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HERITAGE IMPACT STATEMENT

Teloopa Urban Renewal
Project

Prepared for

FRASERS PROPERTY GROUP

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EXECUTIVE SUMMARY

This report has been prepared by Urbis Pty Ltd on behalf of *Frasers Property Telopea Developer Pty Ltd* (Frasers) and accompanies a State Significant Development Application (SSDA) submitted to the NSW Department of Planning, Industry and Environment (DPIE). The SSDA seeks Concept Approval, in accordance with Division 4.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), for the staged redevelopment of the **Telopea 'Concept Plan Area'** (CPA), as well as a detailed proposal for the first stage of development, known as '**Stage 1A**'.

The purpose of this report is to provide a heritage impact assessment of the proposal.

The Telopea CPA forms part of the **Telopea Precinct Master Plan** (adopted by Council in March 2017), which was prepared by NSW Land and Housing Corporation (LAHC) and Parramatta City Council to facilitate the rezoning of the precinct gazetted in December 2018. The Master Plan seeks to revitalise the Telopea Precinct through the redevelopment of LAHC's social housing assets, as well as sites under private ownership, to deliver an integrated community with upgraded public domain and community facilities – and to capitalise on access to the new Parramatta Light Rail network.

The SSDA seeks Concept Approval for the staged redevelopment of the Telopea CPA, as well as a detailed proposal for the first stage of development. The Concept Proposal sets out the maximum building envelopes and GFA that can be accommodated across the CPA, and identifies the land uses and public infrastructure upgrades to be provided. The Concept Proposal will establish the planning and development framework by which any future development application will be assessed.

The subject sites have been assessed herein for their potential heritage significance at Section 4.3 of this report. The subject sites do not meet the requisite threshold for heritage listing under any of the criteria set out by the Heritage Council of NSW.

The subject sites contain a range of public housing typologies including single dwellings, two-to-three storey walk ups and high-rise residential flat buildings. These dwelling types are common both within the precinct itself, as well as within the wider local area and NSW generally. These buildings are generally representative of the standardised housing typologies that were used by the Housing Commission. They are also representative of the historical approach to public housing adopted by the NSW Housing Commission as well as the subsequent evolution of public housing typologies over time. As highly common buildings within both the local area and NSW that are of a standard typology, they do not have any identified individual heritage significance.

The Concept Proposal and the detailed design Stage 1A proposed works have been assessed for their potential heritage impact at Section 5 of this report.

The Concept Proposal and the detailed design Stage 1A proposed works have both been prepared with consideration for the appropriate management of the heritage values of the area, in particular, the sympathetic response to the vicinity heritage item known as Redstone at 34 Adderton Road, to the south of the Stage 1A subject site.

This vicinity heritage item is being wholly retained within its existing setting and the Concept Proposal and the detailed design Stage 1A proposed works will have no adverse heritage impacts on the significance of the heritage item. The proposal is physically and visually separated from the heritage item, and future development in accordance with the Concept Proposal will not detract from the existing setting and streetscape of the heritage item.

The overall scale and form of the detailed design for Stage 1A provides for a stepped building form concentrating the bulk of the built form to the centre and north of the site, away from the Redstone heritage item which is located to the south. This sympathetic response ensures that the immediate setting and visual context of the Redstone heritage item is as protected as possible while much needed urban renewal and densification is undertaken closer to the Telopea neighbourhood centre and railway station.

Overall the Concept Proposal and the detailed design for Stage 1A is considered to provide a compatible response to the character and significance of the Telopea region, and will not result in adverse heritage impacts to the vicinity Redstone heritage item to the south west.

There are no aspects of the Concept Proposal or the detailed design Stage 1A proposed works which could have a detrimental impact on the significance of the vicinity Redstone heritage item. There are no other heritage items located within close proximity to the subject sites.

The Concept Proposal and the detailed design Stage 1A proposed works are acceptable from a heritage perspective and are recommended for approval on built heritage grounds.

The Concept Proposal and detailed design Stage 1A works have the potential to impact potentially state and locally significant archaeological resources. Further research is required to ascertain the likelihood for those remains to be retained *in situ* and to conclusively determine the significance of potential archaeological resources. As such, prior to the commencement of ground disturbance works at the site, a detailed Historical Archaeological Impact Assessment (HAIA) should be prepared to assess and mitigate impact to archaeologically significant relics. Any invasive archaeological methodologies, such as excavation, will be required to occur following demolition of the existing properties and may include archaeological monitoring or test/salvage excavation. Invasive archaeological methodologies should be undertaken in accordance with an Historical Archaeological Research Design (HARD).

1. INTRODUCTION

This report has been prepared by Urbis Pty Ltd on behalf of *Frasers Property Telopea Developer Pty Ltd* (Frasers) and accompanies a State Significant Development Application (SSDA) submitted to the NSW Department of Planning, Industry and Environment (DPIE). The SSDA seeks Concept Approval, in accordance with Division 4.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), for the staged redevelopment of the **Telopea 'Concept Plan Area'** (CPA), as well as a detailed proposal for the first stage of development, known as '**Stage 1A**'.

The purpose of this report is to provide a heritage impact assessment of the proposal.

1.1. BACKGROUND

The Telopea CPA forms part of the **Telopea Precinct Master Plan** (adopted by Council in March 2017), which was prepared by NSW Land and Housing Corporation (LAHC) and Parramatta City Council to facilitate the rezoning of the precinct gazetted in December 2018. The Master Plan seeks to revitalise the Telopea Precinct through the redevelopment of LAHC's social housing assets, as well as sites under private ownership, to deliver an integrated community with upgraded public domain and community facilities – and to capitalise on access to the new Parramatta Light Rail network.

The Telopea CPA is the land identified in Figure 1 and is currently owned by LAHC. The proposed redevelopment of the CPA is part of the NSW Government *Communities Plus* program, which seeks to deliver new communities where social housing blends with private and affordable housing with good access to transport, employment, improved community facilities and open space. The program seeks to leverage the expertise and capacity of the private and non-government sectors.

In December 2019, the NSW Government announced that the Affinity consortium, comprising Frasers and Hume Community Housing, were awarded the contract to redevelop the Telopea CPA. The SSDA represents the first step in the delivery of the planned redevelopment of the Telopea CPA and the Stage 1A works will provide the first integrated social and market housing development on the site, as well as a new arrival plaza for the Parramatta Light Rail.

1.2. SITE DESCRIPTION

Telopea is located in the Parramatta Local Government Area (LGA). It is approximately 4km north-east of the Parramatta Central Business District (CBD), 6km south-west of Macquarie Park Strategic Centre, and 17km from Sydney CBD.

The Telopea site currently accommodates 486 social housing dwellings, across a mix of single dwelling, townhouse, and 3-9 storey residential flat buildings, as well as Dundas Community Centre, Dundas Branch Library, Community Health Centre, Hope Connect Church, and Telopea Christian Centre.

The immediate surrounds comprise predominantly residential properties within an established landscape setting. The broader Precinct contains the Telopea Public School, a neighbourhood centre known as the Waratah Shops, and two large Council parks known as Sturt Park and Acacia Park.

1.3. PROPOSED DEVELOPMENT

The SSDA seeks Concept Approval for the staged redevelopment of the Telopea CPA, as well as a detailed proposal for the first stage of development. The Concept Proposal sets out the maximum building envelopes and GFA that can be accommodated across the CPA, and identifies the land uses and public infrastructure upgrades to be provided. The Concept Proposal will establish the planning and development framework by which any future development application will be assessed.

The Telopea CPA proposal comprises:

1. A mixed-use development including:
 - 1.1. Approximately 4700 dwellings, including a mix of social, affordable and market dwellings
 - 1.2. Inclusion of a new retail precinct with a new supermarket, food and beverage, and speciality retail
 - 1.3. Proposed childcare facility

- 1.4. Proposed combined library and community centre
- 1.5. Proposed combined Church, Residential Aged Care Facility and Independent living unit facility
2. Delivery of new public open space, including:
 - 2.1. A new light rail plaza
 - 2.2. Hill top park
 - 2.3. Eyles pedestrian link
 - 2.4. Open space associated with the proposed library
3. Retention of existing significant trees
4. Road and intersection upgrades
5. Cycle way upgrades
6. Upgrade of utility services

The Telopea CPA is divided into four precincts known as Core, North, South and East incorporating a total of 29 parcels. The Concept Proposal is further detailed in the Urban Design Report prepared by Bates Smart and Hassell.



Figure 1 – Telopea Estate Concept Plan

Source: Bates Smart and Hassell

The first stage of works to be delivered (known as 'Stage 1A') is located within the Core precinct adjacent to the Parramatta Light Rail station and will include:

1. Site establishment works, including demolition of all existing buildings and structures, tree removal, site preparation, excavation, and services augmentation
2. Construction of a new arrival plaza for the Parramatta Light Rail, incorporating a Community Pavilion
3. Construction of the Sturt Street extension, Light Rail crossing including Adderton Road intersection works and cycleway connection
4. Part demolition and upgrade of Sturt and Shortland Streets including new kerb-realignment, new footpaths and landscaping, new parking bays, bus zones, line marking and crossing to the extent identified in Figure 1
5. Construction of a new public park surrounding the existing significant trees
6. Construction of residential flat buildings, up to 10-storeys in height, including studio, one, two and three bedroom apartments
7. Construction of two basement levels, with access / egress via Sturt Street and Winter Street, including waste and loading facilities
8. Associated open space and landscaping works, including retention of existing significant trees, ground and rooftop communal open space, and a publicly accessible through site link.

The Stage 1A proposal is further detailed in the Urban Design Report prepared by Plus Architecture and Landscape Report prepared by Hassell.

1.4. HERITAGE CONTEXT

The various allotments which form the Concept proposal and the Stage 1A proposal sites do not contain any individual listed heritage items. The subject sites are located within the broader vicinity of the following heritage items:

Table 1 Vicinity heritage items

Heritage Item	Item No under Schedule 5 of the Parramatta LEP 2011	Item number under the NSW State Heritage Register (SHR)
Redstone	01795	01795
Vineyard Creek and vegetated banks (natural area)	613	N/A
Rapanea Community Forest	37	N/A
Kishnaghur archaeological site	A6	N/A



Figure 2 Extract of the Parramatta Council heritage map, showing all sites within the Concept proposal outlined in blue, and Stage 1A area shaded green

Source: Parramatta Local Environmental Plan 2011, Heritage Map HER_014

1.5. 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 Parramatta Local Environmental Plan 2011 and the Parramatta Development Control Plan 2011.

Historical research and investigations were undertaken at a desktop level. Site inspections were not undertaken due to the COVID-19 pandemic.

