2021.

## 1.6. RESPONSE TO SEARS

The Heritage Impact Statement is required by the Secretary's Environmental Assessment Requirements (SEARs). The following Table identifies the SEARs and the relevant reference Sections in the Heritage Impact Statement report.

Table 2: Response to SEARs

SEARs Item	Response
<p>Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.</p>	<p>This Heritage Impact Statement (HIS) has been provided in accordance with the SEARs requirement.</p> <p>See Section 6 for a detailed heritage impact assessment of the proposal.</p> <p>See Section 4 for a baseline archaeological review that assesses the potential impact to archaeological resources.</p> <p>This HIS has been prepared in accordance with the relevant statutory controls and guidelines.</p>

## 2. SITE DESCRIPTION

The subject site occupies the north-east corner of the busy intersection of Gardeners Road and Bourke Road. The area is predominantly characterised by large-scale industrial buildings, with some contemporary apartment development south west of the subject site.

The subject site comprises 18,988 m<sup>2</sup> of land and currently contains one large-scale warehouse style building that until recently had been operational as a Bunnings Warehouse store with associated parking along both the Gardeners Road and Bourke Road boundaries. The building located on the site is a utilitarian commercial building that was constructed in circa-1996. It is not architecturally distinctive, but common both to its period and use.

The site has elevations to both Gardeners Road and Bourke Road and adjacent to other large-scale industrial development to both the east and the north. The area to the north-west has recently been significantly modified and developed to accommodate the relatively recent Westconnex and features a newly constructed vehicular bridge to the north-west of the subject site that traverses the Alexandra Canal.

The Alexandra Canal is a tributary of the Cooks River to the west and snakes its way in a north-east direction through the industrial allotments of Mascot and Alexandria before emptying into Sheas Creek and terminating at Green Square.



Figure 3 Aerial view of subject site outlined in red.

Source: NearMap, 2021 with Urbis overlay.



Figure 4 – Looking east along Gardeners Road.



Figure 5 – Looking west along Gardeners Road.



Figure 6 – Looking north along Bourke Road adjacent to the subject site.



Figure 7 – Looking north-east towards subject site from intersection of Gardeners Road and Bourke Road.



Figure 8 – Alexandra Canal.



Figure 9 – View towards subject site from the bridge that traverses Alexandra Canal. Location of subject site indicated with red arrow.



Figure 10 – Adjacent development to the north of the subject site.



Figure 11 – Adjacent development to the east of the subject site.



Figure 12 – Adjacent development context.



Figure 13 – Bourke Road elevation of existing building on subject site.



Figure 14 – Gardeners Road elevation of existing building on subject site.



Figure 15 – Vehicle entry for subject site towards Bourke Road

## 3. HISTORICAL OVERVIEW

### 3.1. AREA HISTORY

The suburb of Alexandria was named after Princess Alexandra, who married Edward, Prince of Wales (later King Edward VII) in 1863. By the 1820s the area was supporting a number of industrial operations, including the Waterloo Flour Mills owned by William Hutchinson, Daniel Cooper and others. The area around the mill remained crown land until it was granted to William Hutchinson in 1823 as a grant of 1,400 acres. Hutchinson was a superintendent of convicts and public works at Waterloo Farm and held his land for two years before selling it to Daniel Cooper and Solomon Levey.<sup>1</sup>

The suburb of Alexandria began life as the West Ward of Waterloo Municipality, which was separated from Redfern in 1860. It then separated from Waterloo in 1868 and was incorporated as the Borough of Alexandria. Eighty years later it was made part of the City of Sydney.

As time passed, Alexandria became the site of many factories and extensive brickworks, and by the 1930s it was regarded as an industrial suburb, a character which remains today.<sup>2</sup> In the early days of European settlement it was mainly known for its Chinese market gardens arranged around the alluvial flats of Shea's Creek. This water course was originally a tidal inlet off Botany Bay, but in the years 1887 to 1900 it was excavated to form the navigable Alexandria Canal to the west of Botany Road. These works were completed using unemployed relief work labour during the depression of the 1890s.

Later, this land was considered far too valuable for this purpose and so Alexandria began to develop as an industrial centre. This development was encouraged by the five times mayor of Alexandria, who termed the phrase the 'Birmingham of Australia' to describe the municipal area after the British Midlands industrial hub.<sup>3</sup> Following the construction of a tramway from the Sydney CBD to the area in 1882, the Botany Road Trust undertook a program of pavement and kerbing construction along the route. The tram service ceased operations in 1949 and was replaced by government operated buses.<sup>4</sup>

In 1943 the Municipality of Alexandria celebrated its 75<sup>th</sup> anniversary and its industrial character was consolidated; at that time, it was the largest industrial centre in metropolitan Sydney, boasting some 550 factories in an area of 1,000 acres.<sup>5</sup> In 1948, the City of Sydney's boundaries expanded to incorporate the Municipalities of Alexandria, Darlington, Erskineville, Glebe, Newtown, Paddington, Redfern and Waterloo.

---

<sup>1</sup> Pollon, F 1996, *The book of Sydney suburbs*, Cornstalk, Sydney.

<sup>2</sup> Ibid.

