



Heritage Impact Assessment

Draft Westmead South Master Plan

13 March 2024

We acknowledge the Darug Nation and People as the Traditional Owners of the land on which the Cumberland Local Government Area sits today. We recognise the Darug Nation and People continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

Document Information

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Local Government Area

Cumberland City Council

Cover Image

Westmead Housing Estate c.1940s (Source: State Library NSW)

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This report has been prepared based on research by Curio Projects specialists. Historical sources and reference material used in the preparation of this report are acknowledged and referenced at the end of each section and in figure captions.

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DRAFT

1. Introduction

1. 1. Introduction

1.1. The Purpose of this Report

This Heritage Impact Assessment has been prepared by Curio Projects for Cumberland City Council to support a planning proposal to amend the Cumberland Local Environmental Plan (LEP) 2021 and Development Control Plan (DCP) 2021 and to support proposed changes to the land use and built form in accordance with the Draft Westmead South Master Plan within Westmead South (the study area).

Westmead South forms part of the wider Westmead precinct and lies immediately south of the Westmead innovation and health district which is planned to be the focus of significant infrastructure and development. Westmead South is poised to serve as an area of residential, retail, and commercial development to support this innovation precinct, and serve as a gateway into the wider Westmead precinct.

The area comprises 23 existing heritage items listed within Schedule 5, Part 1 of the Cumberland LEP 2021, and one existing heritage conservation area (Toohey's Palm Estate HCA) listed within Schedule 5, Part 2 of the Cumberland LEP. Westmead South is also located within the vicinity of several heritage items, include dwellings which form part of the Fullagar Road Conservation Area, and State Heritage listed Parramatta Regional Park (located within Parramatta LGA).

The Draft Westmead South Master Plan proposes changes to land uses, heights, densities and public domain within the study area, and proposes several new heritage items, a new Heritage Conservation Area (Westmead Estate) and an extension to an existing Heritage Conservation Area (Toohey's Palm Estate).

The purpose of this HIA is to identify and assess the potential impact of the proposed changes in land use and built form within Westmead South, on the fabric, setting and views of the existing and proposed heritage items, and the existing and proposed heritage conservation areas contained within the precinct.

This report has been prepared with reference the following guidelines:

- Australia ICOMOS, 2013, Australia ICOMOS Charter for Places of Cultural Significance and The Burra Charter
- Government Architect NSW, 2017, Better Placed: An integrated design policy for the built environment of New South Wales
- Heritage Council of NSW, 2023, Guidelines for Preparing a Statement of Heritage Impact
- Heritage Office, 2023, Assessing Heritage Significance
- NSW Heritage Office, 2005, Design in Context: Guidelines for Infill Development in the Historic Environment

1.2. Background

The planning proposal for Westmead South will align with the Westmead Place Strategy prepared by NSW Department of Planning and Environment (DPE), the Westmead Place-based Transport Strategy, prepared for Transport for NSW (TfNSW) and the Westmead Public Domain Strategy, prepared by the Greater Cities Commission (GCC). Curio acknowledges that the proposal for change to land use and built form within Westmead South is strongly driven by its location, comprising the southern portion of the Westmead Strategic Precinct, and the required provision for residential and community uses to support the health and innovation district immediately to the north.

1.3. Site Identification

Westmead South is one of the key centres of Cumberland City. Located in the heart of Greater Sydney, just 1.7 km from the Parramatta CBD and 25 km from Sydney's CBD.

The study area is bounded by Western rail line (T1) and Westmead Railway Station and Alexandra Avenue to the north, Good Street, Amos Street and the south eastern boundary of Parramatta Park (Mays Hill) to the east/north east, the Great Western Highway (A44) to the south, and Bridge Road to the west (refer to Figure 1.1 below).

Westmead South Precinct

Study Area - Regional Context

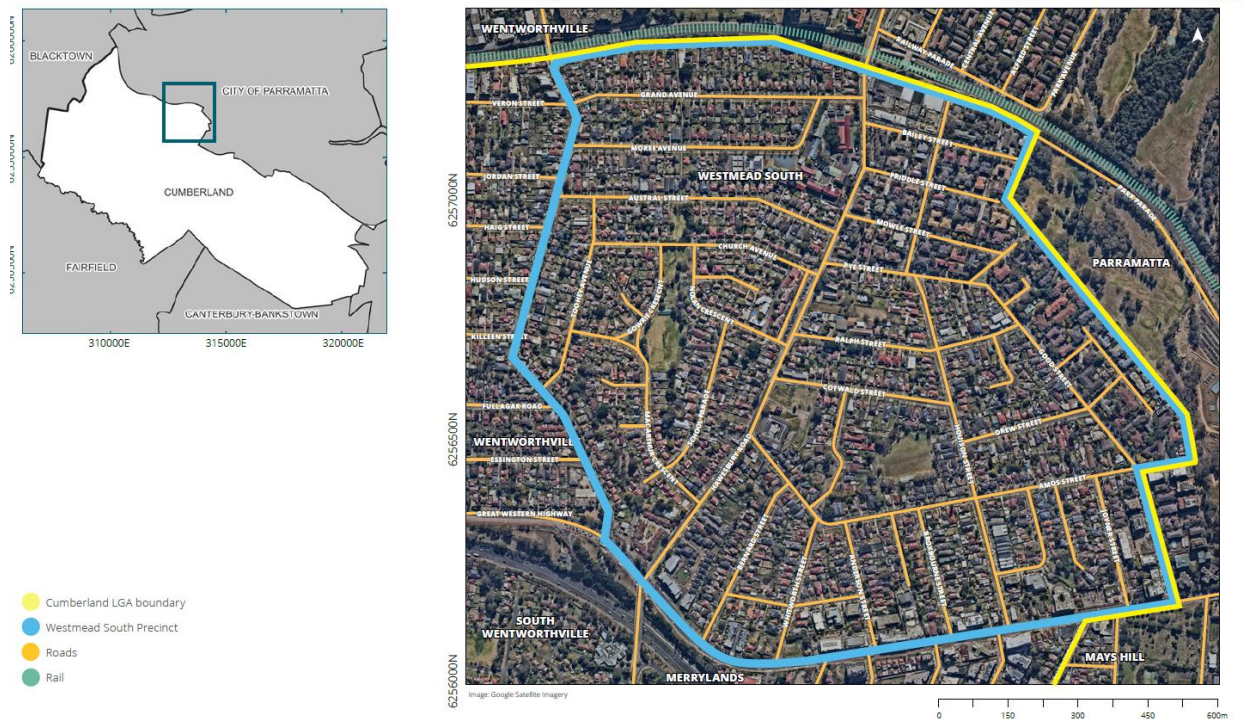


Figure 1.1. Westmead South Study Area. Source: Curio Projects 2024.

1.4. Limitations and constraints

This report has been prepared with close reference to the existing historical overview outlined within Section 3 of the Cumberland Heritage Study, prepared by Extent, dated 6 March 2020 (refer to weblink provided within **Appendix A**). No further detailed historical research was undertaken.

This HIA does not include the assessment of any non-heritage related planning controls or requirements.

1.5. Authorship

This report has been prepared by Kate Wine, Senior Heritage Specialist, with input from Sebastian Gerber-Hood, Archaeologist and Museum Specialist, Matt Nix, Design Director, and reviewed by Natalie Vinton, CEO, of Curio Projects.

2. Strategic and Statutory Context

2. Strategic and Statutory Context

2.1. Strategic Planning Framework

The Planning Proposal for Westmead South is supported by several strategic planning policies and strategies which provide the framework for planning within the Greater Sydney Region. There are also a number of local strategies which set the framework for strategic planning within Cumberland LGA. The relevant strategic plans which have helped to inform the Draft Westmead South Planning Proposal are briefly described within Table 2.1 below:

Table 2.1 Summary of Westmead South strategic planning context

Regional and District Plans	
Greater Sydney Region Plan 2018 - Greater Cities Commission	<p>The Greater Sydney Regional Plan: A Metropolis of Three Cities outlines a vision of Greater Sydney being made up of three sub-cities, these being: the Eastern Harbour City (CBD and surrounds), the Western Parklands City (Penrith, Campbelltown and Liverpool areas), and the Central River City (Greater Parramatta). The main purpose of this concept is a 40-year vision that residents will live within 30-minutes of their job, education and services within one of these self-sufficient cities. The vision is built around a framework of 10 directions which are intended to guide the development of each of these cities in land use, transport and infrastructure, and focuses specially on informing better livability, productivity and sustainability.</p>
Central City District Plan 2018 - Greater Cities Commission	<p>The Central City District Plan is in effect a 2018 sub-report for the Central City District, which is one of the five districts that make up the three cities of Greater Sydney mentioned in the above plan. The report outlines a 20-year plan to manage this growth, especially in the context of economic, social and environmental concerns. Westmead South is located within the western quarter of the Greater Parramatta area and comprises a largely residential profile.</p> <p>Heritage is also specifically highlighted in Livability Planning Priority C6 (page 51) of this report as a key component of the district's identity and a way to foster a local character and sense of place. The identification, conservation, interpretation, and celebration of heritage sites are outlined by this report as a requirement for future generations to be able to live and enjoy the areas in which they live. Additionally, built form controls that are sympathetic to heritage character, as well as adaptive re-use of existing heritage material are directly mentioned as important ways to manage heritage conservation in the context of new development in areas of urban renewal.</p>
Six Cities Discussion Paper (Draft) – Greater Cities Commission	<p>The discussion paper outlines the <i>'vision, ideas, suggested actions and directions for the future growth of the City Region, which now stretches beyond Greater Sydney'</i>¹. Westmead is one of three areas within the Sydney Region identified as an innovation district which are critical health and education hubs.</p>
Future Transport Strategy 2056 - TfNSW	<p>Future Transport Strategy 2056 is a 2018 report prepared by the NSW Government which outlines the approach, directions and principles for the 40-year vision for the state's transport system. The strategy outlines several initiatives for the improvement of the transportation network in Greater Sydney.</p> <p>The proposed Metro Station at Westmead and the proposed North-West T-way that will run through Hawkesbury Road will be heavily influenced by this Strategy and are in turn relevant to the heritage items on and around that Hawkesbury Road and Westmead South as a whole.</p>

¹ Cumberland City Council 2023 'Draft Westmead South Master Plan', p.10

Movement and Place Framework - TfNSW	This is a cross-government framework for planning and managing roads and streets across NSW and includes guides, practice notes and case studies for Councils and government bodies to ensure effective pedestrian and vehicle movements in Westmead South. ²
Better Placed – GANSW	Better Placed outlines the baseline requirements for the planning and delivery of good design across development projects within NSW and includes 7 key objectives for good design, as well as best practice design process and guidance for the delivery, evaluation and implementation of good design. ³
Greener Places – GANSW	Greener Places outlines the design framework for urban green infrastructure and to help create a healthier, more liveable NSW as well as best practice guidance for its implementation. The key applicable principles including integration, connectivity, multifunctionality and participation. ⁴
Connecting with Country Framework - GANSW	Connecting with Country Framework sets up the framework to develop connections with Country which can inform positive outcomes within the planning, design and delivery of development projects in NSW, and ensures that the health and wellbeing of Country is considered through sustainable resource practices, value and respect for Aboriginal knowledge and culture and continued care and protection of sensitive sites and cultural practices.

Precinct Plans

Westmead Place Strategy 2036 – NSW Department of Planning and Environment	<p>The Westmead Place Strategy guides the future planning needs for the Westmead Precinct which is identified as a premier health and innovation district. It identifies Westmead South as one of the seven sub-precincts within the wider Westmead Precinct poised as capable for several changes in land use and development to extend its role in supporting the function of the health and innovation precinct of Westmead to the north through provision of housing choice and supply, connectivity to public transport and provision of green spaces and connections, and amenities.</p> <p>Direction 9 of the Livability section within the strategy includes planning priorities which relate to encouraging sensitive and adaptive reuse of heritage buildings and to enhance the sense of place and to celebrate history. It's actions include the provision of a place brand strategy to communicate Westmead's identity, and to prepare a built form strategy that considered visual impact and view corridors.</p>
Westmead Place-based Transport Strategy - TfNSW	<p>The Westmead Place-based Transport Strategy supports the future development of Westmead as part of a sustainable transport system that is well-connected, well integrated, inclusive, and allows for safe and convenient journeys for customers and commuters. The Strategy includes the following key implications for Westmead South:</p> <ul style="list-style-type: none"> • <i>Activated transport spine along Hawkesbury Road with improved pedestrian amenity, improved bus infrastructure and new signalised intersections,</i> • <i>Enhanced connectivity across the railway,</i> • <i>Enhanced bus connectivity,</i> • <i>A 'school street' on Moree Avenue,</i> • <i>New active transport links including Bailey Street through Parramatta Park, Houison Street, Amos Street, a north-south link through the western part of Westmead South along the valley line,</i> • <i>Upgraded intersections along Bridge Road.</i>⁵

² ibid

³ NSW Government: Planning, 'Better Placed', accessed 12 December 2023.

⁴ NSW Government: Planning, 'Greener Places', accessed 12 December 2023.

⁵ Cumberland City Council 2023 'Draft Westmead South Master Plan', p.14

<p>Westmead Public Domain Strategy – Greater Cities Commission</p>	<p>The Westmead Public Domain Strategy is informed by the Westmead Place Strategy 2036 and has been prepared to assist consent authorities with supporting the public domain vision of creating a high-quality public domain amenity within Westmead. These include mid-block link connections and improvements in to public domain amenity and connection</p>
<p>Local Plans</p>	
<p>Cumberland 2030: Local Strategic Planning Statement 2020</p>	<p>This report is a strategic plan for the future of Cumberland's economic, social and environmental land use over a period of the next 10 years and is ultimately aligned with a larger plan for the next 20 years. The vision set out for this strategic plan specifically mentions Heritage as a highly important part of Cumberland's, and by extension, Westmead's community, and local character, making it clear that this is an area that should be retained. It states:</p> <p><i>"Cumberland is a diverse and inclusive community, offering easy access to jobs and services, with places and spaces close to home that take advantage of our natural, built, and cultural heritage."</i></p> <p>Heritage is specifically listed as one of Cumberland's Local Advantages and Opportunities, highlighting "Cumberland has a rich history, which contributes to our 'sense of place' and cultural identity.". This further establishes how a retention of heritage items are an important asset for Westmead Southa and should be retained, interpreted, and celebrated. Local Planning Priority 8 notes that the specific strategies for the support of the region's cultural and built diversity includes a "<u>review of heritage items and consideration of new items</u> as part of an integrated approach for Cumberland."</p>
<p>Cumberland Local Housing Strategy 2020</p>	<p>This Local Housing Strategy was created to identify the key housing priorities, objectives and initiatives for any housing planning, delivery, and design in the Cumberland area. Westmead is mentioned in this Strategy as a Strategic Precinct and the heritage related sections below are relevant to Westmead's development.</p> <p>Heritage is highlighted as a key asset of the Cumberland area and listed as Priority No. 4 in Section 3 of the strategy, under 'Valuing Heritage and cultural diversity in housing'. The objectives for this Priority are listed as:</p> <ul style="list-style-type: none"> • O1 Heritage and cultural diversity are reflected in the delivery of housing. • O2 The changing needs of the community are met through the provision of a mix of housing that addresses their needs and preferences. • O3 Housing design reflects the local character of identified heritage and cultural precincts within Cumberland.
<p>Cumberland Cultural Plan 2019-2029</p>	<p>The Cumberland Cultural Plan is a guide for Cumberland Council's planned events, programs and associated infrastructure for the creation of a culturally active and vibrant community. The Plan establishes a 10-year vision for Cumberland's cultural outcomes and will serve as a guide and roadmap for how these can be achieved. Importantly, the plan identifies priorities on how council can utilize cultural aspects to strengthen Cumberland's unique identity.</p> <p>Priority 4 – 'Improving Cultural Facilities, Spaces, and Streets, section 4.3' mentions that heritage sites can be utilized as important cultural spaces for residents and communities to gather and create connections. This is particularly relevant to Westmead's two heritage-listed Community Centre's, the Westmead Progress Hall' and the 'Domain Community Rooms' which have potential as culturally enriching places for gathering and events, and applicable to the parks in Westmead South, such as MJ Bennett Reserve in the proposed Westmead Estate Heritage Conservation Area and extension to the Toohey's Estate Heritage Conservation Area.</p> <p>Priority 5 – 'Enhancing Place Identity and Activation' also makes it clear that Heritage items have enormous potential to keep and celebrate Cumberland's distinct identity and history.</p>

Cumberland Open Space and Recreation Strategy 2019-2029	<p>The Cumberland Open Space and Recreation Strategy is a 10-year plan which commenced in 2019. It aims to provide Cumberland Council with a direction for the management and development of open space, sport and recreation services, and their associated facilities.</p> <p>Strategic Direction 3 of this Strategy <i>'Supporting Inclusion and Increased Participation by our Diverse Community'</i> aims to build a socially connected and healthy community. As part of this, one of this direction's objectives is to <i>'Reflect our heritage and our current community in our open space and recreation facilities.'</i> This related directly to the parks in Westmead South that are near to heritage items or that are within the proposed Heritage Conservation Areas, such as MJ Bennett Reserve and Austral Avenue Reserve and their associated facilities.</p>
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A number of additional local strategic plans have also provided strategic context for the Westmead South Draft Master Plan. These include:

- **Public Spaces Charter 2021:** The charter aims to support NSW in providing its residents access to high-quality public spaces that will allow them to enjoy and participate in public life in inviting and welcoming spaces.
- **Cumberland Urban Tree Strategy 2020:** The strategy has been created to aid Cumberland City Council with the managing of its considerable number of tree and tree canopy assets over a 10-year period.
- **Cumberland Community Strategic Plan 2017-2027:** The plan is intended as a vision for the future of the City of Cumberland. The key priority areas for the plan, captured during community engagement are 'Sense of community' and 'Liveability' of the area.
- **Cumberland Employment and Innovation Lands Strategy 2019:** The strategy aims to be a 10-year framework for Council to manage its employment and innovation lands, with a focus on economic opportunities that will help residents, workers and visitors to the area. The master plan for Westmead South is being developed in response to support the growth of employment lands within Westmead.

2.1.1. Cumberland Comprehensive Heritage Study 2020, Extent Heritage

A Cumberland Local Government Area Comprehensive Heritage Study was undertaken (in two parts) by Extent Heritage on behalf of Cumberland City Council to review and assess the significance of all existing heritage items within the LGA and to identify potential heritage items, heritage conservation areas, and historical archaeological sites within the LGA, which had the potential to be included into the Cumberland Local Environmental Plan (LEP).

In summary,

- **Part 1** of the study focused on a thematic history, reviewing existing heritage items, preparation of an inventory sheet for each item, identifying items for delisting, identifying items for State Heritage Register nomination, and preparing updated mapping, and
- **Part 2** of the study focused on identifying potential new heritage items for the Cumberland LEP, preparation of heritage inventory sheets and assessment of significance for each potential item, a fieldwork audit of all these sites, and identifying places that require further heritage research.

Part 2 also involved the review of nominated Heritage Conservation Areas (HCA), which were analysed in terms of their historical theme and assessment of significance. Properties within the recommended HCA's were also categorized with respect to their contributory value to the HCA.

With regard to Westmead South, the study identified 11 new individual items for potential local heritage listing within the Cumberland LEP, as well as an extension to an existing HCA (Toohey's Palm Estate HCA), and the formation of a new Westmead Estate HCA, or which the majority of buildings within its curtilage were identified as 'contributory'.

2.1.2. Comprehensive Heritage Study Peer Review, Nimbus Architecture and Heritage

Nimbus Architecture and Heritage was tasked with providing a peer review of the Cumberland Comprehensive Heritage Study Stage 2, and to provide an assessment of the inventory sheets for the proposed heritage items, HCAs and HCA extension.

With regard to Westmead South, the review predominantly agreed with the findings and recommendations of the Comprehensive Heritage Study, however recommended progressing with six (6) of the 11 potential items. These being:

- (HS89) Post-War Bungalow (30 Alexandra Street, Westmead, 2145)
- (HS90) Inter-War Bungalow (18 Austral Avenue, Westmead, 2145)
- (HS95) 'Deskford' - Victorian Gothic Residence (41-43 Hawkesbury Road, Westmead, 2145)
- (HS96) The Oakes Centre (74 Hawkesbury Road, Westmead, 2145)
Note that the Oakes was the subject of the most controversy in Nimbus' community consultation, with 17 out of 18 respondents opposing the listing.
- (HS97) St Barnabas Church and Hall (75 Hawkesbury Road, Westmead, 2145)
- (HS100) Inter-War Bungalow (74 Houison Street, Westmead, 2145)

The Peer Review also recommended a review and reassessment of the classification applied to several 'contributory' and 'non-contributory' items within the recommended Westmead Estate HCA.

The Peer Review also agreed with the recommendation for the extension of the Toohey's Palm Estate HCA and to expand the inventory sheet to include information about the extension site's contributory and non-contributory elements.