1.6. AUTHOR IDENTIFICATION

The following report has been prepared by Ashleigh Persian (Associate Director Heritage), Balazs Hansel (Associate Director Archaeology) and Meggan Walker (Heritage Consultant Archaeologist). Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

Another was the Adderton Estate, the lands of which form the majority of the present-day subject site. In 1834, the Adderton Estate was the home of Major Robert Gerald Moffatt, an Irish officer of the Parramatta military detachment, Moffatt occupied the Adderton Estate with his wife, Helen Sarah Moffatt, their family, and servants. The property was likely constructed c.1830. Moffatt arrived in Australia on the “*Nithsdale*” in 1830 and was a magistrate of the Australian Agricultural Company from 1831 until 1834, before becoming a magistrate at Parramatta, a position he held until 1843. His wife Helen died at the Adderton estate in 1839, while Moffatt himself went on to settle in Canning Creek before dying in 1848.⁵ Moffatt retained the Adderton Estate until 1845.⁶ Advertisements show the property at the Adderton Estate as available for sale in 1841, described as follows:

“One Hundred and Twenty Acres of Land...upon which is built an excellent residence (at present occupied by Capt. Moffat, P.M) containing two sitting rooms; for bedrooms, two dressing rooms, pantry and laundry, detached kitchen, large coach house, workshop, two three-stall stables, and other outbuildings; a flower garden in front of the house tastefully enclosed; a thirty acre paddock of oats in the highest state of cultivation; five acres of kitchen garden; the orchard contains one thousand five hundred choice vines, two hundred and fifty orange trees, &c &c. The estate is abundantly supplies with water”.⁷

Further advertisements from 1843 show the estate for lease, with the description of the estate as follows:

“This very desirable residence, situated on the Kissing Point Road, two miles from Parramatta, lately occupied by Captain Moffatt, and adjoining the estate of Captain Baylis. The house contains eight good rooms, with very superior out-buildings such as coach-house, stables, store, laundry & it has also an extensive and highly cultivated garden; the orchard is stocked with some of the choicest fruit trees...also, about one hundred acres of superior Land, in cultivation. The whole estate is well supplied with water”.⁸

Newspaper articles indicate a Mr Thomas Goleby took up the lease, before the estate was sold in May 1854. At the time, the estate was described as containing upwards of 90 acres of land including cultivated orchards and paddocks.⁹ The estate was still on the market in the 1860s and sold in 1861, although whether it had been purchased and re-listed during this time is not clear.¹⁰ The estate was purchased by the Honourable Captain Robert Towns. Towns was a British master mariner who settled in Australia and became a prolific businessman and incredibly important to the colony, including through his involvement in the Bank of New South Wales, Sydney Gold Escort Co. and as a magistrate and public official.¹¹ The property at Adderton, along with the neighbouring property also owned by Towns, was advertised as for lease again in 1864, and at some point became the property of a Mr Neil Harper, Esq.¹²

The Adderton Estate was subdivided over the course of the late 1800s, with subdivision plans from 1887 demonstrating the extensive orchard planting within the estate and the surrounding areas (see Figure 7 and Figure 5). Newspaper advertisements for the subdivision state the Adderton Estate was being divided into 15 lots, with the main lot described as follows:

“Commanding lovely views in the charming and healthy district between Parramatta and Pennant Hills....Adderton Homestead is a comfortable cottage with verandah, hall, 11 apartments in all, besides kitchen, laundry, spacious stabling conveniences, barns, fruit stores, man’s room, milking bails etc, etc. It occupies a lovely site on the hill...the property was known as the country seat of the late Hon Captain Robert Towns, and is now occupied by Neil Harper, Esq, J.P. It is surrounded by a well-grown plantation of border trees, shrubs, etc., and there is about 2 ½ acres of excellent orchard...The total area of land is 19 acres.”¹³

⁵ Murphy, D. 2002. *Captain Robert Gerald Moffatt*, <http://freepages.rootsweb.com/~garter1/history/moffatrrg.htm>

⁶ State Heritage Inventory Sheet, *Redstone*.

⁷ The Sydney Herald, 15th July 1941. *Advertising*, Pg.3

⁸ The Sydney Morning Herald, 16th May 1843. *Advertising – To Be Let --- Adderton Estate*.

⁹ The Sydney Morning Herald, 26th April 1854. *Advertising – Adderton Estate – To be Sold*.

¹⁰ The Sydney Morning Herald, 24th December 1861, *Mercantile and Money Article*.

¹¹ Shineberg, D. 1976. *Towns, Robert (1794-1873)*, Australian Dictionary of Biography.

¹² The Sydney Morning Herald, 27th August 1864, *Advertising &*

¹³ The Cumberland Mercury, 14th May 1887. *Advertising – Famous Adderton Estate, comprising Splendid Residence Sties and Homestead*.

The Adderton Estate continued to be subdivided through the early 1900s.



Figure 4 – Subdivision plan dated May 1887, showing the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the site area for Stage 1A shaded in green.

Source: State Library of New South Wales

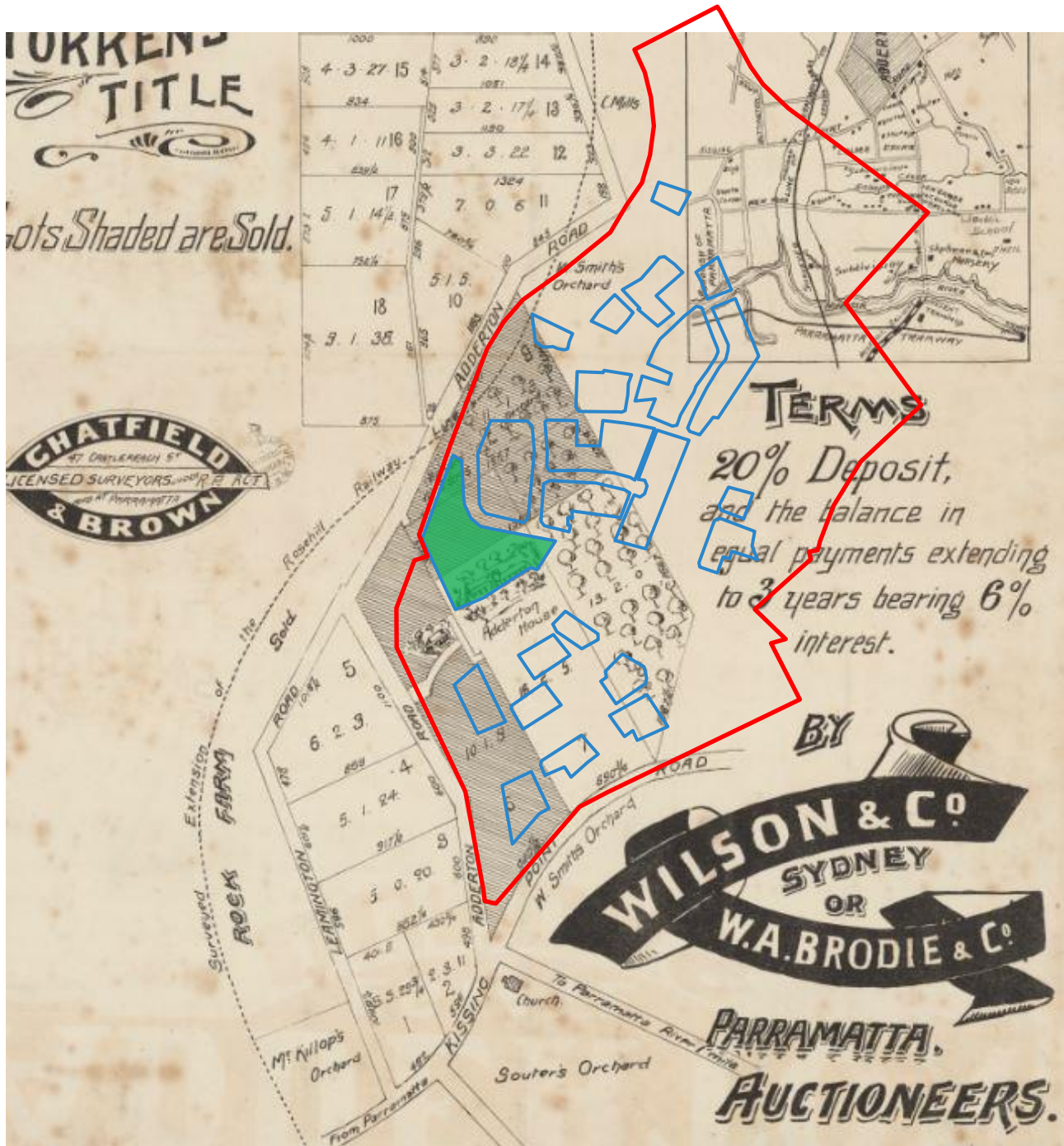


Figure 5 – Undated subdivision plan of the Adderton Estate. This postdates the 1887 plan as some lots are shown as sold. The plan shows the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the site area for Stage 1A shaded in green.

Source: State Library of New South Wales

In 1896, the Carlingford Railway line was completed. This line was initially privately owned by the Bank of New Zealand and was designed initially to provide access from the farms in Rosehill across the river to the orchards of Dural. The line was purchased by the NSW government in 1900. Residents in the area now known as Telopea advocated for many years for a train station to be opened between Dundas and Carlingford. Newspaper articles as early as 1902 discussed the need for a stop in the area, and appeals made to the Railway Commissioner for a platform that was purportedly promised from the outset of the railway.¹⁴ On the 13th June 1925, the Telopea train station was opened and with it the suburb of Telopea named. The following news article detailed its opening:

¹⁴ The Cumberland Argus and Fruitgrowers Advocate, 19th July 1902. Dundas.

"Quite a number of years ago the Government took over a private railway line between Clyde and Carlingford. But it was only recently that the section of the cross-country line between Dundas and Carlingford was granted a platform. Named by the residents, Telopea, it was officially declared open on Saturday. The actual ceremony was performed by Miss Eva Rumsey."¹⁵



Figure 6 – opening of Telopea Train Station in June 1925.

Source: Telopea – A Brief History. http://arc.parracity.nsw.gov.au/blog/2019/12/04/telopea-a-brief-history/#_ftn4

The introduction of the rail station at Telopea led to further subdivisions, as people sought to capitalise on the attraction of improved amenity in the area. Subdivision plans demonstrate the importance of the railway station, advertising land for sale for residential and commercial purposes (see Figure 7). Newspaper articles confirm that following the railway came a housing boom, with a 1926 article stating, *"New houses continue to be built, the latest one being one in Wilkinson street for a Mr. Roy Shipp"*.¹⁶ The railway also led to improved services within the Telopea area, including road upgrades for access to the new station and other matters, with arrangements made by Mr H. J. Rumsey. Rumsey was the president of the Dundas West Progress Association who had advocated for years for the railway station.¹⁷

¹⁵ The Daily Telegraph, 15 June 1925. *General News – Telopea Station*.

¹⁶ The Cumberland Argus and Fruitgrowers Advocate, 13th April 1926. *News In Brief, Telopea and Dundas West*.