<sup>3</sup> Whittaker, Anne-Marie *Pictorial History: South Sydney. Alexandria*, NSW Kingsclear Books 2002:121

<sup>4</sup> Dept Environment & Heritage Heritage Act - s.170 NSW State agency heritage register 27 Sep 2005

<sup>5</sup> Whittaker, Anne-Marie *Pictorial History: South Sydney. Alexandria*, NSW Kingsclear Books 2002:121

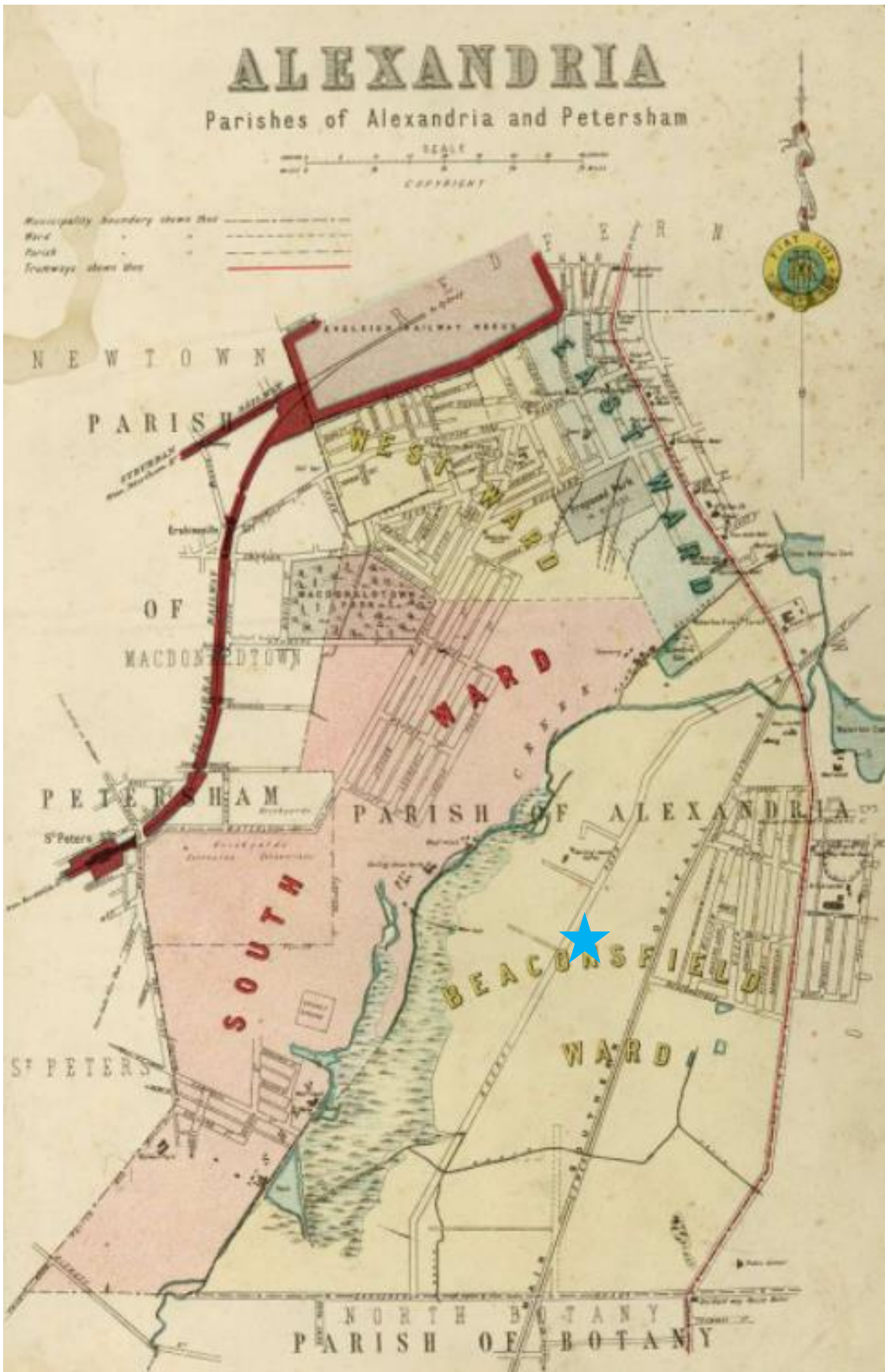


Figure 16 – Atlas of the Suburbs of Sydney, 1885-1890 – Alexandria. Approximate location of subject site indicated by blue star.

Source: *City of Sydney Historical Atlas*.

## 3.2. SITE HISTORY

The subject site was originally part of the larger land grant owned by Daniel Cooper (Figure 17), which was developed as part of the industrial centre of Alexandria. Review of the Sands Directory indicates that the the subject site was occupied by J. Summers, Poultry Farmer in the early 1900s (before 1932).

The 1943 aerial shows that the local area was characterised by larger scale warehouses and industrial buildings by this time, with a large warehouse building constructed on the eastern side of the subject site (Figure 18). The western and northern part of the subject site remained predominantly undeveloped with the exception of a few ancillary shed structures. Bourke Road appears to be a dirt road at this time. Historical mapping of the subject site shows that it was owned by British Standard Machine Company Pty. Ltd, which manufactured heavy roadmaking machinery (Figure 19).