2.2. Statutory Planning Framework

2.3. Heritage Statutory Framework

In NSW, heritage items and known or potential archaeological resources are afforded statutory protection under the:

- Environmental Planning and Assessment Act 1979 (NSW) (EPA Act).
- Heritage Act 1977 (NSW) (Heritage Act); and
- National Parks and Wildlife Act 1974 (NSW) (NPW Act).

There are further planning policies and controls that provide a non-statutory role in the protection of environmental heritage. These include Development Control Plans for each local Council area. This section of the report discusses the local and State planning context for the site concerning its built heritage values associated with local heritage items and conservation areas in the vicinity of the study area.

2.3.1. Environmental Planning and Assessment Act (NSW) 1979

The NSW Department of Planning and Environment administers the EPA Act, which provides the legislative context for environmental planning instruments to be made to legislate and guide and the process of development and land use. Local heritage items, including known archaeological items, identified Aboriginal Places and heritage conservation areas are protected through listings on Local

Environmental Plans (LEPs) or Regional Environmental Plans (REPs). The EPA Act also requires that potential Aboriginal and historical, archaeological resources are adequately assessed and considered as part of the development process, following the requirements of the NPW Act and the Heritage Act.

2.3.2. Heritage Act (NSW) 1977

In NSW, heritage items are afforded statutory protection under the NSW Heritage Act 1977 (the Heritage Act). Heritage places and items of importance to the people of New South Wales are listed on the NSW State Heritage Register (SHR). The Heritage Act defines a heritage item as a 'place, building, work, relic, moveable object or precinct'. The Heritage Act is responsible for the conservation and regulation of impacts to items of State heritage significance, with 'State Heritage Significance' defined as being of 'significance to the state in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item'.

2.3.3. Statutory Heritage Listings

Existing heritage listings within Westmead South

Westmead South comprises 23 existing heritage items which are listed within Schedule 5, Part 1 of the Cumberland LEP 2021, and one Heritage Conservation Area (Toohey's Palm Estate HCA) listed within Schedule 5, Part 2 of the Cumberland LEP 2021. These items are illustrated below within Figure 2.1 (extract from the Cumberland City Council LEP 2021 Heritage Map No. 8). The items and HCA are listed below in Table 2.2:

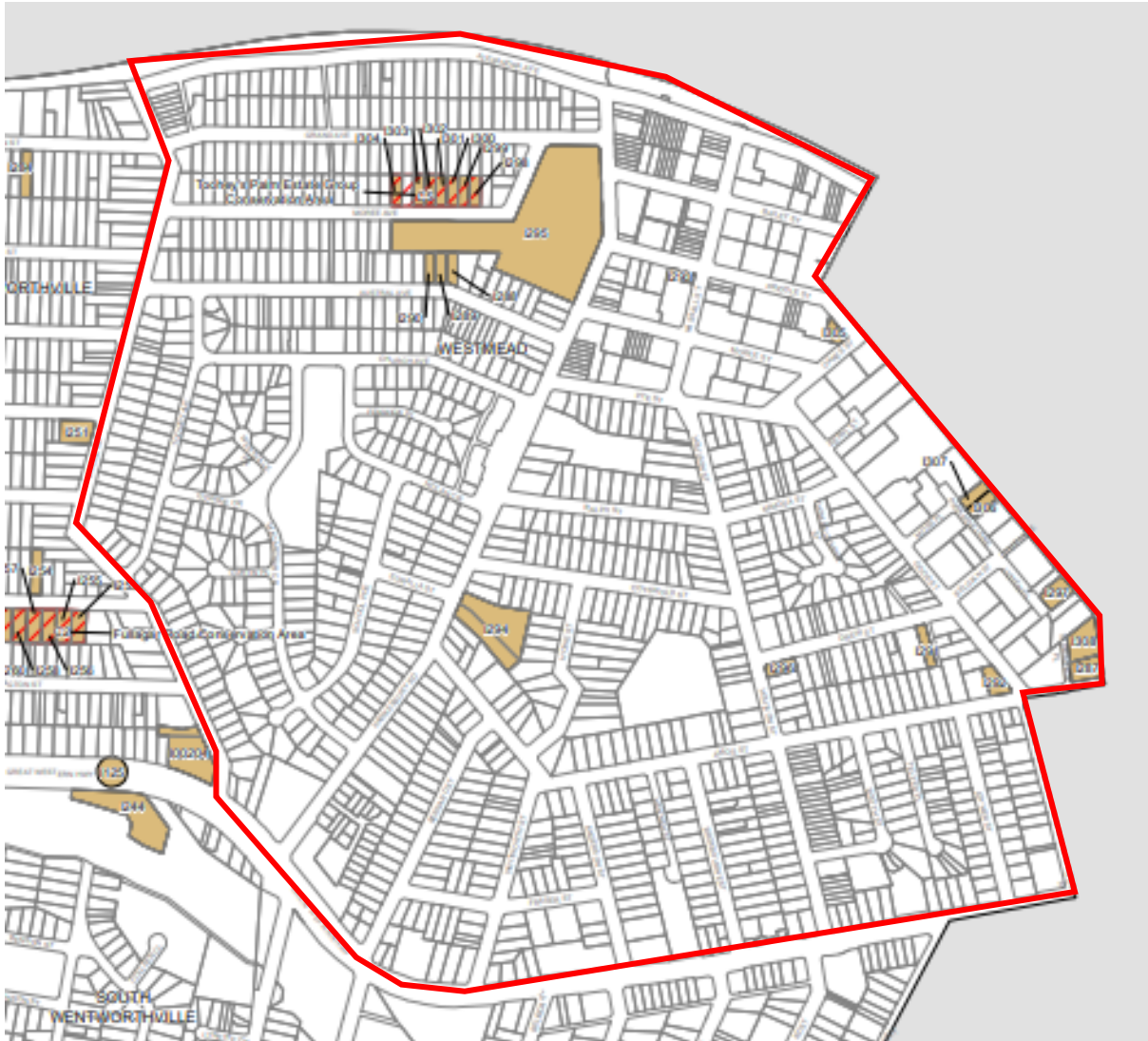


Figure 2.1: Existing heritage items located within Westmead South study area (red outline). Source: Cumberland LEP 2021_Heritage Map – Sheet HER_008, annotated by Curio Projects 2023

Table 2.2: Existing heritage items within Westmead South study area

Heritage Item	Address	SHR No.	LEP No.	Significance
‘Allengreen’, Federation Bungalow	1 Amos Street, Westmead		I287	Local
‘Ruberay’ - Inter-War Bungalow	15 Austral Avenue, Westmead		I288	Local
‘Warungle’ - Inter-War Bungalow	17 Austral Avenue, Westmead		I289	Local
‘Chalfont’ - Inter-War Bungalow	19 Austral Avenue, Westmead		I290	Local
Late Victorian Cottage	2 Drew Street, Westmead		I291	Local
‘The Firs’ - Victorian Gothic Residence	24 Good Street, Westmead		I292	Local
Westmead Progress Association Hall	43 Hassall Street, Westmead		I293	Local
‘Deskford’ - Victorian Gothic Residence	41 Hawkesbury Road, Westmead		I294	Local
Westmead Public School, circa 1917	150 Hawkesbury Road, Westmead		I295	Local

Victorian Cottage	43 Houison Street, Westmead		I296	Local
Federation Residence	20 Lichen Place, also known as 20 The Park, Westmead		I297	Local
Inter-War Bungalow	5 Moree Avenue, Westmead		I298	Local
Inter-War Bungalow	7 Moree Avenue, Westmead		I299	Local
'Silver Grove' - Inter-War Bungalow	9 Moree Avenue, Westmead		I300	Local
'Girraween' - Inter-War Bungalow	11 Moree Avenue, Westmead		I301	Local
'Le Nid' - Inter-War Bungalow	13 Moree Avenue, Westmead		I302	Local
'Dreghorn' - Inter-War Bungalow	15 Moree Avenue, Westmead		I303	Local
Inter-War Bungalow	19 Moree Avenue, Westmead		I304	Local
Federation Cottage	1 Oakes Street, Westmead		I305	Local
Victorian semi-detached Terrace	29 Parkside Lane (also known as 29 The Park), Westmead		I306	Local
Victorian semi-detached Terrace	30 Parkside Lane (also known as 30 The Park), Westmead		I307	Local
Inter-War Apartment Block	15-17 The Park (also known as 15-17 Thomas May Place), Westmead		I308	Local
"Essington"	2-8 Bridge Road (primary), Great Western Highway (alternate), Westmead	00204	100204	State
Toohey's Palm Estate HCA	5-19 Moree Avenue. Westmead and streetscape		C5	Local

Existing heritage items located within the vicinity of Westmead South study area

There are several items and one heritage conservation area located within the vicinity of Westmead South. Due to the location of the study area being located on the boundary of these items are located within Cumberland City Council LGA and Parramatta LGA. These are listed within Table 2.3 below and shown in Figure 2.2:

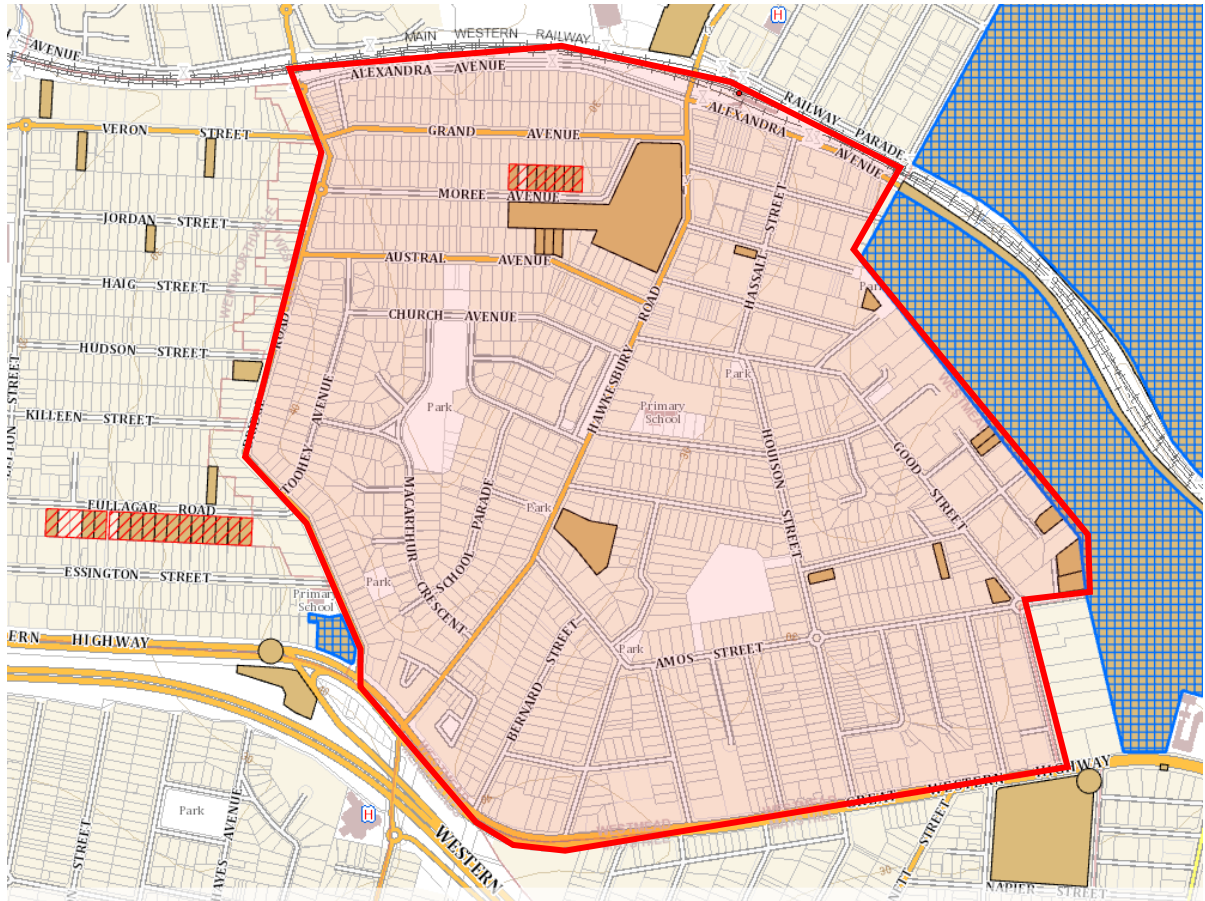


Figure 2.2: Existing heritage items located within the vicinity of Westmead South (shaded red). Source: ePlanning Spatial Viewer <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>

Table 2.3 Heritage items within the vicinity of Westmead South

Heritage Item	Address	SHR No.	LEP No.	Significance
Cumberland City LGA				
The Wattles' Victorian Cottage	245 Great Western Highway, Wentworthville		I244	Local
Milestone group, Parramatta to Greystanes	Great Western Highway		I125	Local
"Essington"	2-8 Bridge Road (primary), Great Western Highway (alternate), Westmead	00204	100204	State
Inter-war bungalow	6 Fullagar Road, Wentworthville		I253	Local
Late Victorian cottage	7 Fullagar Road, Wentworthville		I254	Local
Inter-war bungalow	8 Fullagar Road, Wentworthville		I255	Local
Inter-war bungalow	10 Fullagar Road, Wentworthville		I256	Local
Inter-war bungalow	12 Fullagar Road, Wentworthville		I257	Local
Inter-war bungalow	14 Fullagar Road, Wentworthville		I258	Local
Inter-war bungalow	16 Fullagar Road, Wentworthville		I259	Local
Inter-war bungalow	18 Fullagar Road, Wentworthville		I260	Local

Inter-war bungalow	20 Fullagar Road, Wentworthville		I261	Local
Inter-war bungalow	22 Fullagar Road, Wentworthville		I262	Local
Inter-war bungalow	24 Fullagar Road, Wentworthville		I263	Local
Inter-war bungalow	26 Fullagar Road, Wentworthville		I264	Local
Inter-war bungalow	30 Fullagar Road, Wentworthville		I265	Local
Inter-war bungalow	32 Fullagar Road, Wentworthville		I266	Local
Inter-war bungalow	38 Fullagar Road, Wentworthville		I267	Local
Yoorooga, late Victorian cottage	54 Bridge Road, Wentworthville		I251	Local
Federation period cottage	26 Jordan Street, Wentworthville		I276	Local
Inter-war bungalow	16 Veron Street, Wentworthville		I284	Local
Fullagar Road HCA	various		C5	Local
Parramatta LGA				
Victorian residence (in grounds of WSU)	158 Hawkesbury Road, Westmead		I722	Local
'Parramatta Regional Park	7 Park Parade, Parramatta	00596	I611	Local
'Boundary Marker	20A Steele Street, Mays Hill		I289	Local
Mays Hill Reserve, Fort Macquarie Cannon and Mays Hill Cemetery	Mays Hill Reserve		I287	Local

These significance of these items, settings and their physical and visual relationships within the context of the study area are further described and discussed within Section 5 of this report.

3. Historical Summary of Westmead South

3. Historical Summary

3.1. Historical summary of development within Westmead South

The history of Westmead South is comprehensively detailed within the thematic history of Cumberland Local Government Area provided within Section 3 of the Cumberland Heritage Study (Main Report, Vol 1 Final, dated March 2020) and, prepared by Extent Heritage. The Cumberland Heritage Study included a detailed and thematic history of the area, and heritage inventory sheets for all existing and recommended items within the LGA.

The following historical summary of Westmead South has been extracted from the inventory sheets prepared for the existing and recommended heritage items within Westmead South:

The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the territory of the Cumberland Council.

Westmead originally formed part of the western portion of the Domain of Government House at Parramatta which was laid out by Governor Philip in 1790. It originally comprised of over 2000 acres of land established by Governor Macquarie as an administrative area for the penal colony and became a residential office for ten governors. By the 1850s the Domain became known as Parramatta Park. In 1859-1861, an extensive portion of the Domain was subdivided, and it was at this time that the suburb became known as Westmead ('West meadow'). The major landholder in the area was William Fullagar, a butcher and publican turned stock agent. Land was also allotted to James Houison, John Savery Rodd and George Oakes. These allotments comprised of 50 acres, however, many of these individuals acquired multiple allotments. By the time of this subdivision, several main roads had been established including Hawkesbury Road, Pye Street, Oakes Street, Bridge Road, Good Street and Houison Street.

Westmead was relatively slow to develop, and it was only after the Westmead Railway Station was opened in 1883 that landowners began to subdivide in the area. By the 1920s, the station's facilities had improved and several estates such as Toohey's Palm Estate and Fullagar's Estate were further subdivided. By the late 1940s, the Westmead Housing Commission Estate was developed which comprised of 300 brick houses as well as a retail strip with 12 shops and a block of flats. Westmead owes much of its present street layout to the developments from this period.⁶

A summary of the historical development of Westmead South is also available within Section 4.1 of the Draft Westmead South Master Plan Strategy, prepared by Cumberland City Council, dated October 2023. Section 4.1. A detailed historical overview outlined within Section 3 of the Cumberland Heritage Study, prepared by Extent, dated 6 March 2020 (refer to weblink within **Appendix A**). The following table (Table 3.1) provides a historical summary of development in Westmead South.

Pre-1788	The land comprising Westmead South managed for thousands of years by the Burrumattagal clan of the Dharug people.
1810	Westmead became part of the Parramatta 'Governor's Domain' and comprised an area of 2,000 acres on western side of the Township of Parramatta.

⁶ Extent Heritage: Heritage Study 2019, 'Heritage Inventory Sheet 'Allgreen'.

1850s

Governor's Domain is cut into three portions: Government House Park, Northmead, and Westmead. Westmead was made up of the westernmost part of this division.



Figure 3.1: Part of Brownrigg, W. Meadows plan of 'Parish of St. John, County of Cumberland' map showing the location of the Governor's or Parramatta Domain before 1857, NSW Department of Lands. Source: National Library of Australia.

1859 -
1861

The name 'Westmead' is first used to describe the land ('mead' meaning meadow in old English, and west deriving from its location in context with Parramatta).

The first part of the 'West Meadow' was subdivided to allow for the expansion of Parramatta. The layout of Westmead South's first streets and main roads Bridge Road and Hawkesbury Road and the Western Railway line to the north were evident at the time.

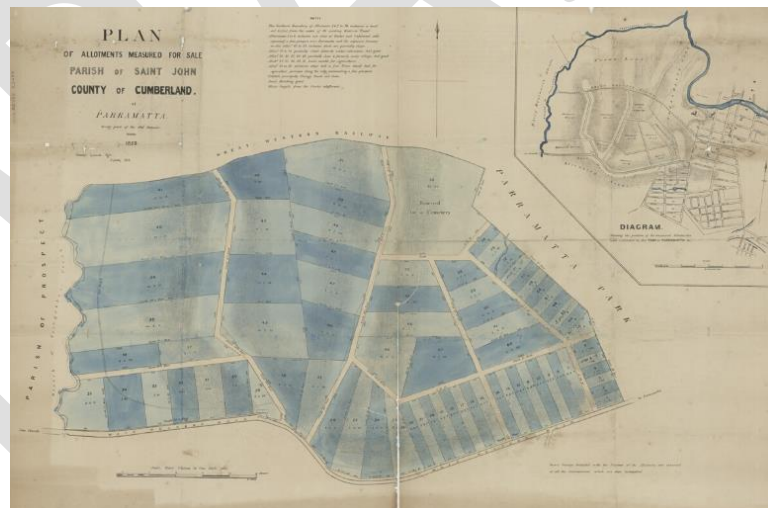


Figure 3.2: Plan of Allotments measured for Sale - Parish of St John, at Parramatta - Main Western Rd, 1859. Source: State Library of NSW.

In 1860 the Western Railway line was extended to Blacktown from (what is now known as Granville Station). As shown within Figure 3.2 above, the existing railway line separates Westmead from Westmead South, Parramatta Railway Station was also built during this extension.

1862-1865	Land within Westmead South is utilised for country residences such as Nairn Cottage and the Deskford Estate. ⁷
1880s-1890s	<p>In 1883 a new railway platform 'Westmead' was constructed along the Western Railway which helped encourage significant new growth in the suburb.</p> <p>The decade saw the next round of subdivisions undertaken within Westmead South. In 1884, Westmead is advertised as a place to live for working families, with "small allotments, on such terms as ill come within the means of struggling respectable working men, fathers of families, and others...employment is abundant...every inducement for a family to live in this healthy district."⁸</p>
1917 - 1930	<p>Westmead Public School opened in the local Anglican Hall in 1917 following a rapid growth in Westmead's population and creation of new housing estates. New buildings were added to the school by the late 1920s with its principal school building opened in 1928.</p> <p>Subdivision of Toohey's Palm Estate was released in 1925, and new local shops were established along Hawkesbury Road and Bridge Road.</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div data-bbox="443 779 778 1272"> </div> <div data-bbox="965 779 1300 1272"> </div> </div> <p>Figure 3.3: Subdivision Auction Poster 'Deskford Estate' dated 12 August 1922. Source: State Library of NSW.</p> <p>Figure 3.4: Subdivision Auction Poster 'Toohey's Palm Estate' dated 9 May 1925. Source: State Library of NSW.</p> <p>Westmead Progress Hall on Hassell Street opened in 1926 as a venue for local meetings and events⁹</p> <p>Parts of Houison Estate located on the eastern side of Hawkesbury Road were subdivided in 1926, and Cotswold Street and Houison Street were created.</p>
1930s - 1940s	Westmead South was predominantly residential in character, with some remaining large areas of undeveloped land. This included land to the south of Toohey's Palm Estate, between Bridge and Hawkesbury Roads ¹⁰ . This area was 'acquired by NSW Housing Commission in the 1940s and developed as a model housing estate in the late 1940s to showcase the benefits of good planning'. ¹¹


⁷ Parramatta City Council; Parramatta History and Heritage 'Westmead – A Brief History'

⁸ Mills and Pile. (sales brochure). Retrieved on 23/8/2019 from City of Parramatta Research Library Vertical File, VF1221 – Westmead, as viewed in Parramatta History and Heritage, City of Parramatta Research and Collections.