¹⁷ The Cumberland Argus and Fruitgrowers Advocate, 3rd July 1925. *Dundas*

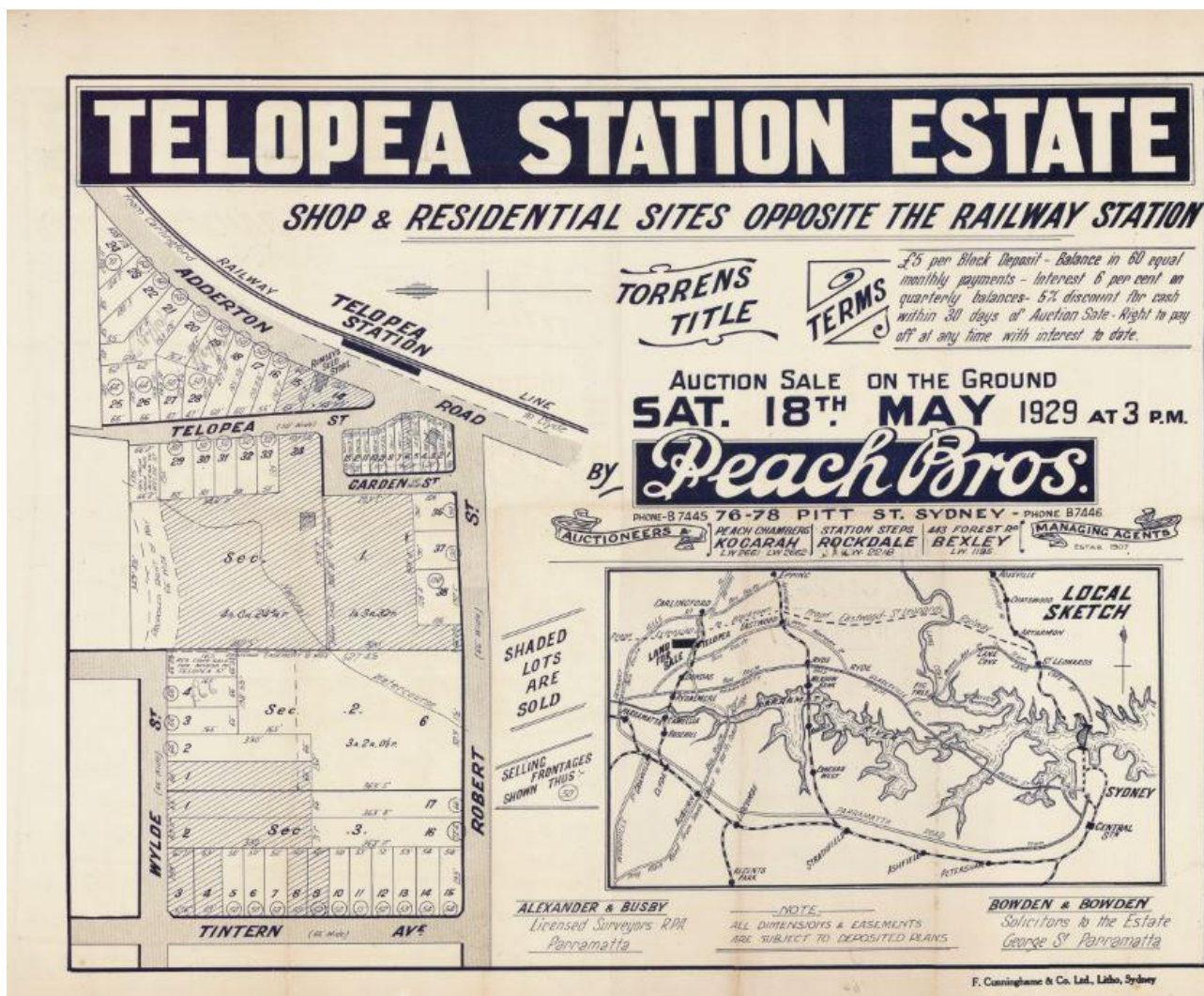


Figure 7 – Telopea Station Estate subdivision plan, May 1929, demonstrating the significance of the train station in advertising lots (plan located to the opposite western side of the railway line compared with the subject site).

Source: State Library of New South Wales

Following the construction of the railway station and the subsequent subdivisions, the character of Telopea changed. The suburb moved away from a rural farming town primarily comprised of orchards to a suburban residential town. A 1929 news article identified that “since the new station has been built land in its vicinity has become more valuable and the population considerably increased”.¹⁸

In the late 1930s, suggestions arose for the creation of a ‘model village’ at Telopea. The scheme was originally proposed by Dundas Council, which provided for the erection of 50 cottages to adapt the locality into a residential area. This would be done through the purchasing and subdivision of a 27 acre area by council who then would resell the subdivided lots to home builders, with amenities including roads provided by council and the dwellings subsidised to ensure affordability. The proposal was supported by local aldermen and taken to the New South Wales Housing Council.¹⁹

By September 1938 the proposal had the support of the Housing Council and was expanded to include 145 acres bounded by the railway, Kissing Point Road, Quarry Road and other properties (including the site of the subject properties). A design competition was proposed, with provisions for between 700-800 residential lots and recommendations for 10% of the area to be reserved for services and parks. The proposal was estimated to cost £25,000.²⁰ No further mentions of the model village were identified throughout the early

¹⁸ The Cumberland Argus and Fruitgrowers Advocate, 9th May 1929. *Telopea*

¹⁹ The Cumberland Argus and Fruitgrowers Advocate, 6th July 1939. *Model Village*.

²⁰ The Cumberland Argus and Fruitgrowers Advocate 28th September 1938. *700 Homes – Telopea Scheme*.

1940s, with the assumption being that the outbreak of war put the proposal on hold. In November 1945, a proposal for 2000 homes across 750 acres in the Telopea area was discussed between the local council and the New South Wales Housing Commission, who had been formed in 1941 to overcome housing shortages in the post war period.²¹



Figure 8 – Extract of 1943 historical aerial. The aerial shows the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the site area for Stage 1A shaded in green. Redstone (1935), the SHR listed heritage item, is indicated outlined in orange.

Source: SIX Maps 2020.

In the 1950s, a large majority of the suburb of Telopea was resumed by the state government and, on the 29th May 1959, was granted to the Housing Commission of New South Wales.²² It is likely that this was the result of the development of proposals since the model village was first suggested for Telopea in the 1930s. Newspaper articles from the late 1950s allude to the construction of Housing Commission properties in Telopea prior to this land grant, with the full project identified as including home for 1,900-2000 families.²³

The Housing Commission sought to improve the amenity of the area, with land given to Parramatta Council in 1962 for the construction of a library in Telopea to service the expanding population.²⁴ Throughout the 1960s, further improved services were introduced to Telopea. This involved upgrades to telephone and postal services in the area, with the installation of a twin cabinet public telephone and a night clearance mail service for the post office. This followed recommendations from the Postmaster General, with approval granted by Federal Attorney General and M.H.R for Parramatta, Sir Garfield Barwick.²⁵

²¹ The Cumberland Argus and Fruitgrowers Advocate, 28th November 1945. *2000 Homes in the Dundas Valley?*

²² Certificate of Title, volume 7700, folio 205.

²³ The Cumberland Argus, 12th December 1956.

²⁴ The Cumberland Argus, 7th February 1962. *Land Donation for Library.*

²⁵ The Cumberland Argus, 14th Jun 1961. *Better Telopea Service*

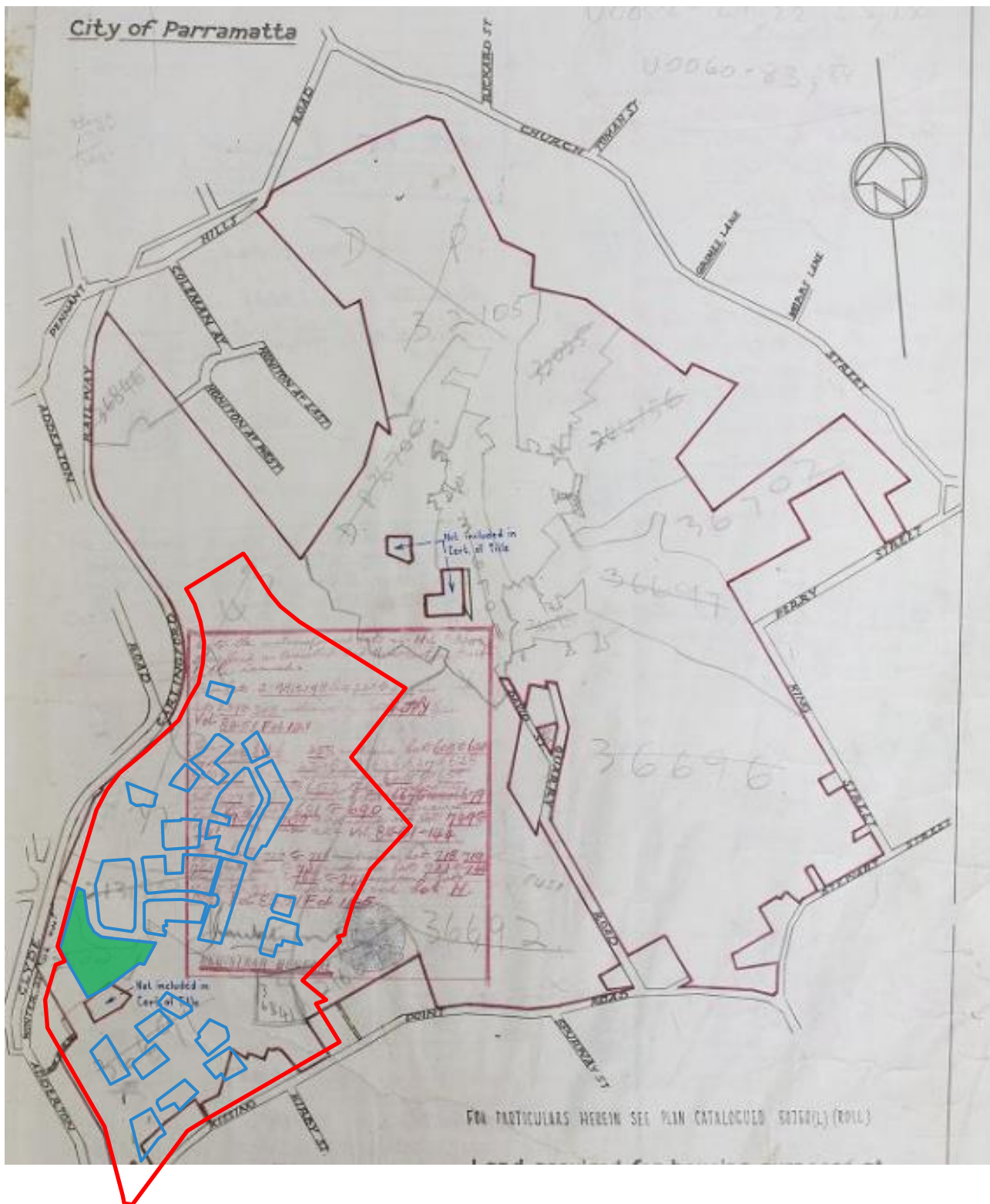


Figure 9 – Land acquired by the NSW State Government at ‘Dundas’ and granted to the Housing Commission of NSW in 1959. The plan shows the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the site area for Stage 1A shaded in green.

Source: HLRV, Vol 7700, Fol 205.

The subject allotments were developed for a range of social housing throughout the late twentieth century, including 2-3 storey walk up residential flat blocks, high-rise (over 9 storeys) residential flat blocks, and single residential dwellings of brick or fibro. More recent contemporary development has replaced a large number

of the earlier social housing dwellings and the subject now contains a diverse mixture of dwelling types from various periods.

The following sequence of historical aerals from the 1950s to the 2000s (Figure 10 to Figure 15) shows the progressive development of the subject sites for public housing, and can be summarised as follows:

- The overall subdivision and lot configuration of the subject sites was laid out during the 1950s, with base building works including site preparation and construction of an internal road network. A small number of dwellings were constructed along the south-western corner of the site during this period, but the majority of the Telopea estate was undeveloped. The Stage 1A site was not yet redeveloped and improvements associated with the former Adderton House estate were extant.
- By the 1960s, the majority of the estate had been developed. Developments included lower scale individual dwellings only, with higher density towers and housing developments not yet constructed. The improvements associated with Adderton House were demolished by this time.
- The 1970s saw the completion of construction of the Telopea estate with the construction of higher density public housing buildings and towers, including those towers currently located on Stage 1A land and to the immediate north.
- No discernible change occurred to the development within the Telopea estate from the 1980s onward.



Figure 10 – Historical 1950s aerial of the subject site. The plan shows the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the site area for Stage 1A shaded in green.

Source: Department of Finance, Services & Innovation, Historical Imagery accessed at <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6/>



Figure 11 – Historical 1960s aerial of the subject site. The plan shows the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the site area for Stage 1A shaded in green.

Source: Department of Finance, Services & Innovation, Historical Imagery accessed at <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6/>



Figure 12 – Historical 1970s aerial of the subject site. The plan shows the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the site area for Stage 1A shaded in green.