The 1955 historical aerial shows that an addition with a saw-tooth roof had been added to the existing warehouse located on the eastern side of the subject site (Figure 20). Subsequent aerials show the further expansion of industrial development across the site.

Following on, in 1996 a Development Application was lodged by BBC Hardware with the former South Sydney Council (City of Sydney) for the construction of the existing hardware building. In 2001, Bunnings purchased the BBC Hardware network of stores and opened their operations on the subject site. The development was consistent with the branding and typology for the chain of warehouse stores.

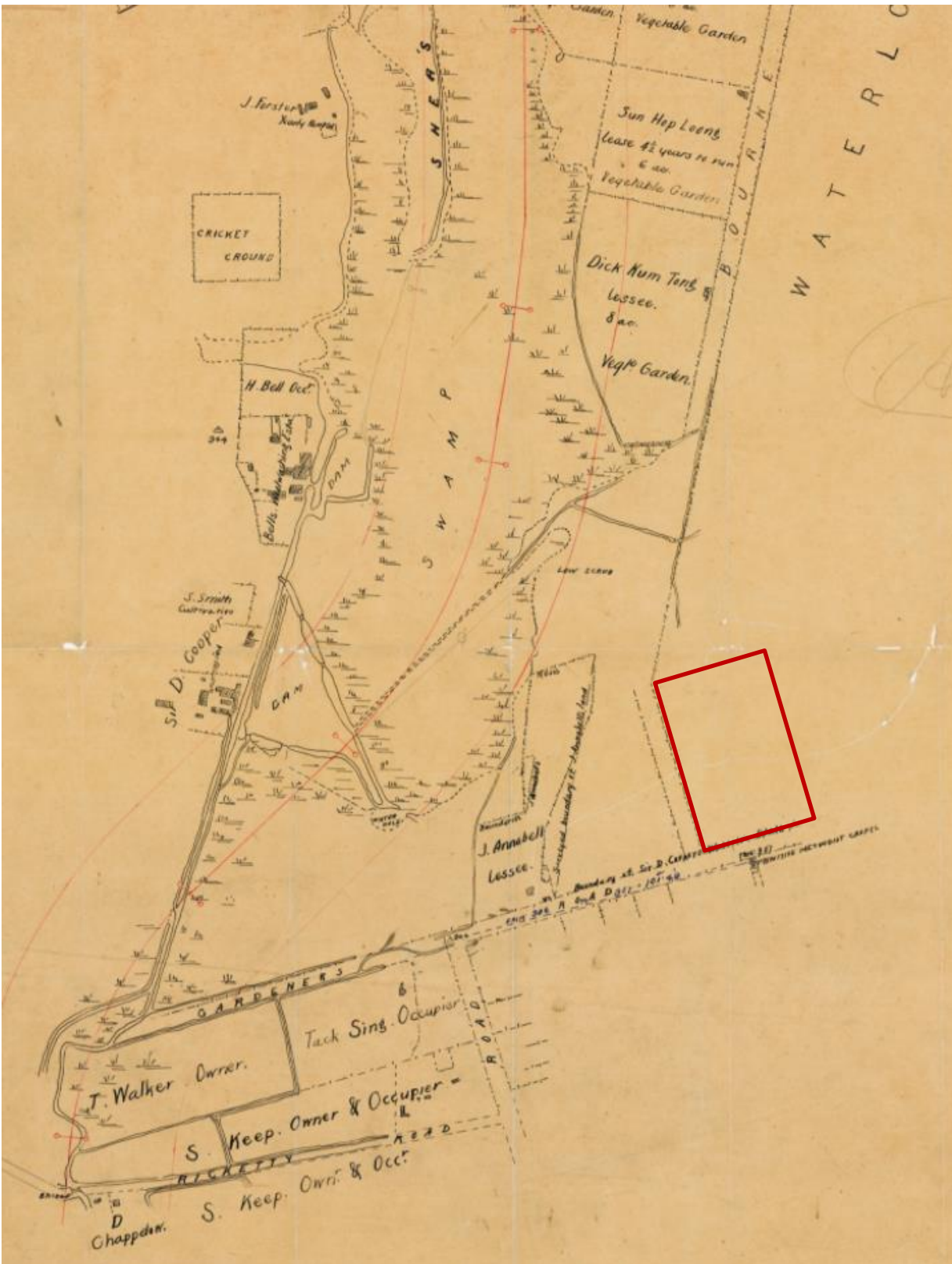


Figure 17 – Undated (assumed circa-1820s). Waterloo properties with owners and occupiers – Bourke Road, Gardeners Road. Approximate location of subject site outlined in red. Note: the subject site is located on the boundary of Sir D. Coopers Waterloo Estate.

Source: State Library of NSW (095-Z/SP/A2/92).



Figure 18 – 1943 Historical Aerial. Approximate location of subject site outlined in red.

Source: NSW Historical Imagery.



Figure 19 – Extract of Civic Survey 1938-1950 – Map 1 Alexandria East and Map 2 Alexandria East. Approximate location of subject site outlined in red.

Source: City of Sydney Historical Atlas.



Figure 20 – 1955 Historical Aerial. Approximate location of subject site outlined in red.

Source: NSW Historical Imagery.



Figure 21 – 1971 Historical Aerial. Approximate location of subject site outlined in red.