⁹ Cumberland City Council, Draft Westmead South Master Plan p.20.

¹⁰ ibid

¹¹ ibid

	<p><i>The Westmead Housing Estate comprised 300 brick houses plus a shopping centre (Oakes Centre) and a block of 18 flats (on Hawkesbury Road), designed by architect Emil Sodersten. The Estate was located between Hawkesbury and Bridge Roads and is still largely intact and included central park on the estate – M.J. Bennett Reserve.¹²</i></p>
<p>1946-1949</p>	<p>NSW Housing Commission resumed portions former Houison Estate on the eastern side of Hawkesbury Road (which had not formed part of the 1926. Ralph Street was created.</p> <p>Sydney Smith Park located within the south eastern portion of the precinct was created following acquisition of the land in 1947 for a park by Holroyd City Council.¹³</p>  <p>Figure 3.5: Aerial view of Westmead Estate development c.1940s. Source: City Plan Services, accessed 14.12.23</p>
<p>1950s/60s (Post War period)</p>	<p>Catholic Church parish was established in Westmead to serve the area's fast-growing population which resulted from the NSW Housing Commission development within the area. The 'Sydney Archdiocese bought land in Ralph Street for Church and school'.¹⁴ Sacred Heart Catholic School opened 28 March 1954.</p> <p>Remaining parcels of undeveloped land were gradually subdivided to create Booth Street, Tefler Place and Hannah Street at the south eastern end of the precinct, and Thomas Clarke Street off Minosa Street.</p>
<p>1980s – present</p>	<p>Medium density development constructed within areas close to railway station, along Mowle, Priddle, Bailey and Hassall streets. More recently development of this nature has continued along Good Street.</p> <p>Since 1999, numerous properties within Westmead South have been approved for development or redevelopment, including 42 developments which involved the demolition of existing structures and construction of additional dwellings on the site, or subdivision (including dual occupancy or multi-dwelling housing/affordable housing or residential flat buildings).</p>

¹² ibid

¹³ ibid

¹⁴ ibid

2019 - 2024 Stage 1 of the Parramatta Light Rail commenced in 2019 and is due for completion mid-2024, includes 16 stops between Westmead and Carlingford with current construction for new terminal at the intersection of Hawkesbury Road and Alexandra Avenue.

Westmead Metro Station on the eastern side of Hawkesbury Road currently under construction. Metro West due for completion in 2032.

DRAFT

4. Physical Analysis

4. Physical Analysis

4.1. Westmead Precinct

Westmead is located within the Greater Sydney Region. It is located approximately 25km from the Sydney Central Business District, and approximately 1.7km from the Parramatta CBD.

Westmead has been strategically identified as a premier health, education and innovation district. Westmead comprises health institutions including Westmead Hospital, Westmead Children's Hospital and campuses of University of Western Sydney and University of Sydney. The area's development is supported by existing infrastructure, and significant infrastructure investment including the existing Westmead Train Station (Parramatta Line), and connections to the new Parramatta Light Rail and a future Metro Station at Westmead (located within the study area at the intersection of Alexandra Avenue and Hawkesbury Road).

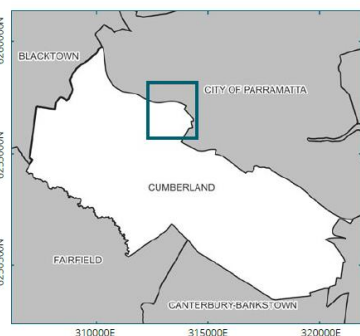
4.2. Westmead South (Study Area)

Westmead South forms the southern portion of the Westmead precinct. It is located within the Cumberland LGA, on the southern side of its border with the Parramatta LGA.

The Westmead South study area is specifically bounded by the Western rail line (T1), Westmead Railway Station and Alexandra Avenue to the north, and bound along Good Street, Amos Street and the south eastern boundary of Parramatta Park (Mays Hill) to the east/north east. Its southern boundary runs along The Great Western Highway (A44), and a western boundary which extends along Bridge Road. Hawkesbury Road runs north south through the centre of the study area. Refer to Figure 4.1 below which illustrates the Westmead South precinct and its regional context.

Westmead South Precinct

Study Area - Regional Context



- Cumberland LGA boundary
- Westmead South Precinct
- Roads
- Rail

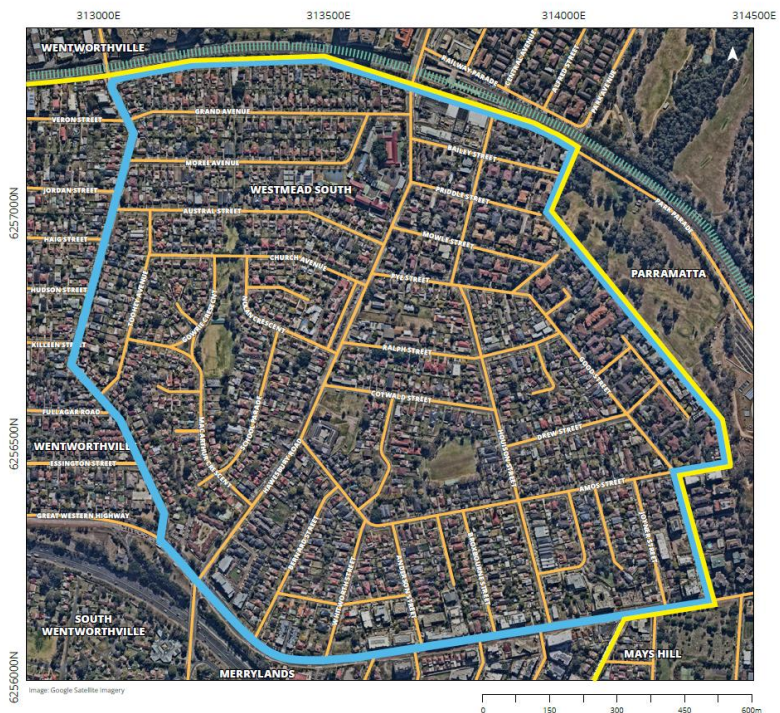


Figure 4.1: Westmead South study area and regional context. Source: Curio Projects 2024.

4.3. Physical description of Westmead South

Westmead South is predominantly residential character which is supported by local uses and community/religious institutions and infrastructure primarily located centrally along Hawkesbury Road.

The western portion of the study area is characterised by low density residential development. The dwellings sit within a regular subdivision pattern (established c.1940s) and along the planned parallel street pattern which extends between Hawkesbury Road and Bridge Road to the west (Grand Avenue, Moree Avenue, Austral Avenue and Church Avenue), and within the less structured street network as part of the former Westmead Estate (c.1944-1950) (Nolan Crescent, Fenwick Place, Gowrie Crescent, Westville Place and Toohey Avenue) which connects to and supports the central landscaped open space of MJ Bennett Reserve.

Landscaped pedestrian connections extend northwards from MJ Bennett Reserve through Austral Reserve and provide accessible linkages between Austral Avenue, Moree Avenue, Grand Avenue and Alexandra Avenue. Westmead Public School is located at the eastern end of Moree Avenue, and sits immediately south of Grand Avenue, fronting Hawkesbury Road. A two-storey brick mixed uses building (the Oakes Centre c.1948) and its associated bus stop structure and landscaping front the Hawkesbury Road slip road, between Church Street and Nolan Crescent.

The properties within the western portion of the study area comprise predominantly one and two storey detached dwellings dating from the early - mid twentieth century (representative of the Post War Austerity style) with some later twentieth century and early twenty-first century contemporary infill. They comprise regular setbacks to the street front and sit within landscaped settings. The dwellings are single storey detached, comprising pitched and or hipped roof forms, brick construction, terracotta roofs with brick chimneys, timber framed sash windows within regular simple landscaped setbacks.

There are also several identified heritage items within the western portion of the study area including the collection of Inter-war bungalows on the northern side of Moree Avenue as part of the existing Toohey's Palm Estate Heritage Conservation Area (being Nos. 5, 7, 9, 11, 13, 15 and 19). A collection of heritage listed Inter-war bungalows are also located along the northern side Austral Avenue (being Nos.15, 17 and 19 Austral Avenue). Refer to Figures 4.2 to 4.11.



Figure 4.2: Looking east along Grand Avenue.



Figure 4.3: Looking north east along Moree Avenue.



Figure 4.4: Looking north west along Austral Avenue showing contemporary infill.



Figure 4.5: Looking east along Austral Avenue from the western end.



Figure 4.6: Looking south along landscaped pedestrian link between Grand Avenue and Moree Avenue.



Figure 4.7: Looking west at the corner of Austral Avenue and Tooheys Avenue.



Figure 4.8: Looking north from Church Avenue through Austral Reserve.



Figure 4.9: Looking north west from the northern section of MJ Bennett Reserve.



Figure 4.10: Looking east along Nolan Crescent.



Figure 4.11: Looking north along Hawkesbury Road slip road towards the Oakes Centre.

Land to the east of Hawkesbury Road is characterised by a mix of low, medium and high-density residential development ranging from early twentieth century to early twenty-first century including detached dwellings, townhouses, and walk-up flats with contemporary apartments of up to seven storeys in height located along the Great Western Highway.

In a similar manner to the western portion of the study area, streets to the east of Hawkesbury Road form a grid like pattern and extend in a westerly direction (Bailey, Priddle, Mowle and Pye streets) which are intersected by Hassell Street running north south. South of Pye Street comprises Ralph Street, Mimosa Street, Cotswold Street and Amos Street extending from Hawkesbury Road and intersecting with Houison Street which runs in a northwest/south west direction. Further to the east lies Mimosa Street and Drew Street which terminate at Good Street to the east. The street pattern south of Amos Street comprises of 9 parallel streets extending in a northward direction from the Great Western Highway to Amos Street between Hawkesbury Road to the west and Good Street to the east.

There are several locally listed heritage items within the eastern portion of the study area which include several Victorian, Federation and Inter-War era buildings including *'Westmead Progress Association Hall'*, located at 43 Hassall Street (I279) c.1923, *'Victorian Cottage'*, 43 Houison Street (I282), *'Federation Cottage'*, located at 1 Oakes Street (I291), *'The Firs' Victorian Gothic Residence*, 24 Good Street (I278), *'Federation Residence'*, 20 Lichen Place, also known as 20 The Park (I283), *'Victorian semi-detached Terrace'*, 29-30 Parkside Lane (also known as 29 The Park) (I292), *'Inter-War Apartment Block'*, 15-17 The Park (also known as 15-17 Thomas May Place) (I293) and (100204) "Essington", 2-8 Bridge Road (primary address), *"Allengreen"*, *Federation Bungalow*, 1 Amos Street (I273), *'Late Victorian Cottage'*, 2 Drew Street (I277), and *'Deskford' - Victorian Gothic Residence'* at 41 Hawkesbury Road (I280).

Local infrastructure and amenities include two local parks (Hassall Street Park to the north, Sydney Smith Park south of Cotswold Street, and Pye Street Park on the corner of Pye, Hassall and Houison streets) located within the eastern portion of the study area. The new Metro Station is also being constructed on the corner of Alexandra Avenue and Hawkesbury Road within the northern eastern portion of the study area. St Barnabas Anglican Church is located further south along Hawkesbury Road. Sacred Heart Catholic Primary School is located within the same block and fronts Ralph Street to the south. Figures 4.12 to 4.27 illustrate the character of existing development within the eastern portion of the Westmead South precinct.



Figure 4.12: Looking west along Priddle Street with Westmead Progress Hall (1293) on left. Source: Google Streetview.



Figure 4.13: Looking south along Hassell Street.



Figure 4.14: Looking south west towards heritage item 'Deskford' from Cotswold Street



Figure 4.15: Looking west towards Hawkesbury Road along Cotswold Street, from further east.



Figure 4.16: Looking west along Ralph Street.



Figure 4.17: Looking south along Houison Street at the corner of Drew Street.



Figure 4.18: Looking east along Drew Street showing existing heritage item at No.2 Drew Street (Item no. 291) in distance.



Figure 4.19: Looking west through Sydney Smith Park from Houison Street.



Figure 4.20: Looking west along Pye Street showing Pye Street Park and surrounding development.



Figure 4.21: Looking east along Pye Street showing medium density development on northern side.

As described above, Hawkesbury Road extends centrally through the Westmead South study area in a north south direction from the Great Western Highway to the south to beyond Alexandra Avenue in the north (and through into Westmead). Hawkesbury Road is a two laned carriageway and forms a central access corridor for Westmead South. The northern end of Hawksbury Road comprises a mix of low-density residential development, Westmead Public School on its western side, the new Metro Station and a mix of medium and low-density residential development and mixed-use buildings. Further south on the western side of along Hawksbury Road exists the slip road which provides accesses the Oakes Centre (previously described), and further low-density residential dwellings beyond. St Barnabas Anglican Church is located further south along Hawksbury Road on its eastern side (No.75 Hawkesbury Road), and further south is a petrol station (corner of Ralph Street), Hebron Chinese Alliance Church (northern corner of Cotswold Street) and large vacant land which adjoins the local heritage item 'Deskford' on the southern corner of Cotswold Street. Predominantly low-density residential dwellings front Hawksbury Road heading further south towards the Great Western Highway.



Figure 4.22 : Looking south along Hawksbury Road from the corner of Grand Avenue showing Westmead Public School, scaffolding for new Metro and existing medium density development.



Figure 4.23: Looking south along Hawksbury Road from the corner of Pye Street.



Figure 4.24: Looking south east towards St Barnabas Anglican Church from the western side of Hawkesbury Road (corner of Church Avenue)



Figure 4.25: St Barnabas as views from the western side of Hawkesbury Road.



Figure 4.26: Looking south along Hawkesbury Road showing low density residential character.



Figure 4.27 : Looking south along Hawkesbury Road towards local heritage item 'Deskford' and the vacant land to its immediate north.

4.4. Surrounding development context

Immediately east of Westmead lies the open space and associated community facilities of Parramatta Park, including Parramatta Aquatic Centre to the south of Park Parade. Predominantly low-density residential development occupies land south of the Great Western Highway (A44) which runs along the study area's southern boundary and comprises the suburbs of Mays Hill and South Wentworthville (south west). The suburb of Wentworthville lies immediately west of the study area and is characterised by further low-density residential development, intersected by the Cumberland Highway (A28) running in a north south direction. Figures 4.28 to 4.32 illustrate the character of surrounding areas and character of development.



Figure 4.28: View looking west, south west from the frontage of Old Government House towards Westmead South. Source: Google Streetview, accessed 2024.



Figure 4.29: View looking west, south west towards Westmead South, from The Crescent within Parramatta Park,. Source: Google Streetview, accessed 2024.



Figure 4.30: View of Mays Hill from Park Parade. Looking west from Park Parade towards Westmead South. Source: Google Streetview, accessed 2024.



Figure 4.31: View of looking east along Jordan Street Wentworthville showing existing low density residential character. Source: Google Streetview, accessed 2024.



Figure 4.32: View of looking north at the intersection of Brewers Crescent and Hayes Avenue South Wentworthville showing existing low density residential character. Source: Google Streetview, accessed 2024.

5. Heritage Significance

5. Heritage Significance

5.1. Significance of existing heritage items within Westmead South study area

As detailed within Section 2 of this report, there are 23 individually listed heritage items within the Westmead South study area. The items are locally listed items within the Cumberland LEP 2021. The study area also contains one heritage conservation area (*'Toohey's Palm Estate'* HCA 'C5') listed within Schedule 5, Part 2 of the Cumberland LEP 2021.

The Cumberland LGA Comprehensive Heritage Study (Stage 1 – Main Report, Volume 3 – Heritage Inventory) prepared by Extent Heritage (2020) included inventory sheets for all the items within the LGA. The following table provides an extract of the description for each existing item. A full copy of the inventory sheet for each of these items, including a full assessment of their significance, statement of significance and recommended management, is available through the weblink provided within **Appendix B** of this report.

Table 5.1 Westmead South items description and statement of significance¹⁵

Heritage Item & Address	Significance & Listing (CLEP 2021)	Brief description	Image
<p>"Allengreen", Federation Bungalow 1 Amos Street, Westmead</p>	Local (I287)	<p><i>'Allengreen' is a large single storey cottage clad with rusticated weatherboards atop a rendered brick foundation. The roof is half-gabled and clad in Marseille tiles with projecting gable to the east fronting the southern domain of Parramatta Park [...].'</i></p>	 <p>Source: Extent Heritage 2020.</p>
Statement of Significance			
<p><i>'Allengreen' at 1 Amos Street Westmead is of local significance for its historical, associative, aesthetic and representative significance. Built in c.1870, the building relates to the early subdivision of Parramatta Park in the 1860s. The residence provides evidence of the development of this area for the more prestigious end of the residential market in the years around the turn of the century. The item is associated with the Oakes family, prominent pastoralists and early land grantees in Westmead. The residence size, architectural character and attractive 'front row' location onto Parramatta Park contributes to the aesthetic significance of the item, however this is reduced due to loss of original fabric and the rear residential development. The building retains its aesthetic significance through its connection to Parramatta Park and its architectural form and scale. The item remains a good representative example of the substantial suburban residences built in Cumberland in the late 19th century period.'</i></p>			
<p>'Rubera' - Inter-War Bungalow 15 Austral Avenue, Westmead</p>	Local (I288)	<p><i>'The subject building is one of three similar 1920s Inter-war bungalows in the streetscape, similar in design and style to the Moree Avenue group. The bungalow is a single storey brick residence with a terracotta tiled hipped roof with a projecting gable to the street. [...].'</i></p>	 <p>Source: Extent Heritage 2020.</p>
Statement of Significance			
<p><i>'The Inter-War Bungalow at 15 Austral Avenue, Westmead is of local significance for its historical, aesthetic and representative values. Built in c.1928, the item historically relates to the significant residential subdivisions of Westmead. The property was formerly part of the Government Domain subdivided in 1859 and acquired by James Howison and William Fullagar. In 1914 the land was acquired by John Toohey and formed part of the Tooheys Palm Estate. The present property boundaries historically relate to the 1925 subdivision of Tooheys Palm Estate. The item has aesthetic significance as part of a fine and well-preserved</i></p>			

¹⁵ Extent Heritage, Cumberland LGA Comprehensive Heritage Study, 2019, p. various

group of Inter-War Bungalows that are largely intact and in good condition. The item makes a strong contribution to the character of Austral Avenue. Due to the similarities in design, use and material the significance of 15 Austral Avenue is enhanced by the group of houses at 15-19 Austral Avenue, Westmead. The item demonstrates representative qualities of an intact Inter-war bungalow built in Westmead, c.1928.'

'Warungle' - Inter-War Bungalow

Local I289

17 Austral Avenue,
Westmead

'The subject building is one of three similar 1920s Inter-war bungalows in the street, similar in design and style to the Moree Avenue group.[...]'



Source: Extent Heritage 2020.

Statement of Significance

'The Inter-War Bungalow at 17 Austral Avenue, Westmead is of local significance for its historic, aesthetic and representative values. Built in c.1928, the item relates to significant residential subdivisions of Westmead. The property was formerly part of the Government Domain which was subdivided in 1859 and acquired by James Howison and William Fullagar. In 1914 the land was acquired by John Toohey and formed part of the Tooheys Palm Estate. The present property boundaries historically relate to the 1925 subdivision of Tooheys Palm Estate. The item has aesthetic significance as part of a fine and well-preserved group of Inter-War Bungalows that are largely intact and in good condition. The item makes a strong contribution to the character of Austral Avenue. Due to similarities in design, use and material the significance of 17 Austral Avenue is enhanced by the group of houses at 15-19 Austral Avenue, Westmead. The item demonstrates representative qualities of an intact Inter-War Bungalow built in Westmead.'

'Chalfont' - Inter-War Bungalow

Local I290

19 Austral Avenue,
Westmead

'The subject building is one of three similar 1920s Inter-war bungalows in the streetscape, similar in design and style to the Moree Avenue group.[...]'



Source: Extent Heritage 2020.