Source: Department of Finance, Services & Innovation, Historical Imagery accessed at <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6/>



Figure 13 – Historical 1980s aerial of the subject site. The plan shows the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the site area for Stage 1A shaded in green.

Source: Department of Finance, Services & Innovation, Historical Imagery accessed at <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6/>



Figure 14 – Historical 1990s aerial of the subject site. The plan shows the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the site area for Stage 1A shaded in green.

Source: Department of Finance, Services & Innovation, Historical Imagery accessed at <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6/>



Figure 15 – Historical 2000s aerial of the subject site. The plan shows the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the site area for Stage 1A shaded in green.

Source: Department of Finance, Services & Innovation, Historical Imagery accessed at <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6/>

2.2. HISTORICAL OVERVIEW OF VICINITY HERITAGE ITEM: REDSTONE, THE WINTER HOUSE

Redstone is built on land originally granted to William Hubbard and William Wade in 1792. This became part of the Adderton Estate. In 1924, Mr. Edward Winter purchased 2.5 acres of land formerly a plum tree orchard on the Adderton Estate. This was purchased from Florence Amy and Maud Ellen Pike.²⁶ Winter was a businessman, owning a gentleman's outfitter store in Pitt Street. The Winter family has associations with Walter Burley Griffin through their involvement in the Single Tac Movement and the Theosophical Society.²⁷

The Winter's purchasing of land in the Dundas Valley was prior to the establishment of the Telopea Railway Station. There is some suggestion that Winter's purchasing of the land was influenced by the proposed station, with Winter joining the lobbyists in support of the station.²⁸ Winter moved with his family, including wife Greta and their 6 children, to the property in search of a country lifestyle and until 1935 occupied the existing house on the property, originally called Cliftonville but renamed by the Winter's 'Redstone'.²⁹

In 1935, the Winter family sought to develop a new house on the property, encouraged by Burley Griffin. Walter Burley Griffin was an architect, landscape architect and designer originally from America who moved to Australia in 1913, following his submission of a winning design for the Federal capital of Australia in 1912 (Canberra).³⁰ Prior to this, Griffin had worked for Frank Lloyd Wright and upon his arrival in Australia was appointed as Federal Capital Director of Design and Construction.³¹ While the parks and avenues designed by Griffin were eventually realised, no building in Canberra were designed by him due to bureaucratic obstacles and the intervention of World War I. Griffin moved to Melbourne and worked as an architect from 1920 to 1924, when he moved to Castlecrag in New South Wales.³²

Griffin was commissioned to design the home on behalf of the Winters on one acre of the land, with the remaining land sold in 1932 to offset the cost of construction.³³ Redstone, as the house was known, was commenced in March and the Winter family moved into the completed property in December 1935.³⁴ The name Redstone was derived from the cottage of Winter's grandfather in Wales.

Redstone was the last residence designed by Walter Burley Griffin prior to leaving Australia for India, where he lived and worked until his death in 1937.³⁵ The house is also the most intact remaining example of a Griffin house in New South Wales and is constructed in his typical style. This involves being constructed directly on the ground, separated by a layer of tar, then gravel, then timber boards.³⁶ The house uses locally sourced sandstone throughout, from a property in Telopea owned by the Rumsey Family.³⁷ Designed to contain 4 bedrooms, the house has been described as having a "*surprisingly compact and ingenious plan*".³⁸ The roof was considered particularly notable, with no other Griffin house with this roof form.³⁹

²⁶ Certificate of Title, Volume 3679, folio 202

²⁷ Heritage Inventory Sheet, 2010. *Redstone*

²⁸ *Ibid.*

²⁹ *Ibid.*

³⁰ Harrison, P. 1983. *Australian Dictionary of Biography, Volume 9. 'Griffin, Walter Burley (1876-1937)'*.

³¹ *Ibid*

³² *Ibid.*

³³ Certificate of Title, Volume 4692, Folio 194.

³⁴ *Ibid.*

³⁵ Hastings, G. 2010. *Truth at Home – Walter Burley Griffins Winter House*. <https://gailhastings.com.au/truth-at-home-walter-burley-griffins-winter-house-first-published-2011-02-12/>

³⁶ Architects in Australia, 2010.

³⁷ Heritage Inventory Sheet, 2010.

³⁸ Lucas, Stapleton & Johnson, 2020. *Redstone (the Winter House)*.

³⁹ Heritage Inventory Sheet, 2010.

3. PRELIMINARY HISTORICAL ARCHAEOLOGICAL ASSESSMENT

This section presents a preliminary assessment of historical archaeological potential and significance. This assessment of historical archaeological potential has been derived on the basis of the historical overview, presented in Section **Error! Reference source not found.**

3.1. ARCHAEOLOGICAL POTENTIAL

3.1.1. Terms & Definitions

Historical archaeological potential is defined as:

The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research (Heritage Office and Department of Urban Affairs and Planning 1996).

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 Site is assessed based on the background information presented in Section 3, and graded as per:

- **Nil Potential:** the land use history demonstrates that high levels of ground disturbance have occurred that would have completely destroyed any archaeological remains. Alternatively, 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 that there are impacts in the area. A variety of archaeological remains is likely to survive, including building footings and shallower remains, as well as deeper sub-surface features; and
- **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 (for example, 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 may 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. Archaeological evidence may be present, however it may be disturbed; and
- **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 may be greatly disturbed or destroyed.

3.1.2. Assessment of Historical Archaeological Potential

The following table provides a succinct assessment of archaeological potential in association with each phase of development across the site.

Table 2 – Assessment of Archaeological Potential

Phase	Evidence	Discussion	Potential
Land grants, 1792-1800s.	General discard items, agricultural evidence including post holes, plough marks, disused equipment etc.	The earliest use of the subject site was as farmland, with the Dundas Valley one of the major agricultural areas in the colony. Archaeological evidence of this early activity could include post holes, plough marks or discarded equipment and other items. Given the nature of this evidence, and the historic use of the site for agricultural purposes for much of its history, it may be difficult to definitively attribute such remains to this particular phase of the site's history. Furthermore, given the subsequent disturbance associated with the construction of the existing houses, there is some potential that these identified potential resources may suffer a loss of integrity and intactness due to their ephemeral nature.	Low
Adderton Estate, 1830s-1900s	Structural remains, General discard items, agricultural evidence including post holes, plough marks, disused equipment etc.	<p>The Adderton Estate comprised a significant portion of the wider subject site and all of the Stage 1 area. The Estate comprised main house, outbuildings, orchards, formal garden and oat fields as described by advertisements from the period. Subdivision maps show the orchards to the east of the main house, with oat fields to the west and the main house potentially located in the southern portion of the Stage 1 area.</p> <p>Remains from this period of occupation could include structural remains of outbuildings including sheds, stables and coach house, likely constructed of a combination of timber and stone, as well as ephemeral features such as plough marks and post holes, and general discard items. While timber will likely be degraded or rotted, stone may remain. It is unlikely that deep features such as wells or cesspits will occur as the site was known to be connected to the water supply from at least the 1840s. While the house site remained into the 1900s, the estate was subdivided over the course of the late 1880s onwards. Adderton House was no longer present by the 1940s.</p> <p>Archaeological resources from this period may be disturbed by subsequent phases of development. However, there is the potential that remains associated with the estate could occur in a partially disturbed context.</p>	Moderate-high
Subdivision and private ownership, 1887-1950s	Structural remains associated with private dwellings, agricultural evidence including post holes, plough marks, disused equipment etc.	Resulting from the subdivision of the Adderton Estate, the site was divided and sold as individual lots, largely used for agriculture with some lots likely containing dwellings. It is evident from historic aerials that a number of dwellings occupied the subdivided lots, along with farm outbuildings and agricultural crops. Archaeological evidence of this may occur in the form of structural remains of former buildings, as well as general discard items or ephemeral features such as plough marks and post holes. This evidence may be disturbed by subsequent phases of occupation.	Moderate

Phase	Evidence	Discussion	Potential
Resumption & The Housing Commission, 1950s-present	Demolition and construction debris, general discard items.	In the 1950s, the NSW Government resumed the suburb of Telopea, which was granted to the Housing Commission in 1959, although construction of the properties may have commenced earlier. Archaeological remains associated with this phase are likely to include evidence of the demolition of previous structures and the construction of those existing today, as well as general discard items which may have accumulated over time. Archaeological resources which may occur in association with this phase of occupation are likely to occur in areas without current dwellings such as gardens and park areas and are likely to be the result of discard events, intentional or accidental.	Moderate

3.1.3. Summary of Archaeological Potential

In general, there is moderate potential for archaeological resources associated with all phases of occupation at the subject site. The area was first divided under land grants early in the colony and has been utilised for agricultural purposes for much of its history. Ephemeral archaeological evidence of this historical use may be identified in the form of plough marks or post holes. More substantial resources including structural remains also having moderate potential to occur, particularly with reference to the Adderton House and associated outbuildings. Ephemeral evidence may be difficult to definitively attribute to a particular phase given the long history of agricultural practice within the subject site and is less likely to remain intact across the site due to the subsequent disturbance. However, more substantial evidence such as structural remains, particularly remains of stone or brick structures, may occur with greater integrity due to the robust nature of these materials, and will be more definitively attributable through georeferencing of their locations with the known building locations, should they occur. Archaeological resources associated with the most current phase of occupation at the site, being the Housing Commission estate, may be identified in garden or park areas and represent building debris or domestic discard, either intentional or accidental.

3.2. ARCHAEOLOGICAL SIGNIFICANCE

3.2.1. Terms and Definitions

The concept of archaeological significance is independent of archaeological potential. For example, there may be 'low potential' for certain relics to survive, but if they do, they may be assessed as being of 'high (State) significance'.

Archaeological significance has long been accepted as linked directly to archaeological (or scientific) research potential: a site or resource is said to be scientifically significant when its further study may be expected to help answer questions. Whilst the research potential of an archaeological site is an essential consideration, it is one of a number of potential heritage values which a site or 'relic' may possess. Recent changes to the Heritage Act 1977 (Section 33(3) (a)) reflect this broader understanding of what constitutes archaeological significance by making it imperative that more than one criterion be considered.

The below assessment of archaeological significance considers the criteria, as outlined in the NSW Heritage Branch publication *Assessing Significance for Historical Archaeological Sites and 'Relics'*. Sections which are extracted verbatim from this document are italicized.

For the purposes of this assessment, significance is ranked as follows:

- **No Significance** – it is unlikely that any archaeological materials recovered will be attributed significance in accordance with the assessment criteria on a state or local level.
- **Low/Local Significance** – it is likely that archaeological materials recovered will be significant on a local level in accordance with one or more of the assessment criteria.
- **High/State Significance** – it is likely that archaeological materials recovered will be significant on a state level in accordance with one or more of the assessment criteria.

The following Criteria are used to assess archaeological significance (from *Assessing Significance for Historical Archaeological Sites and 'Relics'*, Heritage Branch NSW).