Source: NSW Historical Imagery.



Figure 22 – 1971 Historical Aerial. Approximate location of subject site outlined in red.

Source: NSW Historical Imagery.



Figure 23 – 1982 Historical Aerial. Approximate location of subject site outlined in red.

Source: NSW Historical Imagery.



Figure 24 – 1991 Historical Aerial. Approximate location of subject site outlined in red.

Source: NSW Historical Imagery.



Figure 25 – 1998 Historical Aerial. Approximate location of subject site outlined in red.

Source: NSW Historical Imagery.

## 4. BASELINE ARCHAEOLOGY REVIEW

In addition to the extant built structures and open space within the curtilage of the site, there may also be archaeological evidence relating to existing or earlier (now demolished) buildings and uses. The following is a high-level assessment of the historical archaeological potential of the subject area.

### 4.1. FRAMEWORK FOR ASSESSMENT

The *NSW Heritage Manual* (Heritage Office and Department of Urban Affairs and Planning, 1996) defines historical archaeological potential as:

*The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research.*

Archaeological research potential of a site is the extent to which further study of relics likely to be found is expected to contribute to improved knowledge about NSW history which is not demonstrated by other sites, archaeological resources or available historical evidence. The potential for archaeological relics to survive in a particular place is significantly affected by later activities that may have caused ground disturbance. These processes include the physical development of the site (for example, phases of building construction) and the activities that occurred there.

The archaeological potential of the subject area is assessed based on the background information presented in Section 3 and graded according to the following scheme:

- **Nil Potential:** the land use history demonstrates that high levels of ground disturbance have occurred that would have destroyed any archaeological remains; or archaeological excavation has already occurred and removed any potential resource.
- **Low Potential:** the land use history suggests limited development or use, or there is likely to be quite high impacts in these areas; however, deeper sub-surface features such as wells, cesspits and their artefact bearing deposits may survive.
- **Moderate Potential:** the land use history suggests limited phases of low to moderate development intensity, or there have been some impacts in the area. Some archaeological remains are likely to survive, including building footings and shallower remains, in addition to deeper sub-surface features.
- **High Potential:** substantially intact archaeological deposits could survive in these areas.
- The potential for archaeological remains or 'relics' to survive in a particular place is significantly affected by land use activities that may have caused ground disturbance. These processes include the physical development of the site (e.g. phases of building construction) and the activities that occurred there. The following definitions are used to consider the levels of disturbance:
- **Low Disturbance:** the area or feature has been subject to activities that are likely to have had a minor effect on the integrity and survival of archaeological remains.
- **Moderate Disturbance:** the area or feature has been subject to activities that may have affected the integrity and survival of archaeological remains. While archaeological evidence may be present, they are likely to have been disturbed.
- **High Disturbance:** the area or feature has been subject to activities that would have had a major effect on the integrity and survival of archaeological remains. Archaeological evidence are likely to be significantly disturbed or destroyed.
- The following assessment of archaeological potential of the present subject area has been undertaken based on the above framework.

### 4.2. ARCHAEOLOGICAL POTENTIAL

As discussed in Section 3 above, the first land grants associated with the site date to the 19<sup>th</sup> century. The subject area is located within a 1,400 acre land grant made to William Hutchison in 1823. Hutchison's grant, which he named 'Waterloo Estate', changed hands several times over the 19<sup>th</sup> century, before being subdivided in the 1880s (The Dictionary of Sydney). Hutchinson was a superintendent of convicts and public works at Waterloo Farm and held his land for two years before selling it to Daniel Cooper and Solomon Levey.

An aerial photograph of the subject area from 1943 (Figure 18) shows that the subject area has been cleared of vegetation and developed for industrial purposes. A large warehouse building is evident in the south east corner near Gardeners Road covering about one quarter of the subject area. There are also a few ancillary shed structures and stockpiled goods close to the building. The remaining area of exposed ground looks to be very disturbed through heavy surface use relating to the warehouse.

In the aerial photo from 1955 (Figure 20), the subject area was increasingly built upon. The additional construction of a saw tooth roof extended upon the original structure. The development covers almost the whole subject area and seems to have had heavy industrial use. There are only two small strips of land on the western and southern boundary outside the building footprints. Within these strips, access roads and evidence of storage goods can be seen.

From 1955-1991 (Figures 20-24), the subject area does not exhibit any major changes. The same warehouse structure stands until 1996. In 1996, BBC Hardware constructs the existing hardware building which Bunnings purchased in 2001 as evidenced in Figure 25.

It is apparent from the above analysis that the subject area has been exposed to various activities that are likely to have caused ground disturbance since at least the mid-20<sup>th</sup> century. Activities from the 19<sup>th</sup> Century would not have caused much disturbance. The entire subject area is assessed to have been subjected to a high level of ground disturbance associated with the construction and demolition of buildings and its utilisation for industrial purposes, including storage of goods and vehicle traffic. The remains of the early buildings on site, infrastructure (e.g. paths and fences) and casual finds associated with the site's early use are likely to have been destroyed by the subsequent development of the site to build the circa-1996 warehouse structure.

A geotechnical investigation of the subject area was undertaken by PSM confirms the high level of disturbance (PSM 2021). The report presents the findings from three boreholes. The geotechnical investigation found a disturbed fill layer to a minimum depth of 2.0 to 2.35 m below the existing ground surface, at which depth ground water was encountered. The depth of ground disturbance within the subject area significantly reduces the likelihood of historical archaeological remains being retained.