Statement of Significance

'The Inter-War bungalow at 19 Austral Avenue, Westmead is of local significance for its historic, aesthetic and representative values. Built in c.1928, the item relates to significant residential subdivisions of Westmead. The property was formerly part of the Government Domain which was subdivided in 1859 and acquired by James Howison and William Fullagar. In 1914 the land was acquired by John Toohey and formed part of the Tooheys Palm Estate. The present property boundaries historically relate to the 1925 subdivision of Tooheys Palm Estate. The item has aesthetic significance as part of a fine and well-preserved group of Inter-War Bungalows that are largely intact and in good condition. The item makes a strong contribution to the character of Austral Avenue. Due to the similarities in design, use and material the significance of 19 Austral Avenue is enhanced by the group of houses at 15-19 Austral Avenue, Westmead. The item demonstrates representative qualities of an Inter-War Bungalow built in Westmead.'

Late Victorian Cottage

Local I291

2 Drew Street, Westmead

'The subject building is a small painted brick Late Victorian cottage with a corrugated iron roof. The hipped roof has a single early brick chimney to the western side which has stepped brick detailing and highly corroded gutters.[...]'



Source: Extent Heritage 2020.

Statement of Significance

'The Late Victorian Cottage at 2 Drew Street, Westmead is of local significance for its historical and aesthetic values. Built in c.1885, the item is linked to the Excelsior Land Investment & Building Co and Bank Ltd subdivision of Amos Estate and Drew's Orchard Estate. The building also reflects the development of the area in the early years of the twentieth century. The building has aesthetic significance as a largely intact Victorian cottage in both form and fabric, however this is reduced and adversely impacted by the poor condition of the dwelling.'

'The Firs' - Victorian Gothic Residence

24 Good Street,
Westmead

Local I292

The subject building is a single storey, 'T' shaped timber framed cottage clad in weatherboard and fibro cement sheet with front verandah on brick infill footings. The cottage features a main gabled and hipped roof section and skillion roofed addition clad in corrugated steel, with a centrally located rendered chimney



Source: Extent Heritage 2020.

Statement of Significance

The dwelling at 24 Good Street, Westmead is of local significance for its historical and aesthetic significance. Built in 1899, the item is linked to the early subdivision of 'Drews Orchard Estate' by the Excelsior Land Investment and Building Company and Bank Ltd. The building is a fine example, if poorly maintained, of a medium sized gentlemen's cottage of the late Victorian period dating from the 1890's. Although the building is slightly modified the item still retains its aesthetic significance as a late Victorian cottage in its form and scale. Furthermore, although the surrounding district has been rezoned and the context of the building has changed, it still retains a large curtilage area and is a strong contributory element to the streetscape with a strong garden landscape.'

Westmead Progress Association Hall

43 Hassall Street,
Westmead

Local I293

'The Progress Association Hall is a single storey face brick building located on an elevated corner with a frontage to Priddle and Hassall Streets. The building features a gabled roof clad in terracotta tiles behind a brick squared parapet addressing Hassall Street. Both the rear and the front of the building feature a flat roofed addition [...].'



Source: Extent Heritage 2020.

Statement of Significance

The Westmead Progress Association Hall is of local significance for its historic, aesthetic and social values. Built in 1925, the Westmead Progress Association Hall is historically linked with significant residential subdivisions in Westmead. Furthermore, it is historically significant for its link to the Progress Association, for which it stands as an example of the types of projects they undertook. It has social significance for its association and use by the local Progress Association and for the part it played in the social and recreational life of the immediate neighbourhood. The item also has some aesthetic significance as a purpose-built Federation hall dating to the late 1920s. The aesthetic significance of the building is further enhanced by its prominent position within the streetscape that makes a positive contribution to the landscape.'

'Deskford' - Victorian Gothic Residence

41 Hawkesbury Road,
Westmead

Local I294

'Deskford' is a two-storey painted brick Victorian Gothic residence with filigree elements. The item has a steeply pitched gabled roof clad with slate tiles.[...].'



Source: Extent Heritage 2020.

Statement of Significance

The 'Deskford' property at 41 Hawkesbury Road, Westmead is of local significance for its historic, associative and aesthetic values. Built in 1874, the building is historically linked to the early subdivision of the Government Domain that facilitated the subdivision and development of Westmead. The dwelling is associated with prominent local figure Andrew Payten, magistrate for the Parramatta Park Trust. The building has some aesthetic significance as a Victorian Gothic residence. Although notably altered, the building retains important original components and fabric, making it an important member of the relatively small group of substantial 19th century gentlemen estates and residences left in the Cumberland LGA. The building is a representative example of a substantial gentlemen's estate constructed in Westmead in c.1870s.'

Westmead Public School, Local I295
circa 1917
 150 Hawkesbury Road,
 Westmead

'Westmead Public School is a standard government designed school of the Federation period. The collection of buildings consists of two storey brick structure with a hipped roof with a projecting gable to the north, clad with terracotta tiles [...].'



Source: Extent Heritage 2020.

Statement of Significance

'Westmead Public School is of local significance for its historic, social and representative values. The present-day location of the Westmead public school was established in 1919 as the first purpose-built school building in Westmead that opened in 1920. The item provides evidence of the growth of community facilities, which accompanied the increase in population throughout Westmead in the twentieth century. The building is of aesthetic significance as a relatively intact Federation period school building. This is enhanced by the degree to which its buildings have retained early fabric and detailing. The mature tree plantings also enhance the aesthetic of the site making it an attractive and notable local landmark. The building is representative example of the early twentieth century government school buildings.'

Victorian Cottage Local I296
 43 Houison Street,
 Westmead

'The item at 43 Houison Street, Westmead is a small masonry Victorian cottage. The item has a hipped roof clad with newly replaced corrugated iron. [...].'



Source: Extent Heritage 2020.

Statement of Significance

'The Victorian Cottage at 43 Houison Street, Westmead is of local significance for its historic, aesthetic and representative values. The building is an early residence in the area and historically relates to the early subdivision of the Government Domain, which facilitated the development of Westmead. The item is of aesthetic significance as a largely intact Victorian cottage that has retained a large amount of land to the side and rear. The heritage curtilage makes a significant contribution to the aesthetic and historic quality of the house. The aesthetic significance is further enhanced by the established gum tree and informal landscaping of the front yard. The item demonstrates representative qualities of an intact and early Victorian cottage.'

Federation Residence Local I297
 20 Lichen Place, also
 known as 20 The Park,
 Westmead

'The building at 20 Lichen Place, Westmead is a large single storey Federation residence with Gothic revival elements. The building addresses the Southern Domain and has rear access off Lichen Street.[...].'



Source: Extent Heritage 2020.

Statement of Significance

'The item at 20 Lichen Place is of local significance for its historical and aesthetic values. Built c.1900s, the item is historically linked to the Parramatta Park subdivision of 1886. The residence's size, architectural character and attractive 'front row' location onto Parramatta Park provides evidence of the wealthy and prestigious residential development of Westmead at the turn of the century. The building is of aesthetic significance as a Federation style residence with Gothic revival elements. This aesthetic significance is enhanced by the surrounding landscape and degree of original fabric and detail retained. The item is a representative example of a substantial Federation residence built in Westmead in the late nineteenth century.'

Inter-War Bungalow Local I298
 5 Moree Avenue,
 Westmead

'The item is a single storey 'L' shaped 1920s brick Inter-War bungalow with a gabled roof clad with terracotta tiles and a small projecting gable on the western side of the front.'



Source: Extent Heritage 2020

Statement of Significance

The house at 5 Moree Avenue, Westmead is of local significance for its historic, aesthetic and representative values. The item is historically linked to the early subdivision of the Government Domain, which facilitated the residential development of Westmead following William Fullagar's acquisition of large tracts of land in the area. Built in 1928, the dwelling directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA. The building is of aesthetic significance as a largely intact Inter-War Bungalow that makes a positive contribution to the character of the streetscape. The item is a good representative example of the architectural style of dwellings constructed as part of the 'Toohey's Palm Estate' and remains an important element in the group of houses along Moree Avenue conservation area.'

Inter-War Bungalow7 Moree Avenue,
Westmead

Local I299

The item is a single storey 'L' shaped brick Inter-War bungalow with a hipped roof clad in terracotta tiles and a small projecting gable to the western side. The gable end features rough cast detailing with a rising sun timber panel motif and a wide timber bargeboard.



Source: Extent Heritage 2020

Statement of Significance

The house at 7 Moree Avenue, Westmead is of local significance for its historic and aesthetic values. The item is historically linked to the early subdivision of the Government Domain, which facilitated the residential development of Westmead following William Fullagar's acquisition of large tracts of land in the area. Built in 1930, the dwelling directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA. The building is of aesthetic significance as a largely intact Inter-war bungalow that makes a positive contribution to the character of the streetscape. The item is a good representative example of the architectural style of dwellings constructed as part of the 'Toohey's Palm Estate' and remains an important element in the group of houses along Moree Avenue conservation area.'

'Silver Grove' - Inter-War Bungalow9 Moree Avenue,
Westmead

Local I300

The item is a single storey 'L' shaped brick Inter-War bungalow with a gabled roof clad in terracotta tiles and a small projecting gable to the street. The roof features a single brick chimney with a rendered corbel and new Colorbond guttering.



Source: Extent Heritage 2020

Statement of Significance

The house at 9 Moree Avenue, Westmead is of local significance for its historic and aesthetic values. The item is historically linked to the early subdivision of the Government Domain, which facilitated the residential development of Westmead following William Fullagar's acquisition of large tracts of land in the area. Built in 1928, the dwelling directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA. The building is of aesthetic significance as a largely intact Inter-war bungalow that makes a positive contribution to the character of the streetscape. The item is a good representative example of the architectural style of dwellings constructed as part of the 'Toohey's Palm Estate' and remains an important element in the group of houses along Moree Avenue conservation area.'

'Girraween' - Inter-War Bungalow11 Moree Avenue,
Westmead

Local I301

The subject building is a single storey 'L' shaped brick Inter-War bungalow with a hipped roof clad in terracotta tiles, with a small projecting gable to the western side. The roof has a single brick chimney. The gable end features a diamond brick detail at its centre.[...]



Source: Extent Heritage 2020

Statement of Significance

The house at 11 Moree Avenue, Westmead is of local significance for its historic, aesthetic and representative values. The item is historically linked to the early subdivision of the Government Domain, which facilitated the residential development of Westmead following William Fullagar's acquisition of large tracts of land in the area. Built in 1928, the dwelling directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA. The building is of aesthetic significance as a largely intact Inter-war bungalow that makes a positive contribution to the character of the streetscape. The item is a good representative example of the architectural style of dwellings constructed as part of the 'Toohey's Palm Estate' and remains an important element in the group of houses along Moree Avenue conservation area.'

'Le Nid' - Inter-War Bungalow

13 Moree Avenue,
Westmead

Local I302

'The item is a single storey 'L' shaped brick Inter-War bungalow with a gabled roof clad with terracotta tiles and a small projecting gable on the western side of the front. Both gable ends have weatherboards at the apex with timber batten and fibro infill below.[...]'



Source: Extent Heritage 2020

Statement of Significance

The house at 13 Moree Avenue, Westmead is of local significance for its historic and aesthetic values. The item is historically linked to the early subdivision of the Government Domain, which facilitated the residential development of Westmead following William Fullagar's acquisition of large tracts of land in the area. Built in 1928, the dwelling directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA. The building is of aesthetic significance as a largely intact Inter-war bungalow that makes a positive contribution to the character of the streetscape. The item is a good representative example of the architectural style of dwellings constructed as part of the 'Toohey's Palm Estate' and remains an important element in the group of houses along Moree Avenue conservation area.'

'Dreghorn' - Inter-War Bungalow

15 Moree Avenue,
Westmead

Local I303

The subject building is a single storey 'L' shaped brick Inter-War bungalow with a hipped roof clad in terracotta tiles and a small projecting gable to the western side. The roof has a single brick chimney. The gable end features a rendered circular detail at its centre



Source: Extent Heritage 2020

Statement of Significance

The house at 15 Moree Avenue, Westmead is of local significance for its historic and aesthetic values. The item is historically linked to the early subdivision of the Government Domain, which facilitated the residential development of Westmead following William Fullagar's acquisition of large tracts of land in the area. Built in 1928, the dwelling directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA. The items aesthetic significance is reduced by the external modifications to the front façade. Although the building retains the original subdivision boundary, the item is not a good representative example of the architectural style of Inter-War dwellings constructed as part of the 'Toohey's Palm Estate.' However, it remains an important element in the group of houses along Moree Avenue conservation area.'

Inter-War Bungalow

19 Moree Avenue,
Westmead

Local I304

'The subject building is a single storey 'L' shaped brick Inter-War bungalow with a hipped roof clad in terracotta tiles and a small projecting gable to the western side. The roof has exposed timber rafters and no chimney. The gable end features a rendered diamond brick detail at its centre surrounded by roughcast render.'



Source: Extent Heritage 2020

Statement of Significance

The house at 19 Moree Avenue, Westmead is of local significance for its historic and aesthetic values. The item is historically linked to the early subdivision of the Government Domain, which facilitated the residential development of Westmead following William Fullagar's acquisition of large tracts of land in the area. Built in 1928, the dwelling directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA. The building is of aesthetic significance as a largely intact Inter-war bungalow that makes a positive contribution to the character of the streetscape. The item is a good representative example of the architectural style of dwellings constructed as part of the 'Toohey's Palm Estate' and remains an important element in the group of houses along Moree Avenue conservation area.'

Federation Cottage
1 Oakes Street, Westmead

Local I305

'The item is a single storey Federation cottage. The dwelling has walls clad in rusticated weatherboards and a hipped roof clad in corrugated iron with a projecting gable to the east.'



Source: Extent Heritage 2020

Statement of Significance

The item at 1 Oakes Street, Westmead is of local significance for its aesthetic, social and representative values. The dwelling, although modified, retains its aesthetic significance as an intact Federation cottage with fabric that has been replaced on a like for like basis. The item also has some social value to the local community for its continued use as a community centre since the early 1990s. The dwelling is a representative example of Federation cottages built between 1910 and 1920.'

Victorian semi-detached Terrace

29 Parkside Lane (also known as 29 The Park), Westmead

&

Victorian semi-detached Terrace

30 Parkside Lane (also known as 30 The Park), Westmead

Local I306

'The item at 29-30 Parkside Lane, Westmead is a two storey Victorian terrace. The front façade has rendered brick walls while the side elevations are painted brick.'



Source: Extent Heritage 2020

Statement of Significance

The Victorian Semi-detached Terrace at 29-30 The Park, Westmead is of local significance for its historic and aesthetic values. The item is a relatively rare example within Westmead and more broadly within the Cumberland LGA of a pair of late Victorian semi-detached terraces. Built in c.1886, the item is associated with the 'Parramatta Park' subdivision. The residence's size, architectural character and attractive 'front row' location onto Parramatta Park provides evidence of the development of this area for the more prestigious and wealthy residents of Westmead at the turn of the century. The building's aesthetic significance is enhanced by the degree to which, despite numerous alterations, it has retained important original fabric and detail.'

Inter-War Apartment Block

15-17 The Park (also known as 15-17 Thomas May Place), Westmead

Local I308

'The item is a large two storey Inter-war apartment block. The item is a rendered brick apartment block with heavily banded facades with a hipped roof clad in terracotta tiles.'



Source: Extent Heritage 2020

Statement of Significance

The Inter-War Apartment Block is of local significance for its historic, aesthetic and rarity values. Built c.1925-39, the building is historically associated with the residential development of Westmead that followed the "Parramatta Park" subdivision in 1886. Although built later, the land and building has associations with a number of early residents. The item is of aesthetic significance as a largely intact Inter-war apartment block. The building is a fine example of its style which, although slightly

modified, retains its significance as an important element overlooking the Park lands to the north. The item demonstrates representative qualities as an intact, Inter-War style apartment block.'

Toohy's Palm Estate HCA
5-19 Moree Avenue.
Westmead

Local C5

'Distinctive characteristics of the conservation area include:

- Regular sized allotments, 40m deep x 15m wide
- Single storey freestanding houses in the Californian Bungalow Style
- Consistent age of houses, dating from the 1920s
- Uniform building shape (form), scale and setbacks
- Uniform building materials including face brick, decorative timber, timber windows (with stained glass windows to some) and roof tiles.
- Houses separated from the street and neighbours by large garden space.
- A mixture of front boundary fence styles including brick, hedge and timber picket, though the sympathetic style is low face brick boundary fence with palisade fence inserts.
- Driveways to the side of each building, entered from the street. Placement of garages towards the rear of the site.
- Palm tree street plantings along the length of the road, separated 18m (50 feet) apart.'



Source: Extent Heritage 2020



Source: Extent Heritage 2020

Statement of Significance

'The Toohy's Palm Estate Group Conservation Area, located along Moree Avenue in Westmead, is locally significant for its historic, aesthetic and representative heritage values. The conservation area provides evidence of the pattern of suburban development in Westmead during the Inter-War period. The Toohy's Palm Estate was a planned subdivision which used a distinctive pattern of planting palm trees along the street, giving it a unified identity and character to the allotments. The early residences contribute positively towards the streetscape and retain much of their original character, setting and fabric as Californian bungalow style dwellings. They demonstrate good representative qualities of intact Californian bungalows. As a group, they provide evidence of the social, economic and architectural forces which accompanied the burgeoning residential development of this period.'

5.2. Significance of recommended heritage items and heritage conservation area for Westmead South

The Draft Westmead South Master Plan identifies three (3) properties within Westmead South in which Council will be seeking to progress for listing within Schedule 5 of the Cumberland LEP 2021. These are:

- **'Inter-War Bungalow'**, 18 Austral Avenue, Westmead
- Extension to **'Deskford' – Victorian Gothic Residence**, 41-43 Hawkesbury Road, Westmead.
- **"St Barnabas Church and Hall"**, 75 Hawkesbury Road, Westmead.

Cumberland City Council is also seeking to progress a new Heritage Conservation Area (*Westmead Estate HCA*), and an extension to the existing *Toohey's Palm Estate HCA*.

The Cumberland LGA Comprehensive Heritage Study, prepared by Extent Heritage 2019 also includes inventory sheets for the recommended items within the LGA. The following table provides an extract of the description for each recommended item, and the extracted statement of significance as detailed within these inventory sheets. A full copy of the inventory sheet for each of the recommended items, including a full assessment of significance and recommended management, is available via the weblink contained within **Appendix C** of this report.

Table 5.2 Westmead South recommended heritage items: description and statement of significance¹⁶

Heritage Item & Address	Significance	Brief description	Image
<p>Inter-War Bungalow 18 Austral Avenue, Westmead</p>	Local	<p><i>The dwelling at 18 Austral Avenue, Westmead is similar to a set of three 1920s Inter-war bungalows located opposite at 15 to 19 Austral Avenue. The bungalow is a single storey brick residence with a terracotta tiled hipped roof and a projecting gable to the street. [...]</i></p>	 <p>Source: Extent Heritage 2020.</p>
Statement of Significance			
<p><i>The Inter-War bungalow at 18 Austral Avenue, Westmead is of local significance for its historic, aesthetic and representative values. Built c.1930s, the item relates to the significant residential subdivisions in Westmead. The property was formerly part of a Government Domain, which was subdivided in 1859 and acquired by James Howison and William Fullagar. In 1914 the land was acquired by John Toohey and formed part of the Tooheys Palm Estate. The present property boundaries historically relate to the 1925 subdivision of Tooheys Palm Estate. The item has aesthetic significance as part of a fine and well-preserved group of Inter-War bungalows that are largely intact and in good condition. The item makes a strong contribution to the character of Austral Avenue owing to the similarities in design, use and material. The significance of 18 Austral Avenue is enhanced by the group of houses at 15-19 Austral Avenue, Westmead. The item demonstrates representative qualities of an Inter-War Bungalow built in Westmead, c.1930s.</i></p>			
<p>Deskford – Victorian Gothic Residence 41-43 Hawkesbury Road, Westmead</p>	Local	<p><i>[...] The proposed expansion of the curtilage includes a large area to the north of Deskford which consists of a large, grassed landscape which contains several palm trees.[...]</i></p>	 <p>Source: Extent Heritage 2020.</p>  <p>Source: Extent Heritage 2020.</p>
Statement of Significance			

¹⁶ Extent Heritage, Cumberland LGA Comprehensive Heritage Study, 2019 Inventory Sheets, p. various

The 'Deskford' property at 41 Hawkesbury Road, Westmead is of local significance for its historic, associative and aesthetic values. Built in 1874, the building is historically linked to the early subdivision of the Government Domain that facilitated the subdivision and development of Westmead. The dwelling is associated with prominent local figure Andrew Payten, magistrate for the Parramatta Park Trust. The building has some aesthetic significance as a Victorian Gothic residence. Although notably altered, the building retains important original components and fabric, making it an important member of the relatively small group of substantial 19th century gentlemen estates and residences left in the Cumberland Local Government Area. The building is a representative example of a substantial gentlemen's estate constructed in Westmead in c.1870s.