Table 3 – Significance criteria

Criterion Letter	Criterion	Definition
E	<i>Archaeological Research Potential</i>	<i>Archaeological research potential is the ability of archaeological evidence, through analysis and interpretation, to provide information about a site that could not be derived from any other source and which contributes to the archaeological significance of that site and its 'relics'</i>

Criterion Letter	Criterion	Definition
A, B & D	Associations with individuals, events or groups of historical importance	<i>Archaeological remains may have particular associations with individuals, groups and events which may transform mundane places or objects into significant items through the association with important historical occurrences.</i>
C	Aesthetic or technical significance	<i>Whilst the technical value of archaeology is usually considered as 'research potential' aesthetic values are not usually considered to be relevant to archaeological sites. This is often because until a site has been excavated, its actual features and attributes may remain unknown. It is also because aesthetic is often interpreted to mean attractive, as opposed to the broader sense of sensory perception or 'feeling' as expressed in the Burra Charter. Nevertheless, archaeological excavations which reveal highly intact and legible remains in the form of aesthetically attractive artefacts, aged and worn fabric and remnant structures, may allow both professionals and the community to connect with the past through tangible physical evidence</i>
A, C, F & G	Ability to demonstrate the past through archaeological remains	<i>Archaeological remains have an ability to demonstrate how a site was used, what processes occurred, how work was undertaken and the scale of an industrial practice or other historic occupation. They can demonstrate the principal characteristics of a place or process that may be rare or uncommon.</i>

3.2.2. Preliminary Assessment of Archaeological Significance

The following table provides a preliminary assessment of the significance of potential archaeological resources across the site in accordance with the definitions in Table 3 above.

While the below assessment has been undertaken to independently assess the known or potential archaeological resources across the subject area against the criteria for archaeological significance, it should be noted that under *The Heritage Act 1977*, any archaeological resources within the curtilage of a state heritage item are automatically considered to be of state significance.

Table 4 – Assessment of Archaeological Significance

Criterion	Discussion
Archaeological Research Potential	The subject site may include archaeological resources associated with the agricultural phases of the history of the subject site, including early land grants and the Adderton Estate. While it is known that during these times the subject site and wider Dundas Valley were the major food provider for the colony, little is known about agricultural practices in the area and the types of materials grown, as well as the extent of production, particularly relating to early land grants. Given the ephemeral nature of identified potential resources – including post holes and plough marks – and subsequent development on the site, it is considered unlikely that such resources would occur, or occur with high levels of spatial and physical

Criterion	Discussion
	<p>integrity. However, should archaeological resources associated with these phases occur they would likely be of local significance if associated with the Adderton Estate, or potentially state significance should resources occur with a high level of integrity clearly attributable to the early land grants phase.</p> <p>The Housing Commission phase of the site's history is well documented and it is unlikely that archaeological resources associated with this phase would provide unique insight or information unable to be derived from other sources. Therefore, resources associated with this phase do not satisfy this criterion on a local or state level.</p>
<i>Associations with individuals, events or groups of historical importance</i>	<p>The subject site may include archaeological resources associated with the agricultural phases of the history of the subject site, including early land grants and the Adderton Estate. The varying lots which comprise the wider subject site were granted to several notable individuals, including William Wade, Samuel Wheeler and William Cox. The local significance of these individuals, and other later landholders, is evident from the surrounding street names. Given the ephemeral nature of potential resources associated with the early land grants and farms within the subject site, and the continued use of the site for agricultural purposes until the 1950s, it is unlikely that intact archaeological deposits will be identified and clearly attributable to this phase. However, should archaeological resources be identified which are attributable to this phase and associated with particular individuals, they will be of local significance.</p> <p>Archaeological resources associated with the Adderton Estate are anticipated to include more substantial resources such as structural remains of the Adderton House and outbuildings. The Adderton Estate was constructed and owned by Captain Moffatt, a significant figure in the history of New South Wales as a mining Pioneer. Should archaeological resources clearly attributable to this phase and Moffatt's ownership be identified and contain a high degree of integrity, they may be of state significance in accordance with this criterion.</p>
<i>Aesthetic or technical significance.</i>	<p>Potential archaeological resources which may occur across the subject site include the structural remains of the Adderton house and outbuildings, along with more ephemeral resources such as post-holes and plough-marks. While ephemeral resources may not be considered to be aesthetically significant, more substantial resources including structural remains may provide a connection to the agricultural history of the site through tangible physical evidence which can be interpreted and incorporated into future development. This significance will be contingent on the integrity of any such resources, and their contexts. As such, should substantial archaeological evidence such as structural remains be identified with a high degree of spatial and physical integrity, they may satisfy this criterion on a local or state level.</p>
<i>Ability to demonstrate the past through archaeological remains</i>	<p>Potential archaeological resources which may occur across the subject site include ephemeral evidence of agricultural practices such as post holes and plough marks, and substantial evidence such as structural remains of outbuildings. These resources demonstrate the use of the site, which was historical utilised primarily for agricultural purposes. This is the case for much of the surrounding Dundas Valley, which was a key agricultural provider for the colony of Sydney. This evidence may</p>

Criterion	Discussion
	provide an insight into the past which is uncommon in the local context, although comparative examples such as the Government farm do exist at nearby Parramatta. As such, archaeological resources may satisfy this criterion on a local level should they survive with a high degree of spatial and physical integrity.

3.2.3. Statement of Preliminary Archaeological Significance

Please note that the following statement of significance of archaeological resources is preliminary and Urbis recommends the preparation of a detailed Historical Archaeological Impact Assessment for the development.

The archaeological resources which may occur at the subject site have the potential to be significant on a local and state level. The subject site has been identified as having potential to yield archaeological evidence of early agricultural practices, in association with the early land grants and Addington Estate phases of the site's history. Evidence of early land grants is anticipated to be ephemeral and therefore may not survive with a high degree of spatial and physical integrity and may not be clearly attributable to this phase due to the long history of agricultural practice at the subject site. However, evidence associated with the Addington Estate may include substantial structural remains such as stone foundations of the Addington house and outbuildings. These resources may be associated with Captain Moffatt, a significant figure in the course of New South Wales' history. Should substantial and intact resources be identified, they will also provide an opportunity to be interpreted and provide tangible evidence of past activity, such as at the nearby Government Farm in Parramatta. Further investigation of potential resources will be required, including potential excavation, to ascertain their integrity and therefore significance.

3.3. HISTORICAL THEMES

Known or potential archaeological resources which may occur across the site have the potential to be of local or state significance for their ability to demonstrate the past through archaeological remains. This includes through connection to a number of the Historic Themes identified by the Heritage Council of New South Wales, as included in the table below.

Table 5 – Historical Themes

Australian Theme	NSW Theme	Notes	Potential Resource
3 Developing local, regional and national economies	Agriculture	Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture.	Post holes, plough-marks and other evidence of agricultural practice associated with the Adderton Estate and later farms,
4 Building settlements, towns and cities	Accommodation	Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles.	Structural remains of previous buildings and outbuildings.
7 Governing	Welfare	Activities and process associated with the provision of social services by the state or	Archaeological resources associated with the Housing

Australian Theme	NSW Theme	Notes	Potential Resource
		philanthropic organisations.	Commission estate at the subject site.

4. BUILT 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. HOUSING TYPOLOGIES WITHIN THE SUBJECT SITES

There are several housing typologies located throughout the subject sites at Telopea, demonstrating various approaches to the provision of public housing by the NSW Housing Commission in the late twentieth century. A selection of these housing types is shown below.



Figure 17 – 2-3 storey walk ups (Polding Place, future site of Stage 1A)

Source: Google Street View, 2020



Figure 18 – High rise flat buildings (Sturt Street, future location of the core zone)

Source Google Street View, 2020

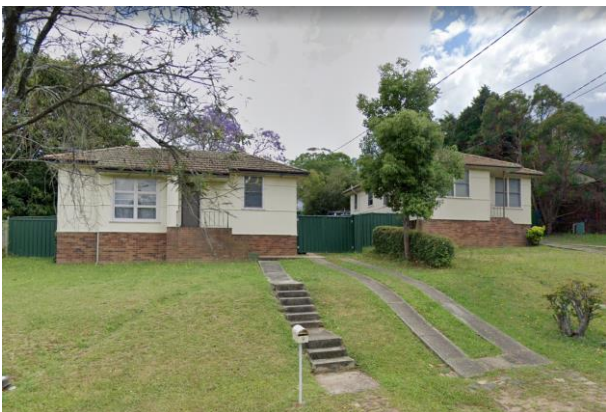


Figure 19 – Single dwellings (The Parade, future location of north zone)

Source: Google Street View, 2020



Figure 20 – 2-3 storey walk ups (Marshall Road, future site of core zone)

Source: Google Street View, 2020

4.3. SIGNIFICANCE ASSESSMENT

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

The subject sites which form the area for this SSDA contain a variety of public housing typologies dating from the late twentieth century. These dwellings are typical for their period and function and are not unique or exemplar architectural examples of the kind. There are no listed heritage items within the subject sites. The following significance assessment comprises a high level significance assessment of these collective sites.

Table 6 Assessment of Heritage Significance

Criteria	Significance Assessment
<p>A – Historical Significance</p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>The existing dwellings located across the subject sites do not have any identified historical significance as individual items, but do contribute to the overall historical evolution of the wider Telopea public housing estate in the late twentieth century.</p> <p>These buildings are generally representative of the standardised housing typologies that were used by the Housing Commission.</p> <p>They are also representative of the historical approach to public housing adopted by the NSW Housing Commission as well as the subsequent evolution of public housing typologies over time.</p> <p>As highly common buildings within both the local area and NSW that are of a standard typology, they do not have any identified individual heritage significance.</p> <p>Whilst these dwellings contribute to the history of the Telopea estate as a whole, they are not considered to be 'important' to an understanding of these historical events, and do not meet the criteria for either local or state historical significance as individual items.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> ▪ shows evidence of a significant human activity <input type="checkbox"/> ▪ is associated with a significant activity or historical phase <input type="checkbox"/> ▪ maintains or shows the continuity of a historical process or activity <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> ▪ has incidental or unsubstantiated connections with historically important activities or processes <input checked="" type="checkbox"/> ▪ provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> ▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>

Criteria	Significance Assessment
<p>B – Associative Significance</p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>As noted above, these dwellings are associated with the Housing Commission of NSW, as they are directly representative of the Commission's activities and approach to public housing in this period.</p> <p>However, as the buildings are highly common representative examples of standardised building typologies used widely throughout NSW, any associations between them and the Housing Commission of NSW are demonstrative, rather than 'strong' or 'special'. These dwellings were a utilitarian solution to public housing needs, and are consequently extremely common throughout NSW.</p> <p>It is further acknowledged that these dwellings have associations with existing and past tenants, though this association is not considered to be of particular historical importance as defined under this criterion.</p> <p>For these reasons, these dwellings are not assessed to meet the criteria for either local or state associative significance as individual items.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> ▪ shows evidence of a significant human occupation <input type="checkbox"/> ▪ is associated with a significant event, person, or group of persons <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> ▪ has incidental or unsubstantiated connections with historically important people or events <input checked="" type="checkbox"/> ▪ provides evidence of people or events that are of dubious historical importance <input type="checkbox"/> ▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The subject dwellings across the subject sites in Telopea are extremely common and representative examples of standardised buildings typologies that were used widely throughout NSW during this period.</p> <p>Overall, their design is utilitarian, and builds on examples initially pioneered in the previous decades elsewhere throughout Sydney, with only minor variations to the established typology in terms of internal configuration and façade detail.</p> <p>The examples of these dwelling typologies present at Telopea are not the earliest examples of their types, nor have they been identified as examples of a particularly innovative or notable variation to the standardised typologies.</p>