Based on the high level of ground disturbance associated with the construction of the extant buildings and infrastructure, and the site being subject to minimal historical occupation, the site is assessed as having **low historical archaeological potential**.

It is therefore recommended that no further investigation historical archaeological investigation need be undertaken prior to works within the site and that the development may proceed with caution, subject to the following archaeological chance finds and human remains procedures being implemented and followed:

### **Archaeological Finds Procedure**

Should any archaeological deposits be uncovered during any site works, the following steps must be followed:

1. All works within the vicinity of the find must immediately stop. The find must not be moved 'out of the way' without assessment.
2. The site supervisor or another nominated site representative must contact either the project archaeologist (if relevant) or Heritage NSW (Enviroline 131 555) to contact a suitably qualified archaeologist.
3. The nominated archaeologist must examine the find, provide a preliminary assessment of significance, record the item and decide on appropriate management measures. Such management may require further consultation with Heritage NSW and preparation of a research design and archaeological investigation/salvage methodology.
4. Depending on the significance of the find, reassessment of the archaeological potential of the subject area may be required and further archaeological investigation undertaken.
5. Reporting may need to be prepared regarding the find and approved management strategies.
6. Works in the vicinity of the find can only recommence upon receipt of approval from Heritage NSW.

## Human Remains Procedure

In the unlikely event that human remains are uncovered during the proposed works, the following steps must be followed:

1. All works within the vicinity of the find must immediately stop. The find must be cordoned-off and signage installed to avoid accidental impact.
2. The site supervisor or other nominated manager must notify the NSW Police and Heritage NSW (Enviroline 131 555).
3. The find must be assessed by the NSW Police, which may include the assistance of a qualified forensic anthropologist.
4. Management recommendations are to be formulated by the NSW Police, Heritage NSW and site representatives.
5. Works are not to recommence until the find has been appropriately managed.

## 4.3. CONCLUSION AND RECOMMENDATIONS

- **Historical Archaeology** – Based on the high level of ground disturbance associated with the construction of the extant buildings and infrastructure, the site is assessed as having low historical archaeological potential.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective having regard to the proposed recommendations below.

## 5. HERITAGE SIGNIFICANCE

### 5.1. 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.

### 5.2. HERITAGE LISTING

The subject site is located within the Sydney LGA, on the boundary that adjoins Bayside LGA. The subject site is not identified as a heritage item, nor is it located within a Heritage Conservation Area under Sydney LEP 2012. However, it is located in the vicinity of an identified heritage item, being Alexandra Canal, located approximately 200 metres north-west of the subject site. Alexandra Canal is identified as having State heritage significance (SHR No. 01621) and is also included on *Schedule 5* of the *Sydney LEP 2012* as Heritage Item No. I3 (Figure 26) and Bayside LEP 2021 as Heritage Item No. I260 (Figure 27).