The land north of the main residence contributes to the historic and aesthetic significance of Deskford. The subdivision pattern of the subject property, which includes of Lots 1-7 of DP15726, originally formed a part of Nathaniel Payten's land received by Crown Grant following the subdivision of the Government Domain in 1959, and Andrew Payten's Deskford Estate. Deskford Estate was subdivided in the early 1920s and was developed for residential use between the 1930s and 1950s. The removal of these dwellings along Cotswold Street has enabled the continued appreciation of Deskford from the public domain and re-established a historic link to the early subdivision of Westmead and Deskford Estate. The extended curtilage celebrates the history of Deskford and contributes to the interpretation of the site as a gentlemen's estate in a rural setting.'

St Barnabas Anglican Church and Hall

75 Hawkesbury Road, Westmead

Local

'The St Barnabas Church at 75 Hawkesbury Road, Westmead is a unique Post-War Ecclesiastical style Church of the Post-War period constructed from sandstone blocks from James Houison's former country residence named 'Nairn Villa' constructed c. 1862 [...]'



Source: Extent Heritage 2020.

Statement of Significance

St Barnabas Anglican Church is significant at a local level for its historic, associative, aesthetic, social, scientific, rarity and representative values. The Church was constructed in 1954 for the Anglican community of Westmead and utilised sandstone blocks from James Houison's Nairn Villa which previously stood on the site. The Church provides evidence for the development of the Anglican congregation in Westmead which accompanied the residential growth of Westmead during the Post- War period. The site is associated with James Houison, Parramatta architect and builder, who constructed and resided at the Nairn Villa that previously existed at this location. The site has scientific value as it has the potential to reveal archaeological evidence for James Houison's Nairn Villa, constructed in c.1862 and demolished in 1952 to make way for the present St Barnabas' Church.

The Church is socially significant as a continuous focal point of religious activity for people in the community who have practiced worship here since 1936 when the Anglican church purchased Nairn Villa, and constructed the Church in 1954. The Church is aesthetically significant and intact as a unique Post-War Ecclesiastical style Church constructed using sandstone blocks from the Nairn Villa. The Church appears to retain much of its original character and fabric and is a good representative example of its type in the local area. It is considered rare within the area.

The site also contains a relocated soldier's hut. The soldier's hut is historically significant as a purpose built hut by the Parramatta Mayoral Patriotic Committee in 1940. The hut was originally located along Church Street in Parramatta and used as a serviceman's canteen during the World War II, was relocated to the subject site to function as a Church hall in 1946. The soldiers hut has aesthetic significance as a modest, utilitarian building with vernacular architecture.'

Extension of Toohey's Palm Estate HCA

Moree Avenue and Grand Avenue. Westmead

Lots 128-135 DP 13731 and Road Reserve

Local C5

'Distinctive characteristics of the conservation area include:

- Regular sized allotments, 40m deep x 15m wide
- Single storey freestanding houses in the Californian Bungalow Style
- Consistent age of houses, dating from the 1920s
- Uniform building shape (form), scale and setbacks
- Uniform building materials including face brick, decorative timber, timber windows (with stained glass windows to some) and roof tiles.



Source: Extent Heritage 2020



- Houses separated from the street and neighbours by large garden space.
- A mixture of front boundary fence styles including brick, hedge and timber picket, though the sympathetic style is low face brick boundary fence with palisade fence inserts.
- Driveways to the side of each building, entered from the street. Placement of garages towards the rear of the site.
- Palm tree street plantings along the length of the road, separated 18m (50 feet) apart.'

Source: Extent Heritage 2020

Statement of Significance

The Toohey's Palm Estate Group Conservation Area, located along Moree Avenue in Westmead, is locally significant for its historic, aesthetic and representative heritage values. The conservation area provides evidence of the pattern of suburban development in Westmead during the Inter-War period. The Toohey's Palm Estate was a planned subdivision in 1925 which used a distinctive pattern of planting palm trees along the street, giving it a unified identity and character to the allotments. The early residences contribute positively towards the streetscape and retain much of their original character, setting and fabric as Californian bungalow style dwellings. They demonstrate good representative qualities of intact Californian bungalows. As a group, they provide evidence of the social, economic and architectural forces which accompanied the burgeoning residential development of this period.

There are a large number of substantial and well-kept, mature palm trees within the road verge on the south edge of both Moree Avenue, and along part of Grand Avenue. These formed a key component of the original Toohey's Palm Estate subdivision and date to c.1925. The trees have aesthetic significance providing a unified identity and character to the subdivision and associated dwellings.'

Westmead Estate Conservation Area

Local

Austral Avenue,, Church Avenue, Fenwick Place, Hawkesbury Road, Nolan Crescent, Toohey Avenue, Gowrie Crescent, Westville Place, Westmead

The conservation area consists of a number of residential houses relating to the Post-War NSW Housing Commission development. The street pattern in the Westmead Estate was derived from the 'garden city' concept and was planned around a centrally located park known as MJ Bennett Reserve.



Source: Extent Heritage 2020

Distinctive characteristics of the conservation area include:

- Regular sized allotments
- Consistent street and subdivision pattern.
- Single storey freestanding houses in the Post-War Austerity style. With some two- storey apartment development of the same architectural style.
- Consistent age of the houses, dating from 1944.
- Uniform building shape (form), scale and setbacks
- Uniform building materials and design including red/brown face brick, patterned brickwork, stepped



Source: Extent Heritage 2020

brick detailing, timber-framed windows, corner windows, and terracotta roof tiles.

- Brick chimneys with exposed chimney breasts.
 - Houses separated from the street and neighbours by large garden space to the front and sides.
 - Appropriate fencing Includes low brick fences and wire mesh fences. Metal loop top palisade fences are considered inappropriate.
 - Driveways to the side of each building, entered from the street. Placement of garages and carports towards the rear of the site.
 - Bottlebrush tree plantings along the length of the road. Streets consists of a modern road base with a concrete gutter, grassed verge and concrete footpath.
 - Central commercial area around Oakes Shopping Centre.
 - Central location of parks, including the Allen Bresley Reserve and MJ Bennett Reserve'
-

Statement of Significance

The Westmead Estate Conservation Area is a locally significant conservation area for its historic, associative, aesthetic, social, representative and rarity values. The area includes a collection of commission housing built in c.1944 that form a part of the Westmead Estate designed and planned by architects Messrs Tranter and Kemsley for the Housing Commission. The buildings were constructed in response to the Westmead Housing Commission Competition held in June 1944 where qualified personnel from around the world were invited to create designs for the planning of a 36-acre allotment of land, on the former Toohey Palm Estate.

The brick houses within this estate demonstrate the ideals of the Housing Commission which was established to build comfortable and well-appointed dwellings within the resources and capacity of the state following World War II. The group therefore reflects the planning efforts of the Housing Commission and the urgent need at the time for more housing to alleviate the Post-War housing crisis. More broadly, the dwellings are historically linked to the post-war development of Westmead that followed the commercial and industrial development of the area. The buildings, streetscapes, and parks retain their aesthetic significance as part of a housing estate with a collection of Post-War Austerity style homes, which retain much of their original design and fabric. This group has aesthetic significance as a large and intact representative example of a collection of Post-War austerity style homes constructed of brick, c.1944. The street pattern in the Westmead Estate is aesthetically significant as it captures the idea of a 'garden city' around a centrally located park (MJ Bennett Reserve) which was the intended design for this estate.

The conservation area is socially significant for its connection to the Government Housing Commission of NSW for the provision of social housing for Servicemen and civilians. The Westmead Estate is considered a unique development that was specifically designed in order to take advantage of undeveloped land in the promising suburb of Westmead. The existing street pattern, the Oakes Shopping Centre and a number of original houses from the development are still present and have endured very little change. As such, they are considered rare.


5.3. Significance of heritage items/conservation areas within the vicinity of Westmead South

As detailed within Section 2 of this report, there are 26 heritage items located within the vicinity of the Westmead South study area. These comprise items located within Westmead to the north, Parramatta to the north east and Mays Hill to the south listed within Schedule 5, Part 1 of the Parramatta LEP 2023, and Wentworthville to the west, listed within the Cumberland LEP 2023. Of the items identified within the vicinity of the study area, the following are located immediately adjacent to its boundary. These are:

- **Victorian residence (in grounds of WSU)**, 158 Hawkesbury Road, Westmead (Item No. I722, Parramatta LEP 2023);
- **Parramatta Regional Park (Parramatta Park and old government house)**, 7 Park Parade, O'Connell Street (SHR No. 00596) and item no I611 Parramatta LEP 2023.
- **Boundary Marker**, 20A Streeel Street, Mays Hill (Item No. I289, Parramatta LEP 2023), and **Mays Hill Reserve, Fort Macquarie Cannon and Mays Hill Cemetery**, Mays Hill Reserve (Item No.I287);
- **'Essington'** (SHR No. 100204), 2-8 Bridge Road (primary), Great Western Highway (alternate), Westmead.
- **The Wattles' Victorian Cottage**, 245 Great Western Highway, South Wentworthville (Item No. I244, Cumberland LEP 2023);
- **Milestone group, Parramatta to Greystanes**, Great Western Highway (Item No.I125, Cumberland LEP 2023).
- **Yoorooga, late Victorian cottage**, 54 Bridge Road, Wentworthville (Item No. I251 Cumberland LEP 2023).

The following table provides a description for each item within the vicinity, and their statement of significance (where available).

Table 5.3 Description and significance of heritage items located within the vicinity of Westmead South.

Heritage Item & Address	Significance	Brief description	Image
Victorian Residence, in grounds of WSU 158-164 Hawkesbury Road, Westmead	Local I722	<i>Two storey rendered masonry late Victorian residence with hipped roof clad with galvanised iron. Two-storey section has hip roof with single-storey skillions either side of building [...]</i> ¹⁷	 <p>Source: Google Streetview, 2024</p>
Statement of Significance			
<i>The residence at 6d Hawkesbury Road is of significance for the local area for historical and aesthetic reasons, and as a locally representative example of a two-storey residential building with elements of Victorian Georgian style. The building, created c. 1880s, makes an important contribution to the townscape character, being readily identifiable as part of the historic building stock in the area.</i> ¹⁸			

¹⁷ NSW State Heritage Register 'Victorian Residence (in grounds of UWS)', ID 2240282

¹⁸ *ibid*

Parramatta Park and Old Government House
O'Connell Street,
Parramatta

UNESCO World Heritage listing as part of the 11 'Australian Convict Sites'

National Heritage

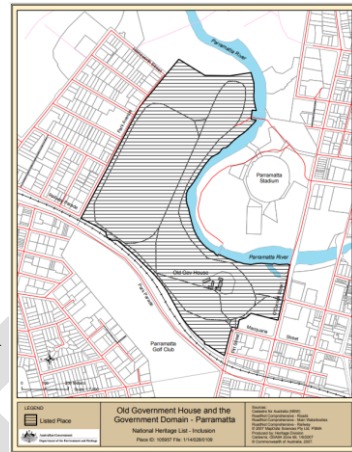
State
SHR No. 00596

Local
I611

'An area of 200 acres (85 hectares: DPIE) situated in part of the former Government Domain, comprising landscaped parklands, chiefly grassed, but some with significant planted areas, comprising bushland, revegetated bushland along major creek Domain Creek, riverine vegetation along the Parramatta River.[...]'¹⁹

'The Park is divided into a number of precincts, each with a distinct landscape character and treatment. These include: The Gardens Precinct: Rumsey Rose Garden on the former site of the Convict Lumber Yard and Bowling Greens' and located within the park's south western portion, and the Mays Hill Gatehouse which 'a single storey cottage which faces the Great Western Highway'.²⁰

'Old Government House and its parkland setting of the Government Domain is of outstanding national significance for its association with the foundation of British colonial administration, and as an important centre of the convict system in Australia. Much of the administrative, social and political life of the colony, including the commencement of the government's convict administration, was decided by the governors at this place from the very beginning of the colony until the last convicts served their sentences.'²¹



Source: Australian Government National Heritage Register item curtilage.



Source: NSW State Heritage Register item curtilage.

Statement of Significance

'Parramatta Park demonstrates continuous cultivation and land-use from the management of the Cumberland Plain grasslands by the Burrumatta clan of the Dharug Aboriginal people and later through the processes of colonisation, from exploration to occupation, including land clearing and building. The first farm to produce sufficient food to feed the penal colony was established here beside the river in 1788, saving the settlement from starvation.

Following Governor Phillip's establishment of the Governor's Domain in 1790 the area contained agricultural land, stockyards, lumber yards, and most significantly, the governor's residence and vice-regal offices. Old Government House at Parramatta demonstrates the growth of the Colony, from an impermanent cottage, built with the limited material available, into a grand residence with some of the finest extant plaster and joinery from the Georgian period.

A landmark site, the Park and House retain historical association with successive governors and was the location for significant interaction between Aboriginal and European people. It demonstrates early town planning and landscaping design and features strategic and picturesque views and vistas, created to frame Old Government House and enforce the status of the Governor over the convicts and free settlers inhabiting the township below. As such it is a conscious recreation of English landscapes of control.

¹⁹ NSW State Heritage Register 'Parramatta Park and Old Government House', ID.5051462'

²⁰ ibid

²¹ Extent Heritage, Cumberland LGA Comprehensive Heritage Study, 2019 Inventory Sheets, p. various

The Domain was used for botanical and astronomical scientific research, and the Park is considered both a European and Aboriginal archaeological resource of national significance.

The park has evolved from being one of the earliest successful agricultural sites of the colony, including the site of the only 18th century vice-regal residence and seat of colonial government remaining intact today, to one of the most important and earliest open spaces dedicated for public use. The Park has continuously operated as a public park since 1857, reinforced by its gazettal as a National Park in 1917. Old Government House was used by Governors until 1855, tenanted by the King's School and other organisations, and then operated by the National Trust since 1970 as a house museum. Parramatta Park retains strong associations with the local Aboriginal community.

The whole site is a unique and rare demonstration of the evolution of New South Wales and Australian Society since 1788.'

Boundary Marker,
20A Steel Street, Mays
Hill

Local I289



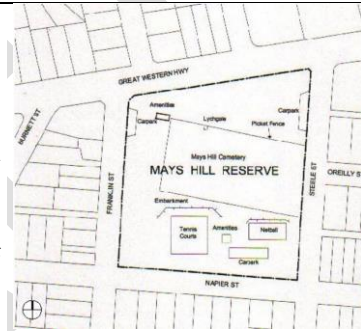
Source: Parramatta Boundary Stone

Mays Hill Reserve
Fort Macquarie Cannon
Mays Hill Cemetery,
Mays Hill Reserve

Local I287

The overall reserve which covers an area of 2.7 ha includes: • the Mays Hill Cemetery which is centrally located on the eastern side of the reserve; • an open space area to the north which was initially set aside as a Congregational Cemetery but never used, and another area to the west; and • tennis and netball courts along the southern boundary fronting onto Napier Street. The cemetery is divided into two sections:

- the Presbyterian section which was dedicated in 1839; and
- the Baptist section dedicated in 1849'.²²



Source: Mays Hill Reserve Plan of Management.

Statement of Significance

The Mays Hill Cemetery Conservation Plan (2003) assessed the cultural significance of the cemetery using criteria set down by the National Trust. The plan's summary statement of cultural significance found that: • The Mays Hill Cemetery is a valuable component of the heritage of NSW and of the City of Holroyd because it provides a direct historical record of the people of the Mays Hill and Parramatta districts over the past 150 years. The cemetery documents many of the area's pioneering families, a number of prominent local identities and particular individuals associated with the establishment of the Presbyterian and Baptist congregations in the area. • Mays Hill Cemetery contains a wide variety of traditional grave plantings including shrubs, creepers and bulbs and the remnants of an enclosing perimeter plantation formed by large evergreen trees. It is a good example of simple but formal, nineteenth century design and layout. • Mays Hill Cemetery contains a good range of many nineteenth and twentieth century monument types. The monuments are notable for the austere style and restrained detailing which appears to be a direct reflection of the values and beliefs of the Presbyterian and Baptist denominations for whom the cemetery was established. The monuments are important for their ability to demonstrate the skills and attitudes of past generations. • The survival of a wide range of grave surrounds and other enclosures is also a significant feature of the cemetery. Mays Hill Cemetery includes some particularly fine examples of timber picket grave surrounds which are relatively rare, good examples of intact ironwork and some elaborate stone kerbs.²³

²² Holroyd City Council, Mays Hill Reserve draft Plan of Management, 2004. P 1

²³ Lovelle 2003, as cited in Mays Hill Reserve draft Plan of Management, 2004. P 6

<p>"Essington" 2-8 Bridge Road (primary), Great Western Highway (alternate), Westmead</p>	<p>State SHR No. 100204</p>	<p><i>'Essington is a large two storey historic house now run as a school, by the Church of the Foursquare Gospel. It is located on the north-western corner of Bridge Road and the Great Western Highway, with its principal facades facing these roads. Its site is elevated and in combination with the house's high ceilings and steep roof, this gives it prominence in the local area.[...]'²⁴</i></p>	
<p>Source: Extent Heritage 2020</p>			
<p>Statement of Significance</p>			
<p><i>'Essington is of state significance for its historic, associative and aesthetic values. The item is historically significant for its association to significant early subdivisions, namely the Government Domain. It is also significant for its association with the prominent local family of William Fullagar, one of Wentworthville and Westmead's pioneer settlers. Essington was built for William Fullagar as his second residence, a gentleman's villa. The item was built by a family member. The item is of aesthetic significance as a substantial Late Victorian gentleman's residence with gothic elements. Although modified, the building retains a moderate level of integrity and is a highly prominent local landmark which makes a striking contribution to the landscape. The item is a representative example of a gentlemen's residence built in Westmead c.1860, although the style has been somewhat compromised by later Federation period additions and contemporary alterations.'</i></p>			
<p>"The Wattles" – Victorian Residence 245 Great Western Highway, South Wentworthville</p>	<p>Local I244</p>	<p><i>'The Wattles' is a large brick Victorian cottage located along the Great Western Highway. The residence is well hidden from the road and marooned between the M4 Motorway and Great Western Highway. The residence has a hipped gable roof clad with a concrete tile roof.[...]'²⁵</i></p>	
<p>Source: Extent Heritage 2020</p>			
<p>Statement of Significance</p>			
<p><i>'The Victorian Residence, known as 'The Wattles' at 245 Great Western Highway, South Wentworthville, is locally significant for its historic, associative, aesthetic and rarity values. Built between 1851 and 1875 as a private residence, originally known as 'Willow Cottage' and later as 'The Wattles,' is historically significant through its associations with William Fullagar, one of Cumberland's prominent pioneer settlers and developers. The dwelling is historically significant as one of the earliest houses in the Cumberland LGA and is relatively rare. The item retains some aesthetic significance as a moderately intact early Victorian residence; however, this has been compromised to some degree by later alterations and removal of original fabric, such as the construction of dormer windows on the first floor.'</i>²⁶</p>			
<p>"Milestone" Group, Parramatta to Greystanes Great Western Highway, west of Bridge Road, Wentworthville;</p>	<p>Local I125</p>	<p><i>'Item 1 Milestone, sandstone, four sided, with engraved lettering stating 'SYDNEY XVI' on one side and 'PENRITH XVII' on the other side. Placed several metres in from the road.</i></p> <p><i>The three sandstone milestones included in this listing are part of a group of 16 milestone markers which indicate the mileage from Sydney along the Great Western Highway from Parramatta to Penrith. They are located at intervals along the southern side of the highway.'</i>²⁷</p>	
<p>Source: Extent Heritage 2020</p>			

²⁴ NSW State Heritage Register as cited in 'Extent Heritage, Cumberland LGA Comprehensive Heritage Study, 2019'

²⁵ Extent Heritage, Cumberland LGA Comprehensive Heritage Study, 2019 inventory sheets. P. various

²⁶ Extent Heritage, Cumberland LGA Comprehensive Heritage Study, 2019 inventory sheets. P. various

²⁷ Extent Heritage, Cumberland LGA Comprehensive Heritage Study, 2019 inventory sheets. P. various

 Statement of Significance

The Great Western Highway Milestones Group are of local significance for their historic, associative, aesthetic, rarity and representative heritage values. The milestone group has historic significance as they consist of three of the earliest milestones provided in sandstone and dating to 1816. They form part of a group of 16 milestone markers which indicate the mileage from Sydney along the Great Western Highway from Parramatta to Penrith.

The milestones are a tangible reminder of the network of toll roads established by Governor Macquarie across the Cumberland Plain, and the continuing importance of the Great Western Road (now Great Western Highway) first as a turnpike or toll road and later as a main highway between Sydney, Parramatta and the West. The milestones are also associated with Edward Cureton who was paid to make 54 milestones for the Great Western Road to Penrith and who originally surveyed and constructed Great Western Highway.