Criteria	Significance Assessment
	<p>They are not demonstrative of a highly original or influential style, and are not the work of a notable architect or architectural firm.</p> <p>For the reasons outlined above, none of the subject public housing dwellings across the subject sites have been assessed to meet the threshold for aesthetic significance as individual items on either a local or state level.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> ▪ shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> ▪ is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/> ▪ is aesthetically distinctive <input type="checkbox"/> ▪ has landmark qualities <input type="checkbox"/> ▪ exemplifies a particular taste, style or technology <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> ▪ is not a major work by an important designer or artist <input checked="" type="checkbox"/> ▪ has lost its design or technical integrity <input type="checkbox"/> ▪ its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> ▪ has only a loose association with a creative or technical achievement <input type="checkbox"/>
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>As part of the broader Telopea estate, these dwellings may have a degree of contributory social significance, which would be particularly derived from their habitation by long-term tenants (if present) and the associations that these tenants have formed with the building stock.</p> <p>However, outside of this relatively localised group of people, there is no evidence to suggest that these dwellings have any strong or special associations with the wider community, nor do they appear to be held in any particular regard or esteem by the wider community.</p> <p>There is currently little evidence available to suggest that the loss of these dwellings would result in a sense of loss for the wider community. It is, however, acknowledged that the loss of these dwellings may have an impact on existing or former longer-term tenants of the Telopea estate.</p> <p>It is noted that the potential social significance of these dwellings has not been assessed on the basis of input from relevant community or social groups or organisations. Such detailed assessment of social significance sits outside of the scope of this report.</p> <p>Based on the assessment presented in this report only, and not on any active community consultation or feedback, the existing building stock throughout the subject sites are</p>

Criteria	Significance Assessment
	not considered to meet the criterion for social significance at either a local or state level based on the criteria development by the NSW Heritage Council.
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> is important for its associations with an identifiable group <input type="checkbox"/> is important to a community's sense of place <input type="checkbox"/> 	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> is only important to the community for amenity reasons <input checked="" type="checkbox"/> is retained only in preference to a proposed alternative <input checked="" type="checkbox"/>
E – Research Potential <i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>	<p>These dwellings have a degree of research potential as part of the wider Telopea estate, which as a whole has the potential to yield information regarding the evolution of public housing in NSW.</p> <p>However, individually, the buildings do not possess any identified research potential; they are common examples of a standardised housing typology that is comprehensively documented in the historical record.</p> <p>As such, the buildings are not identified to meet the criteria for research potential on either a local or state level.</p> <p>The archaeological potential of the subject site has been separately assessed as part of this report in Section 3.</p>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/> 	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history or culture <input checked="" type="checkbox"/> has little archaeological or research potential <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites <input checked="" type="checkbox"/>
F – Rarity <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	<p>As has been noted these dwelling types are common both within the precinct itself, as well as within the wider local area and NSW generally.</p> <p>As such, they are not considered to meet the criterion for rarity on either a local or state level.</p>

Criteria	Significance Assessment
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> shows unusually accurate evidence of a significant human activity <input type="checkbox"/> is the only example of its type <input type="checkbox"/> demonstrates designs or techniques of exceptional interest <input type="checkbox"/> shows rare evidence of a significant human activity important to a community <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> is not rare <input checked="" type="checkbox"/> is numerous but under threat <input type="checkbox"/>
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> cultural or natural places; or cultural or natural environments. 	<p>These dwelling types are common both within the precinct itself, as well as within the wider local area and NSW generally.</p> <p>These buildings are generally representative of the standardised housing typologies that were used by the Housing Commission.</p> <p>They are also representative of the historical approach to public housing adopted by the NSW Housing Commission as well as the subsequent evolution of public housing typologies over time.</p> <p>As highly common buildings within both the local area and NSW that are of a standard typology, they do not have any identified individual heritage significance.</p> <p>For these reasons, and although they are representative of specific public housing typologies, the dwellings of this type that are present within the subject sites are not considered to meet the criterion for heritage listing for representativeness at either a local or state level.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> is a fine example of its type <input type="checkbox"/> has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> is a poor example of its type <input type="checkbox"/> does not include or has lost the range of characteristics of a type <input type="checkbox"/> does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/>

Criteria	Significance Assessment
<ul style="list-style-type: none"> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> is a significant variation to a class of items <input type="checkbox"/> is part of a group which collectively illustrates a representative type <input type="checkbox"/> is outstanding because of its setting, condition or size <input type="checkbox"/> is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/> 	

4.4. STATEMENT OF SIGNIFICANCE – SUBJECT SITES

The subject sites contain a range of public housing typologies including single dwellings, two-to-three storey walk ups and high-rise residential flat buildings. These dwelling types are common both within the precinct itself, as well as within the wider local area and NSW generally.

These buildings are generally representative of the standardised housing typologies that were used by the Housing Commission.

They are also representative of the historical approach to public housing adopted by the NSW Housing Commission as well as the subsequent evolution of public housing typologies over time.

As highly common buildings within both the local area and NSW that are of a standard typology, they do not have any identified individual heritage significance.

The subject sites do not meet the requisite threshold for heritage listing under any of the criteria set out by the Heritage Council of NSW.

4.5. STATEMENT OF SIGNIFICANCE – REDSTONE HERITAGE ITEM

The following statement of significance has been taken from the State Heritage Inventory Sheet for Redstone (Database No. 5056284)

Redstone is of state significance as an outstandingly intact example of the small-scale domestic work of the architect Walter Burley Griffin. An American student of Frank Lloyd Wright, Griffin is one of the most acclaimed designers to have practised in Australia. His extant works are rare internationally and important within Australia for introducing aspects of the Prairie School style of architecture.

The intactness of Redstone's interiors, including its fixtures and fittings, is extremely rare and of state significance. The garden, though not designed by Walter Burley Griffin, is a fine intact example of an interwar garden which contributes to the setting of the house.⁴⁷

The following description is taken from Australian Institute of Architects, 'Nationally Significant 20th century Architecture'.

Redstone is a small sandstone and brick single-storey house, with a detached garage in similar style, set in a large open and intact inter-war era garden. The double pitched overlay

⁴⁷ Heritage Inventory Sheet, 2010. Database No. 5056284, *Redstone*, Statement of Significance

roof of 'Super-6' corrugated asbestos cement has wide splayed, dark stained timber bargeboards and deep overhanging eaves.

External walls to sill height are of locally quarried (Telopea) sandstone. Above sill height, natural-coloured cement rendered walls form piers between very fine timber framed window and doors. There are heavy sandstone bookend walls to east and west elevations. A rustic sandstone chimney dominates the front view of the house. Typically for Griffin, the house is constructed directly upon the ground, separated only by a layer of tar, then gravel, then timber boards onto which the native cypress pine floorboards are laid.⁴⁸

⁴⁸ Australian Institute of Architects, 2010. 'Nationally Significant 20th century Architecture', Redstone (Winter House).

5. HERITAGE IMPACT ASSESSMENT

5.1. STATUTORY CONTROLS

5.1.1. Parramatta Local Environmental Plan 2011

Table 7 Assessment against clauses within the Parramatta Local Environmental Plan 2011

Clause	Discussion
<p>(2) Requirement for consent</p> <p><i>Development consent is required for any of the following:</i></p> <p>(e) <i>erecting a building on land:</i></p> <p>(i) <i>on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p>(ii) <i>on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance</i></p>	<p>While the subject sites do not contain any listed heritage items, the Stage 1A site is located within close proximity to Redstone, a Walter Burley Griffin dwelling from c.1935 and heritage item listed on the NSW State Heritage Register. Accordingly, consideration must be given to the potential impact of the proposal on this vicinity heritage item and consent is required for the proposed Concept and Stage 1A detailed proposal.</p>
<p>(4) Effect of proposed development on heritage significance</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>A detailed impact assessment is included in the following sections of this report. Overall it is concluded that the Concept Proposal for the collective subject sites, and the detailed Stage 1A proposal, will have no material impact on the heritage significance of the vicinity heritage item Redstone. The Redstone dwelling heritage item is separated physically and visually from the subject sites, and will continue to retain its existing curtilage and setting within the streetscape. The broader Concept Proposal and detailed Stage 1A proposal will not detract from the understanding and interpretation of the significance of the Redstone heritage item.</p> <p>Urbis prepared a Visual Impact Assessment in August 2020 (draft), which concluded the following:</p> <p><i>The spatial separation of taller built forms proposed in relation to Redstone House is such that they will not dominate views to or from the item or significantly impact on its visual setting. In this regard the proposed development is rated as having a moderate to high compatibility with heritage items. The proposed development generates a level of visual effects and potential visual impacts that are contemplated in the statutory and non-statutory controls for the site, and can be supported on visual impacts grounds.</i></p> <p>Overall, the Concept Proposal and detailed Stage 1A proposal are considered acceptable from a</p>

Clause	Discussion
<p>(5) Heritage assessment</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><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>	<p>heritage perspective with regard to their lack of adverse heritage impact.</p> <p>This Heritage Impact Statement has been prepared to assist the consent authority in their determination of the proposal and to assess the potential heritage impacts of the proposal, and therefore satisfies this requirement.</p>
<p>(6) Heritage conservation management plans</p> <p><i>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</i></p>	<p>There are no listed heritage items located within the subject sites and no provisions of any Conservation Management Plan are applicable to the proposal.</p>

5.1.2. Parramatta Development Control Plan 2011

Table 8 Assessment against controls within the Parramatta Development Control Plan 2011

Control	Discussion
PART 3 – DEVELOPMENT PRINCIPLES	
3.5 Heritage	
<p><u>Objectives</u></p> <p>O.1 Appropriate management of heritage in the Parramatta LGA.</p> <p>O.2 Retention and reinforcement of the attributes that contribute to the heritage significance of items, areas and their settings.</p> <p>O.3 Maintenance and improvement to residential amenity and open space areas.</p> <p>O.4 Development that is compatible with the significance and character of the area.</p>	<p>The Concept Proposal and the detailed design Stage 1A proposed works have both been prepared with consideration for the appropriate management of the heritage values of the area, in particular, the sympathetic response to the vicinity heritage item known as Redstone at 34 Adderton Road, to the south of the Stage 1A subject site.</p> <p>This vicinity heritage item is being wholly retained within its existing setting and the Concept Proposal and the detailed design Stage 1A proposed works will have no adverse heritage impacts on the significance of the heritage item. The proposal is physically and visually separated from the heritage item, and future development in accordance with the Concept Proposal will not detract from the existing setting and streetscape of the heritage item.</p> <p>The overall scale and form of the detailed design for Stage 1A provides for a stepped building form concentrating the bulk of the bulk to the centre and north of the site, away from the Redstone heritage item which is located to the south. This sympathetic response ensures that the immediate setting and visual context of the Redstone heritage item is as protected as possible while much needed urban renewal and densification is undertaken closer to the Telopea neighbourhood centre and railway station.</p> <p>Overall the Concept Proposal and the detailed design for Stage 1A is considered to provide a compatible response to the character and significance of the Telopea region, and will not result in adverse heritage impacts to the vicinity Redstone heritage item to the south west.</p>

Control	Discussion
<p><u>Landform / Natural characteristics</u></p> <p>C.1 Maintain the natural landform and character of the area: avoid any cut and fill to land when constructing new buildings and landscaping grounds.</p>	<p>The subject sites throughout the Telopea region do not have identified significant landforms or topography which are acknowledged at a statutory level as heritage listings. The existing landform and character of the sites do not need to be retained on heritage grounds.</p> <p>Notwithstanding the above, the Concept Proposal is seeking approval for future redevelopment of the subject sites, through the replacement of existing late twentieth century public housing, with a new mixture of residential accommodation to service the community. Changes which may impact the natural topography include excavation to provide basement levels to larger developments, and these changes will be assessed as part of each detailed design development application.</p> <p>However, it is noted that the natural topography of the area was altered and constructed when the Telopea estate was first built in the late twentieth century, to form the street configuration and residential blocks currently existing.</p> <p>The detailed design proposal for Stage 1A includes provision for two levels of basement car parking and one lower ground level built into the natural topography. While changes are occurring to the existing landform, the design has also responded to the natural topography and slope of the Stage 1A site.</p> <p>Overall there are no adverse heritage impacts as a result of the proposed changes to the existing landform and topography of the subject sites in either the Concept Proposal or the detailed design Stage 1A proposed works.</p>
<p><u>Subdivision Pattern</u></p> <p>C.2 Maintain the historical pattern of subdivision.</p>	<p>The existing subdivision pattern was created in the late twentieth century through the development of the Telopea estate, and is not considered to have historical significance. The existing subdivision pattern does not need to be retained on heritage grounds. Notwithstanding the above, it is acknowledged that the nature of this proposal is that the subject sites are comprised of numerous individual and already amalgamated lots throughout the Telopea region. Further changes to</p>