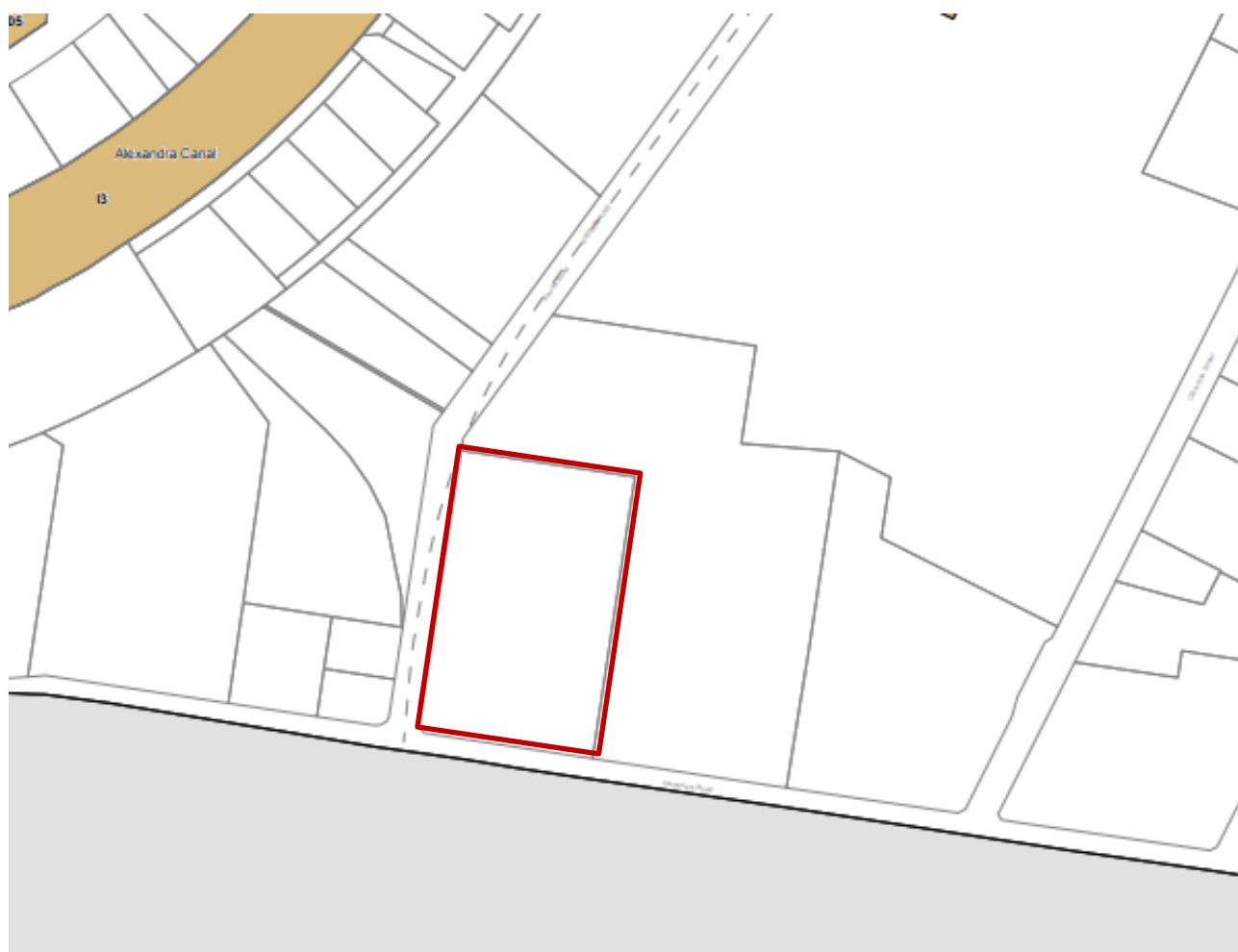


Figure 26 – Extract of heritage map with the subject site outlined in red.

Source: Sydney LEP 2012, Heritage Map HER\_012

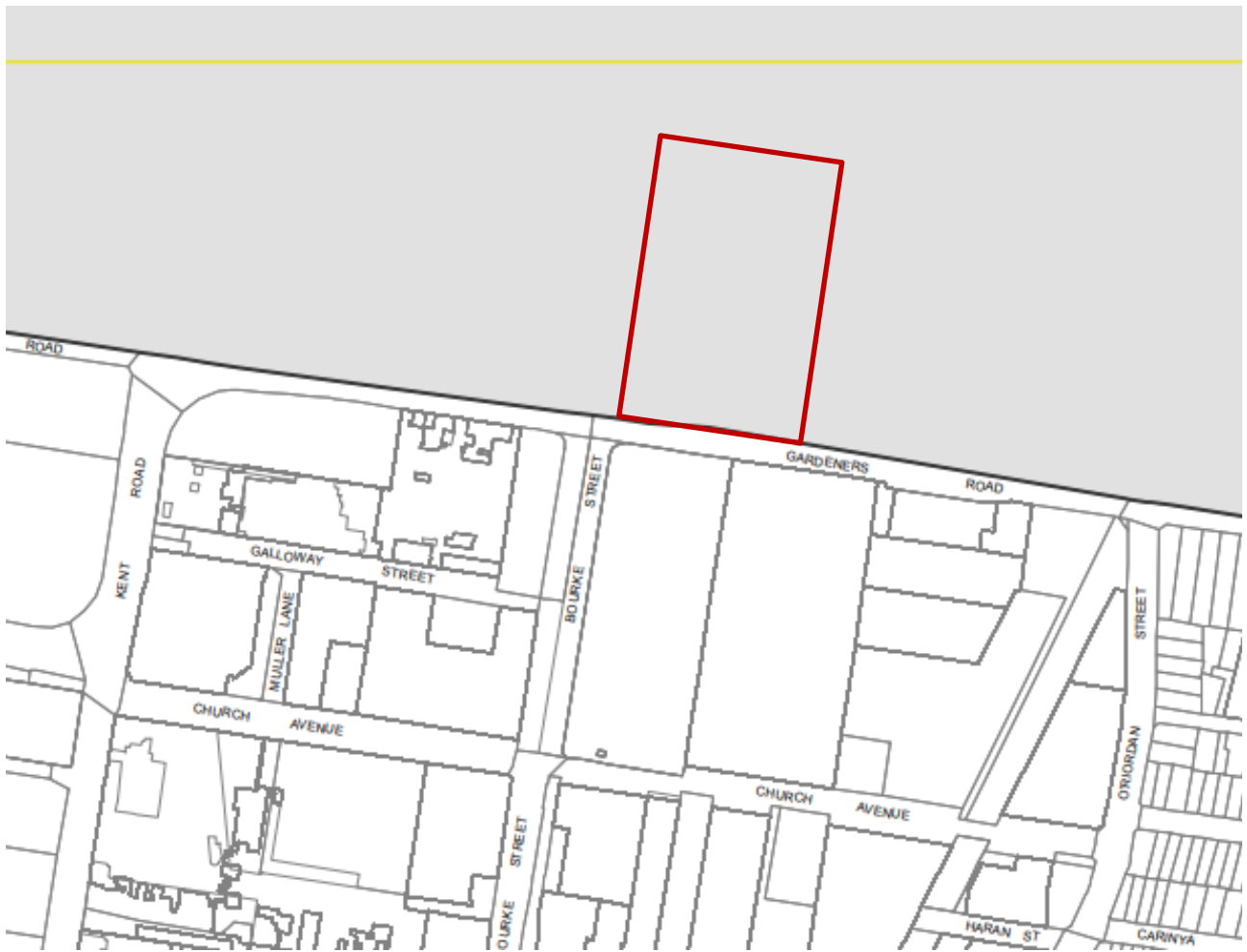


Figure 27 – Extract of heritage map with the approximate location of subject site outlined in red.