The milestones have aesthetic significance through their notable lettering and form, and their role as a landscape element. The item as a group, in consideration with other milestones in the rest of Sydney, are rare and representative of some of the earliest sandstone milestones.²⁸

Yoorooga', late Victorian cottage,

54 Bridge Road,
Wentworthville

Local I251

The item is a large sandstock brick house, with walls set in a flemish bond pattern on a sandstone base. The roof features a steep hipped roof clad in concrete tiles and two face brick chimneys on either side with their terracotta chimney pots. An early weatherboard extension at the southeast corner of the dwelling features a hipped roof that extends from the main roof and is clad in the same tiles...]²⁹



Source: Extent Heritage 2020

 Statement of Significance

"Yoorooga" is of local significance for its historic and aesthetic values. Although the exact date for construction is unknown, the dwelling was likely built between 1876-1900, possibly as a residence associated with the Fullagar Estate. The dwelling may be one of the earliest remaining houses located on Bridge Road, which was an early road established as part of the first subdivision of the Government Domain in 1859-61. Resources also suggest that the dwelling may have also been constructed as the city residence of a former Mayor of Dubbo. Although modified, the dwelling retains aesthetic significance in its external detailing and, situated on a prominent street corner, makes a notable contribution to the character of Bridge Road generally.³⁰

²⁸ Extent Heritage, Cumberland LGA Comprehensive Heritage Study, 2019 inventory sheets. P. various

²⁹ Extent Heritage, Cumberland LGA Comprehensive Heritage Study, 2019 inventory sheets. P. various

³⁰ Extent Heritage, Cumberland LGA Comprehensive Heritage Study, 2019 inventory sheets. P. various

6. The Proposal

6. The Proposal

6.1. Draft Westmead South Master Plan overview

6.1.1. Draft Master Plan and Framework

The Draft Westmead South Master Plan has been developed to support the strategic planning objectives for Westmead South and the wider strategic objectives for Westmead. The Draft Westmead South Master Plan outlines the proposed land uses, scales, densities, green spaces, public domain improvements, pedestrian, and transport links, as well as the areas and individual items identified for heritage conservation.



Figure 6.1. Revised draft Westmead South Master Plan, prepared by Architectus, 2024. Source: Cumberland City Council

The Master Plan framework comprises³¹:

- The creation of a north-south corridor connection via Hawkesbury Road to link existing and new public transport nodes in the north to the centre (Oakes Centre) and southern portions of the precinct.
- Creation and activation of a mixed-use and accessible corridor along Hawkesbury Road.
- A 'green link' link which connects existing park spaces and includes new landscaped access through the precinct, in an east to the north west direction.
- The concentration of medium to higher densities in locations close to public transport infrastructure and amenities and along busier road/access corridors.
- Includes a combination of medium, high and retain low density to support housing diversity within the study area.

³¹ Cumberland City Council, Draft Westmead South Master Plan, 2024 p.43

7.2 Master Plan Framework

The Master Plan Framework for Westmead South has been established to guide the development of the draft Master Plan.

The framework creates an overarching structure of how the future of Westmead South will come together.

In summary, the future of Westmead South is formed by two spines running generally north-south and east-west, linking the key destinations and different proposed character areas.







	Hawkesbury Road is the key north-south connection linking the key destinations, including future Metro Station, the Oakes Centre, and providing access to the surrounding areas.
	A 'green link', consisting of new and old parks, forms the east-west spine. The green link stitches areas on both sides of Hawkesbury Road together and supplements the east-west movements
	A safe, accessible and mixed use corridor along Hawkesbury Road will be created for all users linking the two key activity nodes at the future Metro Station and the Oakes Centre for community life and function
	Concentrate the medium to high density and height within walking distance of public transport infrastructure and services
	Preserve the low density and the unique historical settings of Westmead South
	Promote housing diversity by allowing low-rise medium density housing close to public open spaces and T-way stops



Figure 6.2. Westmead South Master Plan Framework as shown in Section 7.2 of the Draft Westmead Master Plan p.43. Source: Cumberland City Council 2024.

6.1.2. Westmead South Character Areas

The Draft Westmead South Master Plan Strategy also describes the proposed future character of Westmead South through the division of the study area into seven (7) distinct character areas. These areas are illustrated in Figure 6.2 below, and comprise³²:

- 1) Hawkesbury Road High Street Character Area,
- 2) Northern Living Character Area,
- 3) Eastern Living Character Area,
- 4) Central Living Character Area,
- 5) Westmead Village Character Area,
- 6) Domain Creek Character Area, and
- 7) Great Western Highway Mixed Use Character Area.

³² Cumberland City Council, Draft Westmead South Master Plan, 2024 p.45

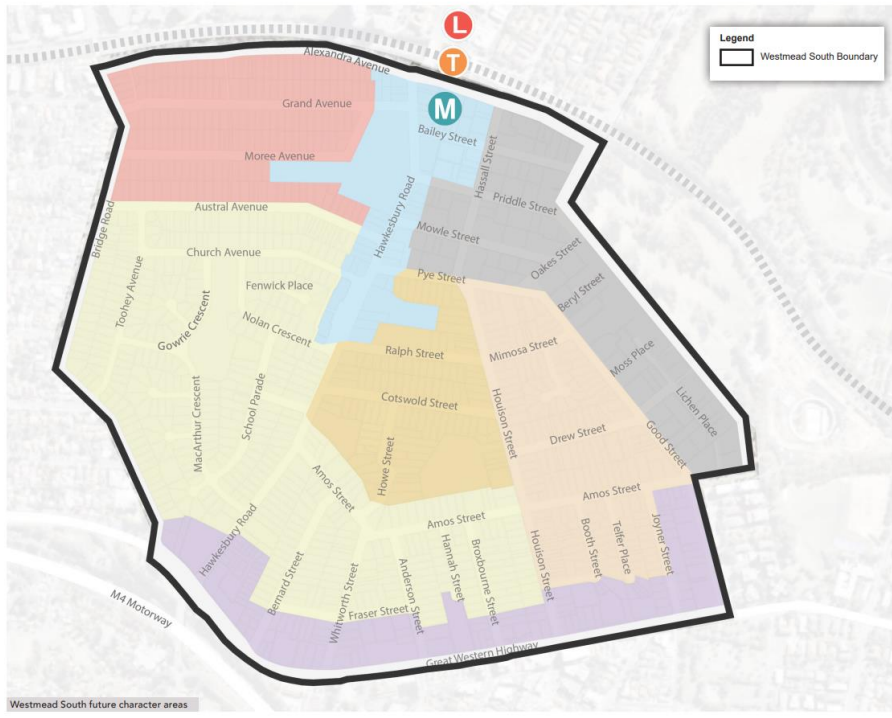
7.4 Future Westmead South

The draft Master Plan and public domain plan outline the future of Westmead South.

There are seven (7) distinct character areas emerged from the draft Master Plan, namely:

- Hawkesbury Road High Street Character Area
- Northern Living Character Area
- Eastern Living Character Area
- Central Living Character Area
- Westmead Village Character Area
- Domain Creek Village Character Area
- Great Western Highway Mixed Use Character Area

The desired character and key design guidelines for each character area are provided overleaf.



NB: Those character areas have been adjusted to align with the existing land parcel boundaries

Figure 6.3. Future Westmead South as shown in Section 7.4 of the Draft Westmead Master Plan p.45. Source: Cumberland City Council

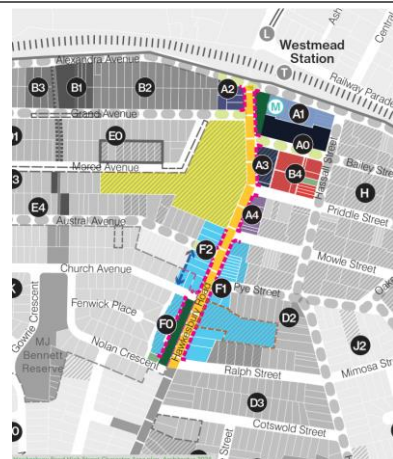
The Draft Westmead South Master Plan Strategy sets out the desired character and key design guidelines for each character area. It includes the proposed lands uses, scales and densities for each character area, outlines the existing and proposed heritage items (and/or) conservation areas, and identifies existing and proposed green spaces, pedestrian linkages and areas for public domain enhancement.

6.1.3. Summary of design guidelines for each character area within Westmead South Draft Master Plan

The following table outlines proposed built form and design guidelines proposed for each character area, as set out within Section 7 of the Draft Master Plan, and as amended by the draft Westmead South Master Plan, dated 21 February 2024. The plans have been prepared by Architectus.

Table 6.1 Summary of proposed strategic framework and design guidelines for each character area within Westmead South.

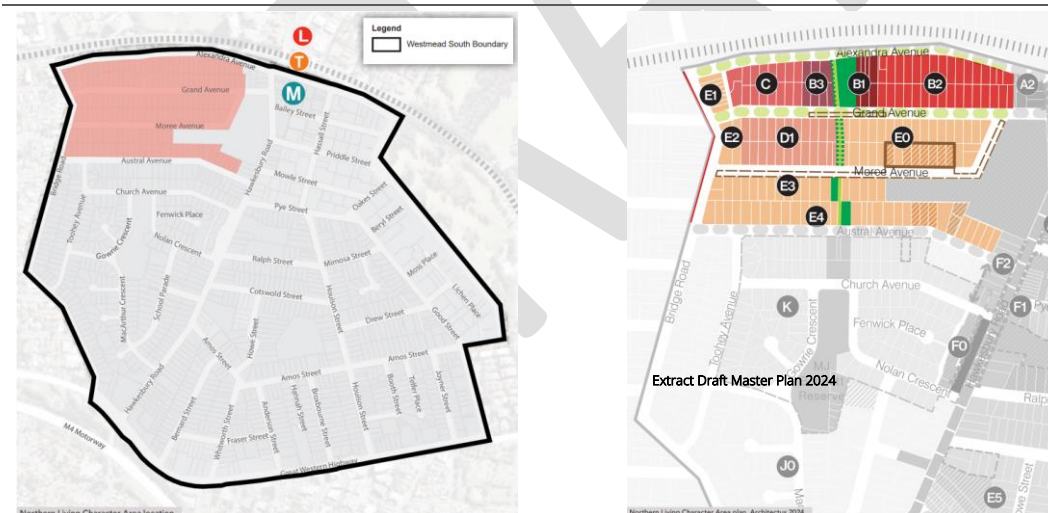
Hawkesbury Road High Street Character Area



Summary of proposed land use, built form and desired future character of Hawkesbury Road High Street³³

- Concentration of building heights and densities to the north (up to 25 storeys on eastern side, and 20 storeys on western corner bounded by Alexandra Avenue to the north, and Grand Avenue to the south) and located close to public transport infrastructure, the Westmead health and innovation precinct, and located to the north of Westmead Public School.
- Building height transition further south along Hawkesbury Road to 15 storeys, and to eight (8) storeys between Mowle Street and Ralph Street (on the eastern side), and south of Westmead Public School on the western side.
- Four (4) storey (max.) podium height to Hawkesbury Road frontage with min. 3m secondary setback to upper levels.
- New public plaza to Oakes Centre frontage and public domain upgrade to Hawkesbury Road.
- Maximum eight (8) storeys, mixed-uses and active street frontages to properties between Church Avenue and Westmead Public School fronting Hawkesbury Road.
- Proposed laneway running north south between Austral Avenue and Church Avenue to rear of properties fronting Hawkesbury Road.
- Future development to include 6m setback to Hawkesbury Road. Footpath widening and landscaping, and outdoor dining opportunities and non-residential/mixed uses encouraged at ground floor levels (particularly along Hawkesbury Road) to activate frontages and enhance passive surveillance opportunities.
- Creation of key pedestrian streets Bailey Street and Grand Avenue, extending from Hawkesbury Road.
- New Heritage item 'St Barnabas Anglican Church' with primary frontages to Hawkesbury Road and eastern boundary of proposed Westmead Estate HCA.
- Future high-rise buildings to include slender tower design, achieve design excellence and include articulation to the facade.
- Future development to include careful consideration of amenity at residential and non-residential uses interface.
- Future development to minimise overshadowing to public open spaces and school play areas.

Northern Living Character Area



Summary of proposed land use, built form and desired future character for Northern Living Character Area³⁴

- Concentration of building heights and densities within the block bounded by Alexandra Avenue to the north, and Grand Avenue to the south (between 12 storeys and 25 storeys (max)) to benefit from proximity to public transport infrastructure and Westmead (health and innovation precinct) to the north. Height to transition further to the west, with max. six (6) storeys along Bridge Road.
- Maximum eight (8) storeys within the block bounded by Grand Avenue and Moree Avenue to west of pedestrian link. Maximum six (6) storeys to the east of landscaped pedestrian link.
- Up to six (6) storeys on the southern side of Moree Avenue and along Bridge Road.
- Creation of widened green pedestrian linkages between Moree Avenue, Grand Avenue and Alexandra Avenue, and on the eastern side of the Toohey's Estate HCA.

³³ Cumberland City Council, Draft Westmead South Master Plan, 2024 p46-48

³⁴ Cumberland City Council, Draft Westmead South Master Plan, 2024 p49-51

- Creation of a new park between Alexandra Avenue and Grand Avenue (3,000sqm) extending the existing through block pedestrian link.
- Extension of the Toohey's Palm Estate HCA to include street trees within the verge along part of the southern side of Grand Avenue and along the southern side of Moree Avenue.
- Future high-rise buildings to include slender tower design, achieve design excellence and include articulation to the facade.
- Four (4) storey (max.) podium height with min. 3m secondary setback to ensure 'human street scale'.
- Future development to include careful consideration of amenity at residential and non-residential uses interface.
- Future development adjacent to heritage items and HCAs should conserve their setting.
- Improved landscaping and public domain by encouraging water sensitive urban design, street tree planting.

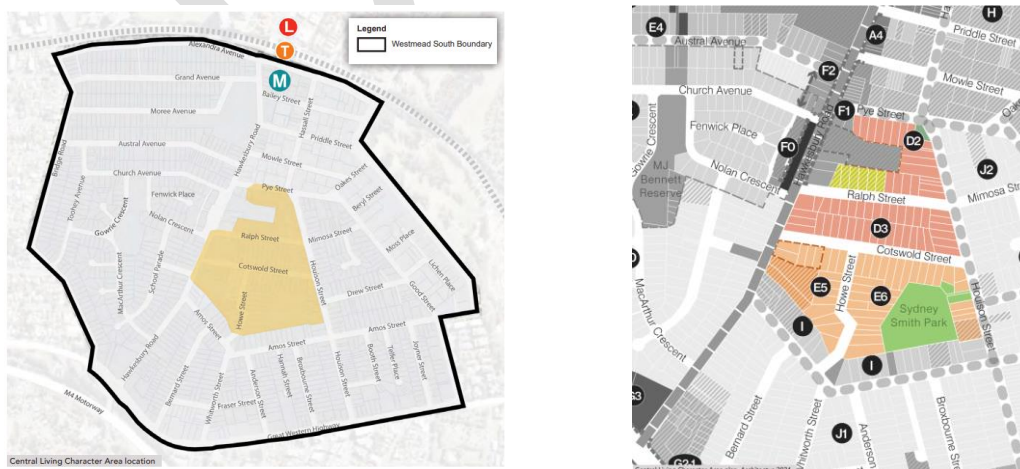
Eastern Living Character Area



Summary of proposed land use, built form and desired future character for Eastern Living Character Area³⁵

- Predominantly retain existing planning controls within this area. The area is currently characterised by 3-4 storey walk up residential flat buildings.
- No changes are encouraged to conserve the existing solar access available to the Mays Hill Precinct (further to the west) and in accordance with the Greater Sydney Parklands Trust Act 2022.
- Key pedestrian streets identified being Hassall Street, Good Street and Oakes Street.
- New development is encouraged to provide through links between streets, and laneway and footpath widening to enhance pedestrian access and amenity.
- Future development potential on the nominated blocks considered on individual merit and assessment of environmental impacts.

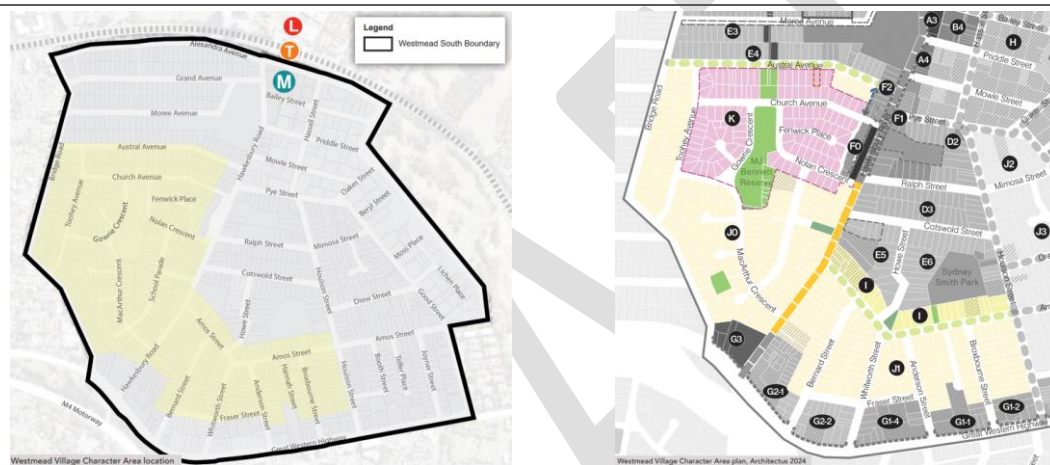
Central Living Character Area



³⁵ Cumberland City Council, Draft Westmead South Master Plan, 2024 p52-53

Summary of proposed land use, built form and desired future character for Central Living Character Area³⁶.

- Maximum eight (8) storeys within the blocks bounded by Pye Street to the north and Cotswold Street to the south, around the rear of the proposed heritage item 'St Barnabas Anglican Church'.
- Maximum six (6) storey heights south of Cotswold Street and to the east and west of Howe Street (extending around of Sydney Smith Park, and to the rear of existing heritage item 'Deskford' at 41-43 Hawkesbury Road).
- Extension to boundary of heritage item 'Deskford' to include the adjacent allotment to the north. Potential creation of open space/park (RE1 zone) to be created on this site (1 Cotswold Street).
- Future development to comprise a 6m setback to primary frontage to maintain setback patterns and accommodate landscaped setting.
- Existing open spaces to be retained.
- Minimise overshadowing to public open spaces and school play areas.
- Improved landscaping including street tree planting.

Westmead Village Character Area


Summary of proposed land use, built form and desired future character for Westmead Village Character Area³⁷.

- Retention of low-medium density residential character within the southern portion of the character area with maximum building heights of two (2) storeys.
- Austral Avenue identified as a key pedestrian street.
- Creation of new Westmead Estate Heritage Conservation Area/Special Area (See further description Section 6.2 below). Celebrate low scale residential character.
- Includes proposed heritage item at 18 Austral Avenue.
- Adjacent Oakes Centre to be mixed use zone with up to 8 storeys with new pedestrian plaza to Hawkesbury Road frontage.
- Priority to retain and enhance and upgrade the existing parklands, pocket parks (RE1) and landscaped through block connections ('green link') extending north from MJ Bennett Reserve, through Austral Avenue towards Moree Avenue and linking to the proposed expanded linkages within the Northern Living Character Area.
- Improved landscaping including street tree planting.
- Future development to reflect the historical subdivision and setback patterns.
- Future development to minimise overshadowing to public open spaces and school play areas.

³⁶ Cumberland City Council, Draft Westmead South Master Plan, 2024 p54-56

³⁷ Cumberland City Council, Draft Westmead South Master Plan, 2024 p57-58

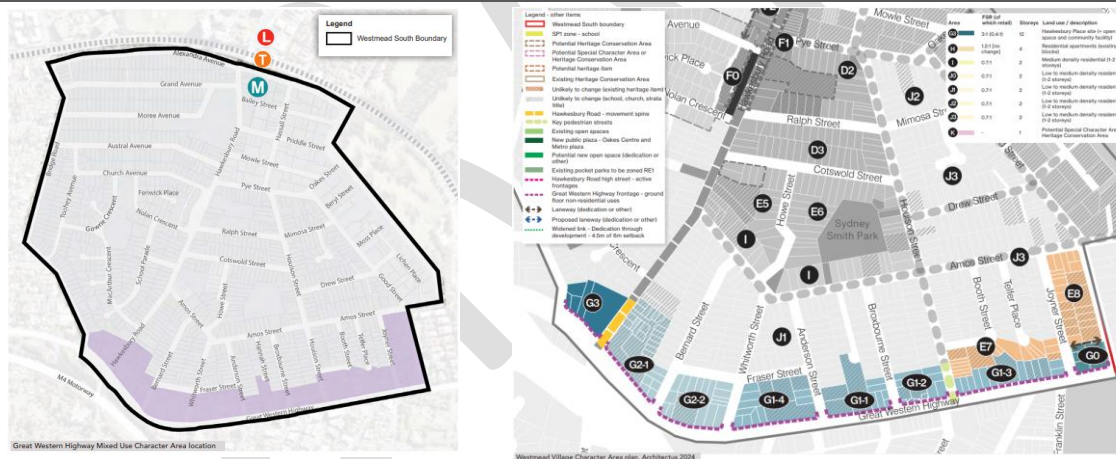
Domain Creek Village Character Area



Summary of proposed land use, built form and desired future character for Domain Creek Village Character Area³⁸.