Control	Discussion
<p>C.3 Where development is proposed that adjoins a heritage item identified in the Parramatta LEP 2011, the building height and setbacks must have regard to and respect the value of that heritage item and its setting.</p>	<p>the subdivision pattern of these sites will have no adverse heritage impact.</p> <p>The Redstone heritage item does not adjoin any of the subject sites which are included in the Concept Proposal, however it is located in proximity to the Stage 1A allotment and is physically separated by three or four residential lots and the Sydney Young Nak Presbyterian Church. As discussed above, the overall scale and form of the detailed design for Stage 1A provides for a stepped building form concentrating the bulk of the bulk to the centre and north of the site, away from the Redstone heritage item which is located to the south.</p> <p>This sympathetic response ensures that the immediate setting and visual context of the Redstone heritage item is as protected as possible while much needed urban renewal and densification is undertaken closer to the Telopea neighbourhood centre and railway station.</p> <p>Urbis prepared a Visual Impact Assessment in August 2020 (draft), which concluded the following:</p> <p><i>The spatial separation of taller built forms proposed in relation to Redstone House is such that they will not dominate views to or from the item or significantly impact on its visual setting. In this regard the proposed development is rated as having a moderate to high compatibility with heritage items. The proposed development generates a level of visual effects and potential visual impacts that are contemplated in the statutory and non-statutory controls for the site, and can be supported on visual impacts grounds.</i></p> <p>Both the Concept Proposal and the detailed design for Stage 1A proposed works have had regard for and have respected and protected the heritage value of Redstone including its immediate setting and curtilage. There are no adverse heritage impacts on this heritage item as a result of the scale or setbacks proposed within the Concept Proposal and Stage 1A proposal.</p>

<p>Control</p> <p><u>Existing Buildings</u></p> <p>C.4 Retain all buildings and structures that explain the history of the area and contribute to its significance.</p>	<p>Discussion</p> <p>The subject sites have been assessed herein for their potential heritage significance at Section 4.3 of this report. The subject sites do not meet the requisite threshold for heritage listing under any of the criteria set out by the Heritage Council of NSW.</p> <p>The subject sites contain a range of public housing typologies including single dwellings, two-to-three storey walk ups and high-rise residential flat buildings. These dwelling types are common both within the precinct itself, as well as within the wider local area and NSW generally. These buildings are generally representative of the standardised housing typologies that were used by the Housing Commission. They are also representative of the historical approach to public housing adopted by the NSW Housing Commission as well as the subsequent evolution of public housing typologies over time. As highly common buildings within both the local area and NSW that are of a standard typology, they do not have any identified individual heritage significance.</p> <p>The existing buildings within the subject sites do not need to be retained on heritage grounds. There will be no adverse heritage impacts as a result of their removal.</p>
<p><u>New Buildings</u></p> <p>C.11 New buildings will need to respect and acknowledge the existing historic townscape of Parramatta so that new and old can benefit from each other.</p>	<p>The immediate setting of the Concept Proposal sites and the Stage 1A subject site does not contain a historic townscape or streetscape. The Telopea area was generally developed in the late twentieth century, and has undergone significant change ever since, and now comprises a wide variety of housing typologies and community buildings which have evolved over time in accordance with changing community needs. The proposed new buildings envisaged by the Concept Proposal and as proposed in the Stage 1A built works, will be contemporary infill buildings as is appropriate for this mixed typology and mixed period locality.</p>
<p>C.12 Applicants need to concentrate on getting the height, siting, shape and materials right so that new buildings will blend with old areas without imitation of period details, including consideration of:</p> <ul style="list-style-type: none"> the height of the new building compared to those nearby – the new building should be no 	<p>As discussed above, the new buildings envisaged by the Concept Proposal and the specific new buildings proposed within the Stage 1A site as per the detailed design, do not have to blend with any 'old areas' or traditional character. The immediate setting of the Concept Proposal sites and the Stage</p>

Control	Discussion
<p>higher than the majority of the buildings in its vicinity</p> <ul style="list-style-type: none"> the setback of the new building from the street and from its side and rear boundaries and as compared to its neighbours on either side whether the building has a similar shape – in a street of hipped or gable roof, in a street of commercial buildings, a parapet roof might help the new building fit better with its neighbours whether the building materials of the new building complement those nearby - most houses in Parramatta are of brick or weatherboard so bagged and painted brick walls might not be suitable for new buildings nearby. <p>C.13 In some areas the pattern of development is an important part of the history and heritage significance of the place. New development which would destroy that pattern of development is unlikely to be approved, even if it is low and not visible from the street.</p>	<p>1A subject site does not contain a historic townscape or streetscape.</p> <p>The Telopea area was generally developed in the late twentieth century, and has undergone significant change ever since, and now comprises a wide variety of housing typologies and community buildings which have evolved over time in accordance with changing community needs.</p> <p>The proposed new buildings envisaged by the Concept Proposal and as proposed in the Stage 1A built works, will be contemporary infill buildings as is appropriate for this mixed typology and mixed period locality. These buildings do not need to have a similar shape, scale or materiality to any of the existing building stock throughout Telopea, and should be representative of modern architectural practice and this next phase of development for the area. The use of contemporary design throughout the subject sites as part of the Concept Proposal and Stage 1A design will not have any adverse heritage impacts for the area or for the vicinity heritage item Redstone located to the south-west.</p> <p>The pattern of development throughout Telopea is varied and dates from many periods. It is not an important part of the significance of the Telopea region and has undergone much change since the late twentieth century as housing demands have evolved.</p>
<p>C.14 In those areas where the pattern of development is not part of the heritage significance of the place, new buildings at the rear of old buildings might be approved if they can be designed and sited successfully so as not to disrupt the streetscape, affect the setting of the heritage item or destroy the amenity of the area</p>	<p>As discussed above, the Redstone heritage item does not adjoin any of the subject sites which are included in the Concept Proposal, however it is located in proximity to the Stage 1A allotment and is physically separated by three or four residential lots and the Sydney Young Nak Presbyterian Church. As discussed above, the overall scale and form of the detailed design for Stage 1A provides for a stepped building form concentrating the bulk of the bulk to the centre and north of the site, away from the Redstone heritage item which is located to the south.</p> <p>This sympathetic response ensures that the immediate setting and visual context of the Redstone heritage item is as protected as possible while much needed urban renewal and</p>

Control	Discussion
<p>C.15 The important matters to get right are:</p> <ul style="list-style-type: none"> ▪ repeat the same size of driveways and pattern of openings ▪ avoid large paved areas ▪ keep new buildings low so they can be screened by the existing building, supplemented by existing or new trees ▪ plant adjacent to driveways to help screen views between buildings ▪ maximise distance between old and new buildings ▪ site new building so as to minimise reducing sunlight and views enjoyed by neighbours ▪ avoid new large buildings that cannot be screened and which would overwhelm old buildings and detract from their setting. 	<p>densification is undertaken closer to the Telopea neighbourhood centre and railway station.</p> <p>Both the Concept Proposal and the detailed design Stage 1A proposed works have had regard for and have respected and protected the heritage value of Redstone including its immediate setting and curtilage. There are no adverse heritage impacts on this heritage item as a result of the scale or setbacks proposed within the Concept Proposal and Stage 1A proposal.</p> <p>None of these controls are relevant to the proposed future redevelopment of the subject sites within Telopea. Telopea already provides a mixture of housing stock and community buildings with no uniform character or streetscape repetition. The new buildings are not located within heritage items or conservation areas, and therefore a contemporary response to the immediate streetscape context will be the most appropriate approach for new development. This is outlined in the detailed design adopted for Stage 1A which provides for the replacement of existing late twentieth century residential stock with contemporary 7 and 9 storey residential buildings which have been sited to address the configuration of the lot and avoid impacts of scale on the vicinity heritage item Redstone.</p>
<p>C.17 New buildings need to conform to existing subdivision patterns.</p>	<p>The pattern of development throughout Telopea is varied and dates from many periods. It is not an important part of the significance of the Telopea region and has undergone much change since the late twentieth century as housing demands have evolved.</p> <p>The existing subdivision pattern was created in the late twentieth century through the development of the Telopea estate, and is not considered to have historical significance. The existing subdivision pattern does not need to be retained on heritage grounds.</p> <p>Notwithstanding the above, it is acknowledged that the nature of this proposal is that the subject sites</p>

Control	Discussion
	<p>are comprised of numerous individual and already amalgamated lots throughout the Telopea region. Further changes to the subdivision pattern of these sites will have no adverse heritage impact.</p> <p>Urbis prepared a Visual Impact Assessment in August 2020 (draft), which concluded the following:</p> <p><i>The spatial separation of taller built forms proposed in relation to Redstone House is such that they will not dominate views to or from the item or significantly impact on its visual setting. In this regard the proposed development is rated as having a moderate to high compatibility with heritage items. The proposed development generates a level of visual effects and potential visual impacts that are contemplated in the statutory and non-statutory controls for the site, and can be supported on visual impacts grounds.</i></p> <p>The Stage 1A proposal and the broader Concept Proposal seek to generally adopt the existing subdivision pattern of the individual lots.</p>
<p>C.18 Buildings which cut across lots or cover a large amalgamated lot will be at odds with the regular pattern of development in old areas and will be very obvious from the street. They are most likely to be refused by Council.</p>	<p>The Concept Proposal seeks to redevelop each of the subject sites in the future with a site specific response to the immediate residential context and streetscape. The Stage 1A proposal demonstrates this by replacing a number of individual buildings located across a larger lot area, with new residential apartment buildings which better address the street and Telopea town centre.</p>
<p>C.19 A new building near an important heritage item, such as a church or hall (which might also be a local landmark) needs to be carefully designed. It must not try to copy the heritage item or compete with it for attention. It is best if the new building fits in with the character of the surrounding neighbourhood, leaving the heritage item to stand alone.</p>	<p>The new buildings envisaged by the Concept Plan and as detailed in the Stage 1A works are of a contemporary design as appropriate for this mixed character precinct. The new buildings do not seek to replicate traditional detail from the one vicinity heritage located in close proximity to the sites (Redstone) and this would not be appropriate in any circumstance and does not represent best heritage practice.</p>
<p>C.20 A new building in a street of old buildings needs to follow the same front and side setbacks as the old buildings. It should be of a similar scale and shape, and be built of materials which fit in with those already in the street.</p>	<p>As discussed above, this control is irrelevant to the proposed future redevelopment of the subject sites within Telopea. Telopea already provides a mixture of housing stock and community buildings with no uniform character or streetscape repetition. The new buildings are not located within heritage items or conservation areas, and therefore a</p>