Source: *Bayside LEP 2021, Heritage Map HER\_008*



State Heritage Register - SHR 01621, Plan: 2038  
 Alexandra Canal  
 Alexandria

Gazettal Date: 15 November 2002

0 250 500 750 1,000



**Legend**

-  SHR Curtilage
-  Land Parcels
-  Railways

Figure 28 – Alexandra Canal Heritage Curtilage Map – State Heritage Register – SHR 01621. Approximate location of subject site outlined in blue.

Source: NSW State Heritage Inventory 'Alexandra Canal' (SHR 01621).

## 5.3. STATEMENT OF SIGNIFICANCE

### 5.3.1. Alexandra Canal

The following statement of significance for the Alexandra Canal has been sourced from the NSW State Heritage Inventory.

*Alexandra Canal is of high historic, aesthetic and technical/research significance. Historically, it is a rare example of 19th century navigational canal construction in Australia, being one of only two purpose built canals in the State, with one other known example in Victoria. It has the ability to demonstrate the NSW Governments initiative to create water transport as a means of developing an industrial complex in the Alexandria and Botany areas and exploiting the use of unemployed labour to achieve its scheme.*

*It played a seminal role in the changing pattern and evolution of the occupation and industrial uses of the local area and nearby suburbs, which included filling large areas of low-lying land for development.*

*Aesthetically, intact original sections of the canal, comprising pitched dry packed ashlar sandstone, provides a textured and coloured finish which is aesthetically valuable in the cultural landscape. It is a major landmark and dramatic component of the industrial landscape of the area, particularly as viewed from the Ricketty Street Bridge and along Airport Drive.*

*Scientifically, the excavation of the canal provided a valuable contribution to the understanding of the changing sea-levels along the eastern seaboard and the antiquity of the aboriginal presence in the area. Intact original sections of the fascine dyke sandstone construction are rare examples of late 19th century coastal engineering works.*

*The area has been assessed as having no potential to contain historical archaeological material associated with the development or occupation of the area, either prior to or since the construction of the canal. As a result, the study area would contain no material of historical significance, or material that could contribute to the significance of Alexandra Canal itself.<sup>6</sup>*

---

<sup>6</sup> NSW Heritage Inventory, 'Alexandra Canal' (SHR 01621), <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5053860>

## 6. IMPACT ASSESSMENT

Below, the potential impact of the proposal is assessed against the applicable heritage-related statutory and non-statutory planning controls which relate to the site and the proposed development.

### 6.1. STATUTORY CONTROLS

#### 6.1.1. Sydney Local Environmental Plan 2012

The table below provides an assessment of the proposal against the relevant provision for heritage conservation as found in the *Sydney LEP 2012*.

Table 3 Assessment against the Sydney Local Environmental Plan 2012

Clause	Response
<p><b>(1) Objectives</b></p> <p><i>The objectives of this clause are as follows:</i></p> <p><i>(a) to conserve the environmental heritage of the City of Sydney,</i></p> <p><i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p><i>(c) to conserve archaeological sites,</i></p> <p><i>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance</i></p>	<p>The proposed works are in line with the objectives set out in the Sydney LEP 2012, as discussed below.</p>
<p><b>(4) Effect of proposed development on heritage significance</b></p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>This HIS has been prepared to assess the proposal with regard to its potential impact on the heritage item in the vicinity of the subject site.</p> <p>The proposal includes the redevelopment of the site as set out in section 1.5.</p> <p>Proposed development will not impact on the heritage listed Canal. The heritage item is considerably distanced from the site, separated by the road network and existing industrial development. The Alexandra Canal is a tributary of the Cooks River to the west and snakes its way in a north-east direction through the industrial allotments of Mascot and Alexandria before emptying into Sheas Creek and terminating at Green Square.</p>
<p><b>(5) Heritage assessment</b></p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p>	<p>Noting that the subject site is not of heritage significance and makes no contribution to the setting of the Canal, the proposed redevelopment for a contemporary warehouse development can have no further impact on the heritage item.</p>

Clause	Response
<p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	

## 6.1.2. Sydney Development Control Plan 2012

The table below assesses the proposal against the relevant objective and provisions for heritage conservation as found in the *Sydney DCP 2012*.

Table 4 Assessment against the Sydney Development Control Plan 2012.