- Retain the established low to medium residential character and setting with maximum scale of one to two storeys.
- Minor changes to land use controls to accommodate medium density development.
- Future development to reflect the historical subdivision and setback patterns.
- Creation and upgrade of key pedestrian streets (Amos Street and Drew Street).
- Improved landscaping.

Great Western Highway Character Area



Summary of proposed land use, built form and desired future character for Great Western Highway Character Area³⁹.

- Maximum building heights between six (6) and (8) storeys along the northern side of Great Western Highway between Hawkesbury Road and Good Street, with eight storeys concentrated to the eastern end. Up to 12 storeys immediately east of Hawkesbury Road.
- Future development to encourage articulation to building facades and maximum five (5) storey podium height and 3m setback for levels above.
- Non-residential uses encouraged at ground floor levels to activate frontage to Great Western Highway and enhance pedestrian surveillance and safety.
- Careful consideration of residential and non-residential uses interface.
- Encourage building parking and services to be contained within buildings and accessed from side or rear (not from Great Western Highway).

³⁸ Cumberland City Council, Draft Westmead South Master Plan, 2024 p59-60

³⁹ Cumberland City Council, Draft Westmead South Master Plan, 2024 p61-62

6.2. Summary of proposed changes to heritage items and conservation areas

6.2.1. Proposed heritage items

The Draft Westmead South Master Plan includes the proposal for the listing of three (3) new heritage items within the study area, and for these items to be included within Schedule 5, Part 1 of the Cumberland LEP 2021. These are:

- *'Inter-War Bungalow'*, 18 Austral Avenue, Westmead
- Extension to *'Deskford' – Victorian Gothic Residence*, 41-43 Hawkesbury Road, Westmead.
- *'St Barnabas Church and Hall'*, 75 Hawkesbury Road, Westmead.

A description of each of these items and details of their significance is provided within Section 5.2 of this report (refer to **Appendix C**).

6.2.2. Westmead Estate Heritage Conservation Area

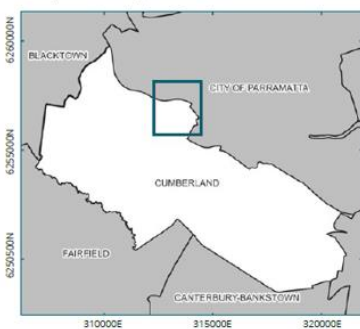
Westmead Estate Heritage Conservation Area (HCA) is proposed as part of the Draft Westmead South Master Plan for listing within Schedule 5, Part 2 of the Cumberland LEP 2021. The Westmead Estate HCA will be wholly located within the Westmead Village Character Area and encompasses properties bound by Austral Avenue (from nos. 14 to 46) to the north, Tooheys Avenue to the west, Macarthur Crescent, extending along the southern boundary of MJ Bennett Reserve and extending along the southern boundary of properties fronting Nolan Crescent and extending along Hawkesbury Road to the east to include the Oakes Centre and its plaza and slip road setback.

Curio was engaged by Council on the 29 January 2024 to investigate alternative options for the Westmead Estate HCA boundary and provide an analysis and technical recommendations. The proposed Westmead Estate HCA boundary was Council's preferred option based on Curio's report, dated 16 February 2024. Refer to Section 6.3.3 of this report and **Appendix D** for more detail. Refer to Figure 6.4 below showing proposed HCA boundary.

Westmead Estate Heritage Conservation Area



Study Area - Regional Context



- Heritage Conservation Area
- Cumberland LGA boundary
- Westmead South Precinct
- Roads
- Rail

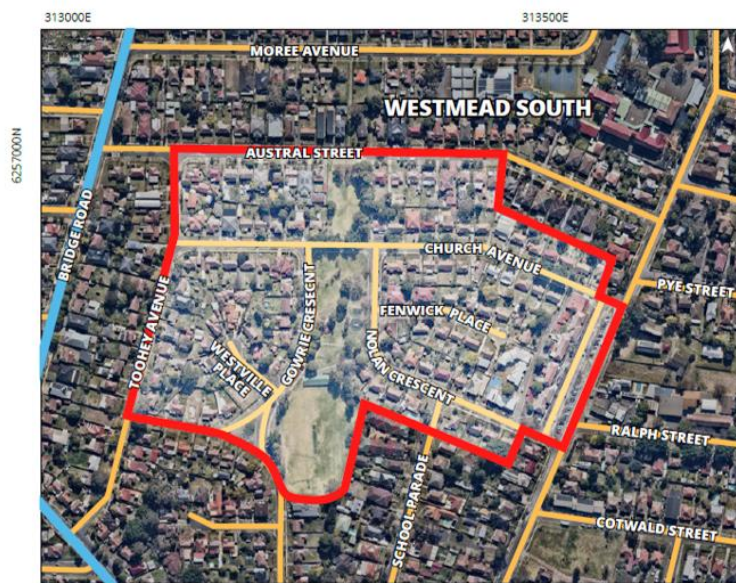


Figure 6.4. Proposed Westmead Estate Heritage Conservation Area. Source: Curio 2024.

The proposed Westmead Estate HCA comprises predominantly single storey detached residential dwellings in the Post-War Austerity Style the relating to the NSW Housing Commission development, dating from 1944⁴⁰ The streets are planned around central parkland (MJ Bennett Reserve) consistent with the 'garden city' movement and the allotments are regular sized with consistent subdivision pattern, building footprints and landscaped setbacks with brick fencing. The dwellings comprise uniform building materials including hipped terracotta roof forms, facebrick, timber framed windows and corner windows, brick chimneys with exposed chimney breasts.

A description of the Westmead Estate HCA and its statement of significance is provided within Section 5.2 of this report, and the full inventory sheet is available in **Appendix C**. Please note that the proposed boundary varies slightly from its boundary.

The Draft Westmead South Master Plan identifies the existing and recommended individual heritage items within the proposed Westmead Estate HCA and identifies each property within its boundaries as 'contributory' or 'non-contributory'. The properties identified as 'contributory' demonstrate a scale and form, design, age, material, and level of intactness which positively contributes to the character and appearance of the proposed Westmead Estate HCA and represent its historical significance. Refer to figure 6.5 below.

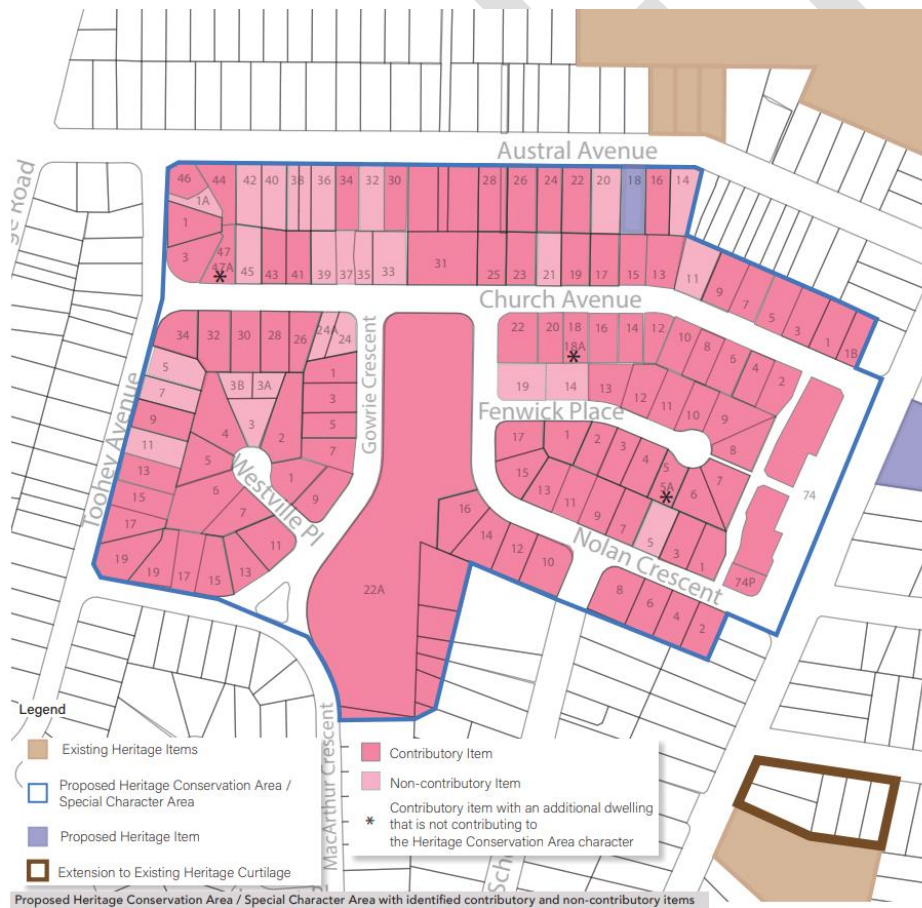


Figure 6.5. Proposed Westmead Estate Heritage Conservation Area boundary and contributions map including existing and proposed heritage items. Source: Cumberland City Council 2024.

6.2.3. Westmead Estate Special Character Area

⁴⁰ Extent Heritage, Cumberland Comprehensive Heritage Study, 2019 Inventory sheets.

The Draft Westmead South Master Plan highlights the potential for the Westmead Estate HCA to be considered as a 'Special Character Area' instead of a Heritage Conservation Area, listed within Schedule 5, Part 2 of the Cumberland LEP 2021.

The overlay of 'Special Character Area' would provide for a non-statutory recognition of the area's heritage values within the strategic context of the Westmead South precinct, and specific development objectives and design guidelines would be incorporated within the Cumberland Development Control Plan (DCP) 2021 to encourage appropriate development to conserve the areas heritage values.

6.2.4. Extension to Toohey's Estate Heritage Conservation Area

The proposed extension of the existing Toohey's Palm Estate HCA will incorporate the existing mature (and well kept) palm trees which extend along the road verge southern side of Moree Avenue, and along the southern side of part of Grand Avenue. Refer to Figure 6.6.

The palms date from c.1925 and formed a key component of the streetscape as part of original Toohey's Palm Estate subdivision which contribute to the aesthetic significance and character of the HCA⁴¹.

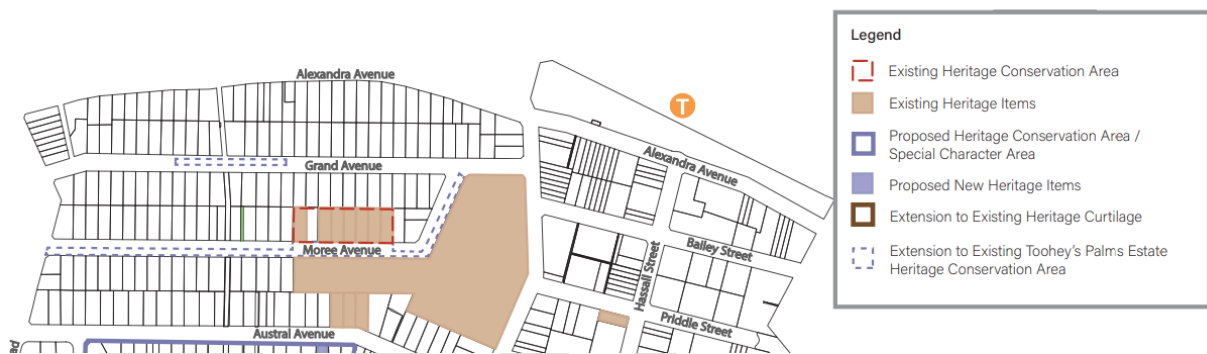


Figure 6.6. Proposed Toohey's Palm Estate Heritage Conservation Area and extension, with existing and proposed heritage items. Light purple dash along southern side of Moree Avenue and part of southern side of Grand Avenue showing proposed HCA extension. Red Dash shows the existing HCA boundary. Source: Cumberland City Council 2024.

6.3. Pre-lodgment heritage advice and consideration of alternatives

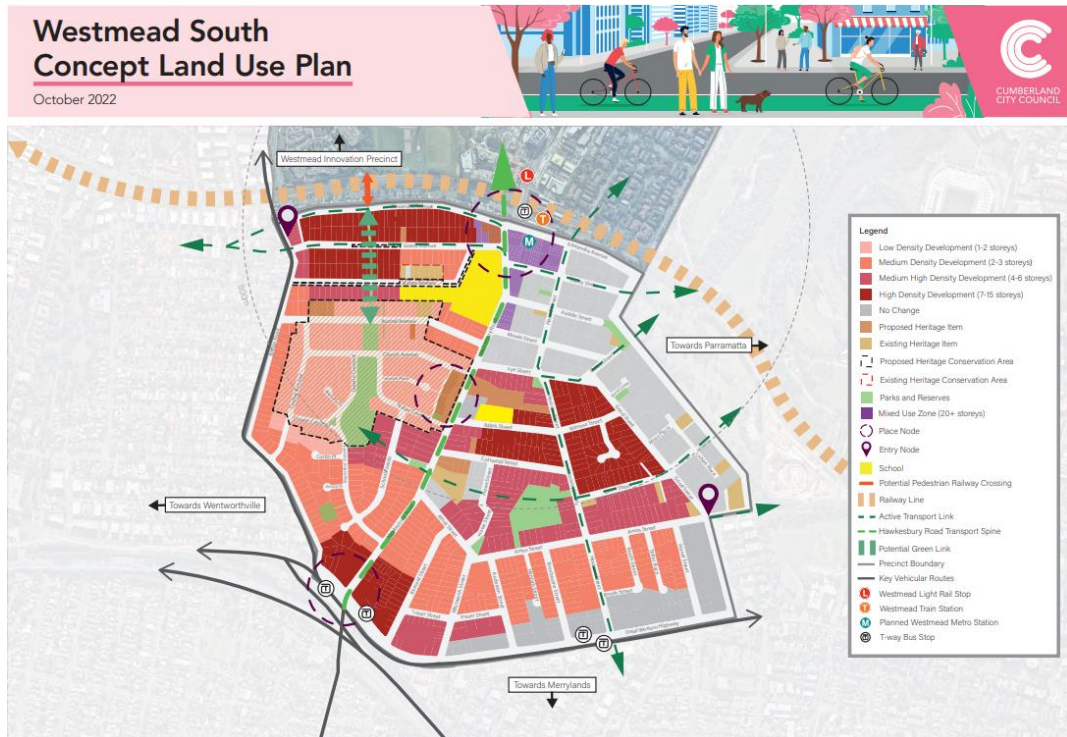
6.3.1. Summary of heritage input into draft Westmead South Master Plan

Curio Projects Pty Ltd (Curio) was commissioned by Cumberland Council in August 2023 to provide heritage input and services in relation to the planning proposal for Westmead South.

The following points summarise Curio's involvement in the Master Plan process to date:

- Curio attended an inception meeting with Council's Strategic Planning team on 28 August 2023. Council outlined the background of the proposal, its strategic context and heritage objectives.

⁴¹ Extent Heritage, Cumberland Comprehensive Heritage Study, 2019 Inventory sheets.



Figure

6.7: draft Westmead South concept plan prepared by Architectus, October 2022. Source: Cumberland City Council

- A site visit to the study area was carried out 30 August 2023.
- High level preliminary heritage advice was provided to Council on 31 August 2023, detailing potential impact of the upzoning and building height increases proposed within the draft concept Master Plan (Figure 6.7) and, in particular relation to the proposed up zoning and built form changes within the north western portion of the precinct, and their heritage impacts on existing and proposed heritage items and HCAs. Key issues were:
 - The low-density zoning for the Westmead Estate HCA would likely have a positive physical heritage impact on its character and setting.
 - The 6 and 8 storey heights proposed to the northern and southern sides Moree Avenue has the potential to impact the character, setting and views of the Westmead Estate HCA by dominating and detracting view lines looking north and not offering an appropriate visual transition between the low densities of the HCA to higher densities proposed along Alexander and Grand Avenue.
 - Proposed 8 storey scale along Moree Avenue will likely visually dominate and detract from the setting of the existing items Toohey's Palm Estate HCA and its extension to include the established street palms.
 - Longer views looking north from deep within the proposed Westmead Estate HCA (M) Bennett Reserve) will likely be conserved due to the physical distance of the increased building scales further north, and intervening landscape and structures.
 - Views have the potential to be impacted from the northern portion of HCA, from the existing landscaped pedestrian link, as well as looking east and west along Austral Avenue.
- Curio provided Council with a Background Review and Analysis (21 September 2023) which included preparation of a detailed project methodology, a draft HIA report structure and

format, a comprehensive literature review and analysis of all relevant background documents which relate to the precinct and a selection of photographs of the study area.

- Curio received a revised draft Master Plan concept on 27 September 2023. Refer to Figure 6.8.

STAGE 4 - Revised Structure plan
(22/9/23)

Area	FSR (if which retail)	Stores	Land use / description
A1	3.51 (0.6/0)	25	Mixed use (Station site)
A2	4.51 (0.6/0)	20	Mixed use
A3	4.21 (0.6/0)	25	Mixed use
A4	2.81 (0.6/0)	15	Mixed use
B1	3.61	25	High density residential (+ new open space)
B2	3.61	15	Residential apartments
B3	3.61	20	Residential apartments
C	2.91	12	Residential apartments
D	2.51	8	Residential apartments
E	1.61	6	Residential apartments
F	2.21 (0.6/0)	0	Mixed use (Hawkesbury Road high street)
G1	2.21 (0.6/0)	0	Mixed use (Great Western Highway E3 zone)
G2	1.81 (0.6/0)	6	Mixed use (Great western highway extension)
H	1.21 (no change)	4	Residential apartments (existing blocks)
I	0.71	2	Medium density residential (1-2 storeys)
J	0.71	2	Low to medium density residential (1-2 storeys)
K	-	1	Potential heritage conservation area (no change assumed)

Legend - Other Items

- Westmead South boundary
- Split zone - school
- Draft Heritage Conservation Area
- Taller buildings may be possible on larger sites where superior amenity outcomes can be achieved
- Unlikely to change (heritage, school, church, strata sites)
- Hawkesbury Road high street - active frontages, setbacks (TBC following TRM discussion)
- Great Western Highway frontage - ground floor non-residential use
- Hawkesbury Road - movement spine
- Key pedestrian streets (see public domain diagram)
- Existing open spaces
- New public plaza - Calves Centre and Metro plaza
- Potential new open space (dedication or other)
- Existing pocket parks to be zoned RE1
- Potential RE1 zone
- New Link - Dedication through development - 4.5m of 6m setback
- Widened Link - Dedication through development - 4.5m of 6m setback



Figure 6.8: draft Westmead South Master Plan, prepared by Architectus, September 2023. Source: Cumberland City Council

- Curio attended a meeting with Council's Strategic planning team and Council's nominated urban design team (Architectus) on 5 October 2023.
 - Curio provided draft Built Form Guidance & Advice to Council on 12 October 2023. The advice was based on the revised draft Master Plan dated 22 September 2023 (Figure 6.8). The more detailed advice focused on the proposed built form and provided recommendations around heights and setbacks to help mitigate potential heritage impacts. The advice also included heritage advice around several of the recommended heritage items/HCAs and their curtilages and identified for further discussion during the meeting on 5 October 2023. The advice included:
 - Identification of the existing and proposed heritage items the study area.
 - Identification and explanation of significant view lines.
 - Identified areas of concern, consideration and recommendations for targeted areas/sites, including:
 - Westmead Estate HCA,
 - Toohey's Estate HCA and proposed extension,
 - Advice regarding recommended listing of No.30 Alexandra Avenue (HS89),
 - Westmead Progress Hall (existing heritage item I293),
 - Advice regarding recommended listing of No.74 Houison Street (proposed heritage item HS100),

- St Barnabas Anglican Church, 75 Hawkesbury Road – Heritage Curtilage, and
 - Higher densities, view lines along the Hawksbury Road Corridor.
- Curio received feedback from Council on the draft Built Form Guidance and Advice, along with a ‘Summary of master plan outcomes’ (prepared by Architectus) on 8 November 2023 (Figure 6.9). The feedback also included a revised list of the heritage items Council were seeking to progress. In response to Council’s feedback, the Curio included consideration of the following:
 - Heritage listing of 30 Alexandra Avenue (HS89) was not going to be pursued.
 - Recognition of the significant setting and view lines for the Westmead Estate HCA (particularly to its immediate north and north east) and consideration of appropriate development controls for properties on the southern side of Moree Avenue.
 - Consideration of ‘Westmead Estate’ to take the form of a Special Character Area instead of a Heritage Conservation Area.
 - Incorporation of a 6m front setback along parts of the Hawkesbury Road corridor (in particular to the eastern side, north of Ralph Street).

Summary of master plan outcomes

The adjacent map summarises the built form approach for Westmead South including proposed land uses, building height in storeys and floor space ratio, which have been iteratively tested and refined through collaboration with the Council and consultant team. This will inform proposed amendments to the Cumberland Local Environmental Plan, of which preliminary recommendations are identified on the following pages.

Key public domain opportunities such as new and enhanced open spaces and connections are also summarised on the adjacent map.