Control	Discussion
	<p>contemporary response to the immediate streetscape context will be the most appropriate approach for new development. This is outlined in the detailed design adopted for Stage 1A which provides for the replacement of existing late twentieth century residential stock with contemporary 7 and 9 storey residential buildings which have been sited to address the configuration of the lot and avoid impacts of scale on the vicinity heritage item Redstone.</p>
PART 4 – SPECIAL PRECINCTS 4.1.11 Telopea Precinct	
<p><u>Objectives</u></p> <p>O.1 To ensure that that the redevelopment of land for public housing integrates with surrounding development and provides improved pedestrian and vehicular connections and opportunities for additional open space.</p> <p>O.2 To ensure that new development responds well to the topography of land.</p> <p>O.3 To ensure that new development provides a strong interface to Telopea Railway Station, Sturt Street, Shortland Street and Evans Road.</p>	<p>The subject sites throughout the Telopea region do not have identified significant landforms or topography which are acknowledged at a statutory level as heritage listings. The existing landform and character of the sites do not need to be retained on heritage grounds.</p> <p>Notwithstanding the above, the Concept Proposal is seeking approval for future redevelopment of the subject sites, through the replacement of existing late twentieth century public housing, with a new mixture of residential accommodation to service the community. Changes which may impact the natural topography include excavation to provide basement levels to larger developments, and these changes will be assessed as part of each detailed design development application.</p> <p>However, it is noted that the natural topography of the area was altered and constructed when the Telopea estate was first built in the late twentieth century, to form the street configuration and residential blocks currently existing.</p> <p>The detailed design proposal for Stage 1A includes provision for two levels of basement car parking and one lower ground level built into the natural topography. While changes are occurring to the existing landform, the design has also responded to the natural topography and slope of the Stage 1A site.</p> <p>Overall there are no adverse heritage impacts as a result of the proposed changes to the existing landform and topography of the subject sites in</p>

Control	Discussion
	<p>either the Concept Proposal or the detailed design Stage 1A proposed works.</p> <p>Telopea already provides a mixture of housing stock and community buildings with no uniform character or streetscape repetition. The new buildings are not located within heritage items or conservation areas, and therefore a contemporary response to the immediate streetscape context will be the most appropriate approach for new development.</p> <p>The Concept Proposal and the detailed design Stage 1A proposed works have both been prepared with consideration for the appropriate management of the heritage values of the area, in particular, the sympathetic response to the vicinity heritage item known as Redstone at 34 Adderton Road, to the south of the Stage 1A subject site.</p> <p>This vicinity heritage item is being wholly retained within its existing setting and the Concept Proposal and the detailed design Stage 1A proposed works will have no adverse heritage impacts on the significance of the heritage item. The proposal is physically and visually separated from the heritage item, and future development in accordance with the Concept Proposal will not detract from the existing setting and streetscape of the heritage item.</p> <p>The overall scale and form of the detailed design for Stage 1A provides for a stepped building form concentrating the bulk of the built form to the centre and north of the site, away from the Redstone heritage item which is located to the south. This sympathetic response ensures that the immediate setting and visual context of the Redstone heritage item is as protected as possible while much needed urban renewal and densification is undertaken closer to the Telopea neighbourhood centre and railway station.</p> <p>Overall the Concept Proposal and the detailed design for Stage 1A is considered to provide a compatible response to the character and significance of the Telopea region, and will not result in adverse heritage impacts to the vicinity Redstone heritage item to the south west.</p>

5.2. HERITAGE NSW ASSESSMENT GUIDELINES

The proposed works are addressed in relation to relevant questions posed in Heritage NSW's (formerly the Heritage Division / Heritage Office) 'Statement of Heritage Impact' guidelines.

Table 9 Assessment against the Heritage NSW Assessment Guidelines

Clause	Discussion
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>The Concept Proposal and the detailed design Stage 1A proposed works have both been prepared with consideration for the appropriate management of the heritage values of the area, in particular, the sympathetic response to the vicinity heritage item known as Redstone at 34 Adderton Road, to the south of the Stage 1A subject site.</p> <p>This vicinity heritage item is being wholly retained within its existing setting and the Concept Proposal and the detailed design Stage 1A proposed works will have no adverse heritage impacts on the significance of the heritage item. The proposal is physically and visually separated from the heritage item, and future development in accordance with the Concept Proposal will not detract from the existing setting and streetscape of the heritage item.</p> <p>The overall scale and form of the detailed design for Stage 1A provides for a stepped building form concentrating the bulk of the bulk to the centre and north of the site, away from the Redstone heritage item which is located to the south. This sympathetic response ensures that the immediate setting and visual context of the Redstone heritage item is as protected as possible while much needed urban renewal and densification is undertaken closer to the Telopea neighbourhood centre and railway station.</p> <p>Overall the Concept Proposal and the detailed design for Stage 1A is considered to provide a compatible response to the character and significance of the Telopea region, and will not result in adverse heritage impacts to the vicinity Redstone heritage item to the south west.</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>There are no aspects of the Concept Proposal or the detailed design Stage 1A proposed works which could have a detrimental impact on the significance of the vicinity Redstone heritage item.</p>

Clause	Discussion
	There are no other heritage items located within close proximity to the subject sites.
The following sympathetic solutions have been considered and discounted for the following reasons:	None identified.
<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 subject sites have been assessed herein for their potential heritage significance at Section 4.3 of this report. The subject sites do not meet the requisite threshold for heritage listing under any of the criteria set out by the Heritage Council of NSW.</p> <p>The subject sites contain a range of public housing typologies including single dwellings, two-to-three storey walk ups and high-rise residential flat buildings. These dwelling types are common both within the precinct itself, as well as within the wider local area and NSW generally. These buildings are generally representative of the standardised housing typologies that were used by the Housing Commission. They are also representative of the historical approach to public housing adopted by the NSW Housing Commission as well as the subsequent evolution of public housing typologies over time. As highly common buildings within both the local area and NSW that are of a standard typology, they do not have any identified individual heritage significance.</p> <p>The existing buildings within the subject sites do not need to be retained on heritage grounds. There will be no adverse heritage impacts as a result of their removal.</p>
<p>Change of use</p> <p>Has the advice of a heritage consultant or structural engineer been sought?</p> <p>Has the consultant's advice been implemented? If not, why not?</p> <p>Does the existing use contribute to the significance of the heritage item?</p> <p>Why does the use need to be changed?</p>	<p>The Concept Proposal and detailed design Stage 1A proposed works will facilitate future residential development of the subject sites throughout Telopea. These sites are currently used for residential purposes and the subject SSDA will facilitate their continued residential use in building stock which provides contemporary living amenity and meets the residential housing stock needs of the community. There are no adverse heritage impacts as a result of the continued residential use of the subject sites or the development of more contemporary residential building stock.</p>

Clause	Discussion
<p>What changes to the fabric are required as a result of the change of use?</p> <p>What changes to the site are required as a result of the change of use?</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>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>The Concept Proposal and the detailed design Stage 1A proposed works have both been prepared with consideration for the appropriate management of the heritage values of the area, in particular, the sympathetic response to the vicinity heritage item known as Redstone at 34 Adderton Road, to the south of the Stage 1A subject site.</p> <p>This vicinity heritage item is being wholly retained within its existing setting and the Concept Proposal and the detailed design Stage 1A proposed works will have no adverse heritage impacts on the significance of the heritage item. The proposal is physically and visually separated from the heritage item, and future development in accordance with the Concept Proposal will not detract from the existing setting and streetscape of the heritage item.</p> <p>The overall scale and form of the detailed design for Stage 1A provides for a stepped building form concentrating the bulk of the bulk to the centre and north of the site, away from the Redstone heritage item which is located to the south. This sympathetic response ensures that the immediate setting and visual context of the Redstone heritage item is as protected as possible while much needed urban renewal and densification is undertaken closer to the Telopea neighbourhood centre and railway station.</p> <p>Overall the Concept Proposal and the detailed design for Stage 1A is considered to provide a compatible response to the character and significance of the Telopea region, and will not result in adverse heritage impacts to the vicinity Redstone heritage item to the south west.</p>
<p>Subdivision</p> <p>How is the proposed curtilage allowed around the heritage item appropriate?</p>	<p>The existing subdivision pattern was created in the late twentieth century through the development of the Telopea estate, and is not considered to have historical significance. The existing subdivision pattern does not need to be retained on heritage grounds. Notwithstanding the above, it is</p>

Clause	Discussion
<p>Could future development that results from this subdivision compromise the significance of the heritage item? How has this been minimised?</p> <p>Could future development that results from this subdivision affect views to, and from, the heritage item?</p> <p>How are negative impacts to be minimised?</p>	<p>acknowledged that the nature of this proposal is that the subject sites are comprised of numerous individual and already amalgamated lots throughout the Telopea region. Further changes to the subdivision pattern of these sites will have no adverse heritage impact.</p>

6. CONCLUSIONS AND RECOMMENDATIONS

The subject sites have been assessed herein for their potential heritage significance at Section 4.3 of this report. The subject sites do not meet the requisite threshold for heritage listing under any of the criteria set out by the Heritage Council of NSW.

The subject sites contain a range of public housing typologies including single dwellings, two-to-three storey walk ups and high-rise residential flat buildings. These dwelling types are common both within the precinct itself, as well as within the wider local area and NSW generally. These buildings are generally representative of the standardised housing typologies that were used by the Housing Commission. They are also representative of the historical approach to public housing adopted by the NSW Housing Commission as well as the subsequent evolution of public housing typologies over time. As highly common buildings within both the local area and NSW that are of a standard typology, they do not have any identified individual heritage significance.

The Concept Proposal and the detailed design Stage 1A proposed works have been assessed for their potential heritage impact at Section 5 of this report.

The Concept Proposal and the detailed design Stage 1A proposed works have both been prepared with consideration for the appropriate management of the heritage values of the area, in particular, the sympathetic response to the vicinity heritage item known as Redstone at 34 Adderton Road, to the south of the Stage 1A subject site.

This vicinity heritage item is being wholly retained within its existing setting and the Concept Proposal and the detailed design Stage 1A proposed works will have no adverse heritage impacts on the significance of the heritage item. The proposal is physically and visually separated from the heritage item, and future development in accordance with the Concept Proposal will not detract from the existing setting and streetscape of the heritage item.

The overall scale and form of the detailed design for Stage 1A provides for a stepped building form concentrating the bulk of the bulk to the centre and north of the site, away from the Redstone heritage item which is located to the south. This sympathetic response ensures that the immediate setting and visual context of the Redstone heritage item is as protected as possible while much needed urban renewal and densification is undertaken closer to the Telopea neighbourhood centre and railway station.

Overall the Concept Proposal and the detailed design for Stage 1A is considered to provide a compatible response to the character and significance of the Telopea region, and will not result in adverse heritage impacts to the vicinity Redstone heritage item to the south west.

There are no aspects of the Concept Proposal or the detailed design Stage 1A proposed works which could have a detrimental impact on the significance of the vicinity Redstone heritage item. There are no other heritage items located within close proximity to the subject sites.

The Concept Proposal and the detailed design Stage 1A proposed works are acceptable from a heritage perspective and are recommended for approval on built heritage grounds.

The Concept Proposal and detailed design Stage 1A works have the potential to impact potentially state and locally significant archaeological resources. Further research is required to ascertain the likelihood for those remains to be retained *in situ* and to conclusively determine the significance of potential archaeological resources. As such, prior to the commencement of ground disturbance works at the site, a detailed Historical Archaeological Impact Assessment (HAIA) should be prepared to assess and mitigate impact to archaeologically significant relics. Any invasive archaeological methodologies, such as excavation, will be required to occur following demolition of the existing properties and may include archaeological monitoring or test/salvage excavation. Invasive archaeological methodologies should be undertaken in accordance with an Historical Archaeological Research Design (HARD).

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