Provision	Response
<b>Heritage 3.9</b>	
<p><b>3.9.1 Heritage Impact Statements</b></p> <p><i>(1) A Heritage Impact Statement is to be submitted as part of the Statement of Environmental Effects for development applications affecting:</i></p> <p><i>(a) heritage items identified in the Sydney LEP 2012; or</i></p> <p><i>(b) properties within a Heritage Conservation Area identified in Sydney LEP 2012.</i></p>	<p>This Heritage Impact Statement assesses the potential heritage impact of the proposal on the heritage item in the vicinity.</p>
<p><b>3.9.5 Heritage Items</b></p> <p><i>(4) Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:</i></p> <p><i>(a) providing an adequate area around the building to allow interpretation of the heritage item;</i></p> <p><i>(b) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);</i></p> <p><i>(c) protecting, where possible and allowing the interpretation of archaeological features; and</i></p> <p><i>(d) Retaining and respecting significant views to and from the heritage item.</i></p>	<p>The heritage item, being Alexandra Canal is located approximately 200 metres to the north-west of the subject site and is separated both physically and visually by the existing arterial road network that surrounds the subject site and large-scale industrial development that is located between the subject site and the heritage item.</p> <p>Further to the above, the proposed redevelopment will occur only within the subject site's legal allotment boundary and will in no way physically encroach on the allotments or established curtilage of the heritage item in the vicinity. As such, there are no identified physical impacts associated with the proposal on the vicinity heritage item.</p> <p>There is no significant landscaping associated with the heritage item impacted by the proposal.</p> <p>There are no known archaeological features associated with the heritage item impacted by the proposal.</p> <p>Views to and from the heritage item and subject site are obscured by the existing arterial road network that</p>

Provision	Response
	<p>surrounds the subject site and the existing large-scale industrial development located between the heritage item and the subject site. Overall, the significant views towards the heritage item are from Campbell Road Bridge, these will not be altered by the proposal.</p> <p>The proposed demolition of the existing large-scale warehouse building located on the site to facilitate the construction of the proposed new development will have no impact on the heritage item in the vicinity. The location and context of the subject site is removed both physically and visually from the vicinity heritage item and its defined curtilage. The proposed new building will generally be in keeping with contemporary industrial style buildings within the area. As such, the proposed redevelopment of the subject site will result in an infill building that responds appropriately to comparable contemporary commercial and industrial development in the immediate vicinity.</p>

## 7. CONCLUSION AND RECOMMENDATIONS

A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report. The proposed development has been assessed to have no impact on the heritage item in the vicinity.

Key aspects of the proposal assessment are listed below:

- The proximate heritage item, being Alexandra Canal is located approximately 200 metres to the north-west of the subject site and is separated both physically and visually by the existing arterial road network that surrounds the subject site and large-scale industrial development that is located between the subject site and the heritage item.
- Views to and from the heritage item and subject site are obscured by the existing arterial road network that surrounds the subject site and the existing large-scale industrial development located between the heritage item and the subject site. Significant views towards the heritage item are from Campbell Road Bridge, these will not be altered by the proposal.
- Further to the above, the proposed redevelopment will occur only within the subject site's legal allotment boundary and will in no way physically encroach on the allotments or established curtilage of the heritage item in the vicinity. As such, there are no identified physical impacts associated with the proposal on the vicinity heritage item.
- The proposed new development will have no impact on the heritage item in the vicinity. The location and context of the subject site is removed both physically and visually from the vicinity heritage item and its defined curtilage. The proposed new building will generally be in keeping with the contemporary industrial style buildings within the area. As such, the proposed redevelopment of the subject site will result in an infill building that responds appropriately to comparable contemporary commercial and industrial development in the immediate vicinity.
- Extant development comprises of a warehouse building constructed c.1996 which does not contribute to the setting of the heritage item. The proposed redevelopment therefore has no further impact on the setting of the heritage listed Alexandra Canal.

The Alexandra Canal traverses the suburbs of Mascot and Alexandria before emptying into Shea's Creek and terminating at Green Square. The setting of the Canal includes a mix of development, of varying historical periods and building typologies. Noting that the subject site is not of heritage significance and makes no contribution to the setting of the Canal, and further that the site is considerably distanced from the Canal, the proposed redevelopment for a contemporary warehouse can have no further impact on the heritage item.

For the reasons stated above, the proposed works are assessed as having no impact on the heritage item in the vicinity and are recommended for approval from a heritage perspective.

## 8. BIBLIOGRAPHY AND REFERENCES

### 8.1. BIBLIOGRAPHY

NSW Department of Finance and Services, Spatial Services, available at: <<https://maps.six.nsw.gov.au/>>

Google Maps 2020, Aerial view of subject site, available at:  
<<http://maps.google.com.au/maps?hl=en&tab=wl>>.

### 8.2. REFERENCES

Apperly, R., Irving, R. and Reynolds, P. (eds) 2002, A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present, Angus and Robertson, Pymble.

Australia ICOMOS 1999, The Burra Charter: 2013 The Australia ICOMOS Charter for Places of Cultural Significance, Australia ICOMOS, Burwood.

Heritage Office and Department of Urban Affairs & Planning 1996, NSW Heritage Manual, Heritage Office and Department of Urban Affairs & Planning (NSW), Sydney.

Heritage Office 2001, Assessing Heritage Significance, Heritage Office, Parramatta.

The Dictionary of Sydney, "Waterloo Estate" <[https://dictionaryofsydney.org/place/waterloo\\_estate](https://dictionaryofsydney.org/place/waterloo_estate)>  
PSM, 2021. *520 Gardeners Road, Alexandria - Results of Geotechnical Investigation*

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

## 9. DISCLAIMER

This report is dated 10 January 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of CHARTER HALL (**Instructing Party**) for the purpose of to assess the heritage impact of the proposal on the heritage item in the vicinity (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