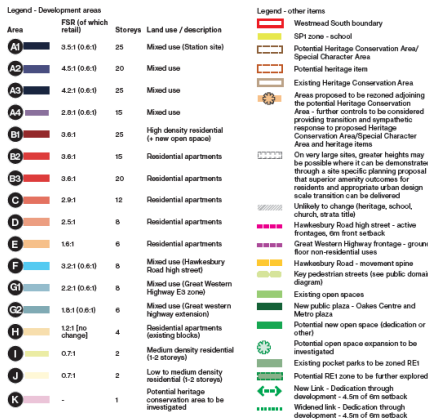


Figure 6.9: Summary of Master Plan outcomes for Westmead South, prepared by Architectus, November 2023. Source: Cumberland City Council

Curio provided revised Built Form Guidance and Advice to Council dated 20 November 2023. A full copy of this advice is provided within **Appendix E** of this report. The key points/recommendations raised were:

- Scale of buildings on the southern side of Moree Avenue and to the north west of the proposed Westmead Estate HCA should be reduced to a maximum of four (4) storeys to provide an appropriate visual transition of building heights towards the higher densities to the north and conserve view lines from the HCA.

- Eight (8) storey scale of proposed development around the existing Toohey's Palm Estate HCA should be reduced to conserve its setting.
- New development immediately adjacent to the HCAs should consider side, rear and front setbacks which are compatible with historical subdivision and siting of development, a stepped built form, sympathetic roof design and cohesive materiality to assist in mitigating visual impacts on their setting and soften view lines. Considerations should also be given to loss of amenity.
- Development controls should be incorporated within Council's DCP and be applied in relation 'Westmead Estate' whether it is proposed as a Heritage Conservation Area, or a Special Character Area.
- Consideration of development within the vicinity of Westmead Progress Hall (Item No. 293) to conserve its setting and view lines from north, south and east.
- Proposed eight (8) storey development around proposed heritage item at 74 Houison Street may undermine its heritage character, setting and contribution to the streetscape, and that development controls relating to compatible front and side setbacks, design, material and form are considered for adjacent development and that compatible adaptive re-use is considered, and future development to the rear of St Barnabas Church grounds to west respect its existing setting.
- Reduced curtilage of proposed heritage item 'St Barnabas Anglican Church' located at 75 Hawkesbury Road to include the church building and the 1940s Soldiers Hut which will continue to conserve the significant buildings on the site and principal views from Hawkesbury Road.
- Support for the proposed setback of 6 metres to the Hawkesbury Road frontage which would conserve significant views lines looking north and south along the corridor and conserve the setting of existing and proposed heritage items. The setback would assist in achieving public domain enhancement, activated ground floor frontages and the new and upgraded designated recreation/open spaces (i.e. Oakes Centre Plaza and land adjacent to heritage item 'Deskford at 41-43 Hawkesbury Road) will have a positive visual impact on the streetscape.

6.3.2. Response to submissions

- Council's community consultation for the Westmead South Master Plan commenced 31 October 2023. The consultation period concluded 22 December 2023. Council received various submissions which related to heritage, eight (8) submissions required a technical response.
- Curio provided Council with a response to the issues raised within these submissions on 16 February 2024. A copy of the response to submissions is contained within **Appendix F**. The key issues raised within the submissions are summarised below:
 - Concern regarding the inclusion of later twentieth century dwellings (i.e. 1A and 1B Church Avenue and 72 Hawkesbury Road) within the Westmead Estate HCA boundary.
 - Impacts on residential amenity to properties within the Toohey's Palm Estate HCA due to the closer proximity of proposed 6-8-12-20 storey development within the northern living character area.

- Visual and setting impacts on the heritage items and HCAs created by the proposed 6-8 storeys along Moree Avenue, immediately adjacent to these items and by the 15 storeys within the wider vicinity further north.
- In appropriate built form transition from low density built forms to high density built forms in the north.
- Inconsistency of building heights on the eastern and western sides of Hawkesbury Road.
- No consideration of heritage impacts within the draft Master Plan.
- Concern regarding (previous) recommendation for listing of 45 Austral Avenue as a heritage item due to its condition and substantial alterations (c.1999).
- Concern regarding listing of St Barnabas Anglican Church and its impact on development potential.
- Concern regarding listing of the Oakes Centre due to its condition and its impact on development potential.
- Concern regarding the impacts on property prices and development potential as a result of the proposed listing of the Westmead Estate Heritage Conservation Area. Concern regarding the existing condition of many of the dwellings and their history of alterations as well and its impact on the achieving the strategic planning objectives for future housing.

6.3.3. HCA Options Analysis

- Curio was engaged on the 29 January 2024 to prepare an analysis and provide recommendations regarding three different options for the Westmead Estate HCA boundary.
- Curio provided advice on the proposed Westmead Estate HCA boundary options on 16 February 2024 which included an analysis and recommendation of Council's preferred option and provided an alternative option (Curio's preferred option) for Council's consideration. Curio's recommended HCA boundary (shown in Figure 6.4 above) has been incorporated within the current proposed draft Master Plan. The boundary is relevant as a Heritage Conservation Area (for listing within Schedule 5, Part 2 of the Cumberland LEP 2021), or as a Special Character Area where its desired future character can be recognised and guided within the Cumberland DCP and supported by applicable development controls.
- A copy of the Westmead Estate HCA Boundary Options Analysis, prepared by Curio, dated February 2024 (and amended March 2024) is contained within Appendix D of this report.

6.3.4. Revised Master Plan

- Curio received a revised Draft Master Plan on 26 February 2024 which introduced several key changes to the previously exhibited plan including:
 - Incorporation of the revised boundary for the Westmead Estate Conservation Area.
 - Removal of the proposed listing of the Oakes Centre, at 74 Hawkesbury Road.
 - Introduction of a maximum of up to eight (8) storeys on the Oakes Centre site.
 - Removal of potential RE1 Zone at 41-43 Hawkesbury Road (allotments subject to 'Deskford' heritage item proposed extension).

- Change from R2 Zone to E1 Local Centre Zone creation of a laneway at rear of properties fronting the western side of Hawkesbury Road between the Oakes Centre and Westmead Public School.
- Changes to FSR and maximum allowable heights on the Metro Block (northern end of Hawkesbury Road) to A0 and A1.
- Changes to FSR and maximum allowable heights from 12 storeys to 15 storeys within the eastern portion of the block bounded by Priddle Street, Hassall Street and Baily Street.
- Revised green link expansion between Austral Avenue and Moree Avenue.
- Curio received a further revised Draft Westmead South Master Plan on 5 March 2024. The Master Plan dated 28 February 2024. The revised Master Plan is the current proposed Master Plan and included the following further changes:
 - Removal of the proposed listing of 74 Houison Street.
 - Change to how the proposed 'Deskford' curtilage extension is illustrated on the Master Plan.
 - All through site links not illustrated on Master Plan (but to be described within DCP controls).
 - Minor changes to developable area/station block within Metro Block.
 - Re-categorisation of area labels in the Master Plan along Great Western Highway.
- With regard to Council's decision to not progress with the proposed listing of the of the Oakes Centre, Council communicated the following to Curio on the 7 of March 2024.

'.....as part of Phase 2 Early Engagement for the draft Westmead South Master Plan, Council received a significant number of submissions in opposition to the listing of the Oakes Centre as a local heritage item. Further interactions with the community during face-to-face sessions indicated a strong interest in redeveloping the Oakes Centre to provide local retail opportunities that is otherwise lacking in the precinct. Due to the significant number of landowner and community submissions against the listing of the building, as well as Council's desire to see the Oakes Centre re-evolve into a well-utilised community hub for existing and future residents, we have made the decision to not progress with listing this site. Council similarly received a confidential submission rejecting the proposed listing of 74 Houison Street, Westmead, and will not be progressing with this listing too.'

- The assessment carried out within Section 7 of this report is based on the proposed Draft Westmead South Master Plan received 5 March 2024.

6.3.5. Future heritage input

This Heritage Impact Assessment (HIA) forms part of Stage 3 of the Curio's scope of heritage services for the Draft Westmead South Master Plan. Following finalisation of this HIA, Curio will also assist in the preparation of draft heritage controls to be included within the relevant section (for Westmead South) of the Cumberland Development Control Plan 2021.

7. Heritage Impact Assessment

7. Heritage Impact Assessment

7.1. Consideration of Heritage Impacts

This section provides an assessment of heritage impacts of the proposed Draft Westmead South Master Plan on the significance of the existing and proposed heritage items and heritage conservation areas contained within the study area (detailed within Sections 5.1 and 5.2 of this report). It also includes an assessment of impact on the significance of the heritage items located within the vicinity of the Westmead South study area and as identified in Section 5.3 of this report.

The following assessment considers the heritage impacts of the proposed land-uses, scales, forms, proposed setbacks and public domain improvements proposed under the draft Master Plan, and their impacts on the physical fabric, established settings and significant views of the existing and proposed (or extension) heritage items and heritage conservation areas.

For consistency and more focused discussion, the following assessment of heritage impact of the draft Master Plan on the heritage items and conservation areas has been carried out with reference to the seven (7) character areas identified as part of the draft Master Plan and summarised within Section 6 of this report, which comprise:

- 1) Hawkesbury Road High Street Character Area,
- 2) Northern Living Character Area,
- 3) Eastern Living Character Area,
- 4) Central Living Character Area,
- 5) Westmead Village Character Area,
- 6) Domain Creek Character Area, and
- 7) Great Western Highway Mixed Use Character Area.

Further discussion is also provided with regard to the heritage impact of the draft Master Plan on the proposed Westmead Estate HCA, and proposed Toohey's Palm Estate HCA extension and in particular relation to their setting and views.

7.1.1. Hawkesbury Road High Street Character Area

Hawkesbury Road is recognised within the draft Master Plan as an existing transport corridor between Westmead to the north and the Great Western Highway to the south. The proposal involves concentration of higher scaled built forms (up to 25 storeys) to the northern end of Hawkesbury Road (intersection of Alexandra Avenue) to take advantage of its proximity to public transport infrastructure and access to the mixed health, education, and commercial precinct of Westmead to the north. Building heights are proposed to transition to 15 storey and eight storeys further south along the corridor.

Mixed uses are proposed along the eastern side, and activation of the ground floor is encouraged. Increased setbacks (6m) are proposed to enable public domain enhancements and improved pedestrian amenity.

There is one existing heritage item within the Hawkesbury Road High Street Character Area and one heritage item proposed. The area also encompasses the Oakes Centre and its plaza frontage, and nos. 1B and 1 Church Avenue which sit within the eastern boundary of the proposed Westmead Estate HCA and are all identified as contributory items (refer to Figure 6.5 above). These are listed within table 7.1 below:

Table 7.1 Heritage items within Hawkesbury Road High Street Character Area

Existing items:	Proposed items:
Westmead Public School, 150 Hawkesbury Road, Westmead (I295)	'St Barnabas Anglican Church and Hall', 75 Hawkesbury Road, Westmead. Eastern portion of the Westmead Estate Heritage Conservation Area (Oakes Centre and plaza).

Significant views

Significant view lines affecting the existing and proposed heritage items within the character area include:

- Looking south from intersection of Alexandra Avenue towards Westmead Public School.
- Looking north and south along Hawkesbury Road towards the Oakes Centre and eastern boundary of the Westmead Estate HCA and St Barnabas Anglican Church. These sites also share a visual and active relationship (east and west).
- Looking south from Oakes Centre frontage towards the existing heritage item 'Deskford' (I294) and its proposed heritage curtilage extension immediately to the north.
- Looking towards Westmead Progress Hall (I293) from Hassall Street to the north.

The existing and proposed heritage items and significant view lines are demonstrated in Figure 7.1 below.



Figure 7.1. Existing and proposed Heritage items and significant view lines (red arrows) within Hawkesbury Road High Street Character Area. Source: Cumberland City Council, annotated by Curio Projects 2024

Physical impacts on items with Hawkesbury Road High Street Character Area

- The proposal has some potential for overshadowing to Westmead Public School resulting from the proposed max. 20-storey built forms on the western side of Hawkesbury Road (at the intersection of Alexandra Avenue). The proposed design guidelines for the character

area including the slender tower design and 45m building lengths as well as the podium and upper-level setbacks will help to alleviate potential overshadowing to the school spaces and buildings.

- The proposal will not result in any physical impact on the Westmead Progress Hall (1293) as the concentration of higher scale mixed uses-built forms (up to 25m) on the eastern side of Hawkesbury Road, north of Bailey Street will be substantially separated the item and will not interfere with its fabric or function. Similarly, the maximum 15 storey building heights proposed to the northern side of Priddle Street will be physically separated from the item and will not impede on its setting. There are no proposed changes to the existing allotments which sit immediately adjacent to the heritage item to its east or south.
- The proposed maximum heights of eight (8) storeys to the north and south of the proposed heritage item 'St Barnabas Anglican Church and Hall' will cause no adverse physical impacts. The 6m front setback to Hawkesbury Road will run along the Church's primary boundary, activate its frontage, and provide opportunities for its continued appreciation and interpretation which will enhance its presence within the Hawkesbury Road streetscape, as well as its contribution to the precinct.
- A maximum of eight (8) storeys and mixed-use zone is proposed for the Oakes Centre site, as well as for the properties immediately to its north, including nos. 1A, 1B and 1 Church Avenue, and nos.102,104, 106, 108, 110 and 112 Hawkesbury Road. The Oakes Centre and nos.1B and 1 Church Avenue are wholly located within the proposed Westmead Estate HCA boundary and have been identified as contributory buildings (Figure 6.5).

The proposed maximum 8 storey building heights for the properties fronting Hawkesbury Road (with the addition of the Master Plan design guidelines for 6 metre front setbacks, and 4 storey podiums) are appropriate conceptual built forms within the context of the higher scales and densities proposed further to the north, and will be compatible with the future transitional scale of development on the eastern side of the road.

There are significant concerns regarding the proposed max 8-storey height limit for the Oakes Centre and for nos.1 and 1B Church Avenue due to their potential impact on the proposed HCA. The dramatic uplift of scale and massing immediately adjacent to the low-density scale of the historically significant HCA has the potential to overwhelm, dominate and detract from its historical and aesthetic significance. In addition, further assessment should be undertaken with regard to the proposed maximum height and their potential to overshadow and cause privacy loss to properties within the proposed HCA.

The Oakes Centre has been identified as a 'contributory building' within the proposed Westmead Estate HCA. The building is also recognised as having historical, aesthetic, and representative significance and was previously recommended for individual listing within the LEP (as detailed within the inventory sheet prepared for the Oakes Centre as part of the Cumberland Heritage Sydney 2020, prepared by Extent Heritage). More specifically, in its assessment of historical significance, the inventory sheet states (inter alia) '*...The Oakes Centre is a central component of the Westmead Estate and forms a unique element within the landscape.*'⁴². Similarly, the assessment of significance for the Westmead Estate HCA, contained within its inventory sheet, describes the rare heritage value and contribution of Oakes Centre to the to its significance. *The Westmead Estate is considered a unique*

⁴²Cumberland City Council, Inventory Sheet 'The Oakes Centre' 2020.

*development that was specifically designed in order to take advantage of undeveloped land in the promising suburb of Westmead. The existing street pattern, the Oakes Shopping Centre and a number of original houses from the development are still present and have endured very little change. As such, they are considered rare.*⁴³

There are no heritage concerns regarding its proposed mixed-use zoning as it will conserve the site's social contribution to the Westmead Estate through the continued provision of local retail services. However, the maximum 8 storey building heights proposed to the site as part of the Master Plan has the potential to significantly impact on its identity and interpretation as a central and unique historical component of the HCA and will likely limit opportunities for its appreciation as a principal entrance to the HCA from the Hawkesbury Road corridor.

The existing setback of the Oakes Centre site from the Hawkesbury Road frontage (and the presence of the plaza forecourt), results in the site having a significant physical relationship with the low-density scale of development of Westmead Estate. Curio recommends that the Master Plan concentrates on conserving this physical relationship, rather than trying to create a physical relationship with the high-rise mixed use, built forms proposed further the north.

While it is acknowledged that there is strong community and Council sentiment around the potential the Oakes Centre to be redeveloped, and for its enhanced provision of local retail services, the draft Master Plan should further consider the significant aesthetic contribution of the Oakes Centre to the Westmead Estate HCA. This would also enhance the historical identity of the HCA within the Hawkesbury Road High Street corridor.

Furthermore, the draft Master Plan should consider the retention, upgrade and adaptive re-use of the existing Oakes Centre building, the application of a maximum three-storey building height limit to the site, conservation of its overall built form (including roof form), and the concentration of alterations to the rear which respect the building's historical character, materiality as well as the existing pattern of development within the Westmead Estate HCA.

- The extension and enhancement of the landscaped plaza along the 'Oakes Centre' frontage (which includes the closure and infill of the existing slip road and parking), will have a positive physical impact on its continued function as local service hub, improve its access from Hawkesbury Road, and its accessibility within the site. The proposed public domain works will enhance its contribution to the appearance of the Hawkesbury Road streetscape and create an inviting 'entrance' from the high street corridor to the proposed Westmead Estate HCA.
- The introduction of the 6m front setbacks and active frontages to the ground floor levels of new developments along Hawkesbury Road will encourage pedestrian use and movement. The improvements to the public domain and pedestrian amenity will enhance the physical setting of the existing and proposed heritage items (Westmead Public School, St Barnabas Anglican Church and the Westmead Estate HCA) which front its corridor.

Impact on setting and views of items within Hawkesbury Road High Street Character Area

- The proposed increase in building heights to properties immediately north of Westmead Public School (I295), will alter the existing low scale residential setting of the school and have

⁴³ Cumberland City Council, Inventory Sheet 'Westmead Estate' 2020

the potential to impact view lines looking south towards the school from the Alexandra Avenue intersection. However, Curio notes the design guidelines proposed for the introduction of slender towers, design excellence, ground floor and tower setbacks will help to reduce the visual impacts on the wider setting of the school and will be able to conserve street views towards the school building.

- The introduction of up to 15-storey building heights to the northern side of Priddle Street (corner of Hassell Street) has the potential to impede on views of Westmead Progress Hall (I293) from the north, however it is also recognised that views from the east and south will be retained and conserved. Curio recommends that new development incorporate setbacks which are consistent with the existing pattern of development along Hassell Street which would allow for landscaped frontages and longer street views to be retained.



Figure 7.2. Looking west along Priddle Street, with Westmead Progress Hall (I293) on left. Source: Google Streetview, accessed 2023.



Figure 7.3 Looking south along Hassell Street. Westmead Progress Hall on the right. Source: Google Streetview, accessed 2023.

- There are no heritage concerns regarding the introduction of 15 storey building heights (south of Priddle Street) and the incorporation of design guidelines to establish a max 4 storey podium heights and tower setbacks, in addition to the 6m ground floor setbacks. The proposal will positively activate the Hawkesbury Road frontage and will conserve longer view lines looking south towards the proposed heritage item 'St Barnabas Anglican Church'.
- The proposed maximum 8 storey building heights for the properties fronting the western side of Hawkesbury Road (between Westmead Public School and Church Avenue) are appropriate conceptual built forms within the context of the higher scales and densities proposed further to the north. The inclusion of 4 storey podium heights and 6m ground floor front setbacks and activation of the ground floor spaces will conserve significant street views looking north and south along Hawkesbury Road.
- The proposed new 'dedicated laneway' (identified in blue) located to the rear of No. 1 Church Avenue, and to the rear of the future 8 storey, mixed use development fronting Hawkesbury Road, will have a positive impact on the setting and views of the proposed HCA. The laneway will create enhanced opportunities for accessibility to the HCA from the key pedestrian street of Austral Avenue to the north and open up new view corridors. The laneway should include provision for pedestrian access, in addition to vehicle access which is anticipated to service the needs of future development fronting Hawkesbury Road.
- As detailed above, there are significant heritage concerns regarding the physical impacts of the proposed maximum 8 storey height limit for the Oakes Centre, and for properties at 1B and 1 Church Avenue. The dramatic uplift in scale would also have a detrimental impact on the setting of the proposed Westmead Estate HCA, significantly impact on views towards the east from within the proposed HCA and towards the proposed HCA from the Hawkesbury Road frontage. Views looking west from St Barnabas Anglican Church frontage towards the Oakes Centre will also be affected and adversely impact the potential for an enhanced visual relationship between the item and the proposed HCA.

- Activation of the ground floors levels, public domain improvements to enhance pedestrian access and amenity along Hawkesbury Road, as well as the enhancement of the plaza within the Oakes Centre frontage will have a positive impact on the setting of St Barnabas Church and the Oakes Centre, and enhance views opportunities to, from and between these proposed items.



Figure 7.4 View of St Barnabas Anglican Church from opposite side of Hawkesbury Road.



Figure 7.5: View looking south down Hawkesbury Road (towards the Oakes Centre) from corner of Pye Street.

7.1.2. Northern Living Character Area

The draft Master Plan involves the concentration of higher building forms between Alexandra and Grand avenues. The building heights will range from 20 storeys (max) mixed use forms towards Hawkesbury Road, reducing to 15 storeys and transitioning to 12 storeys at the western end, with several properties allocated up to 25 storeys adjacent to the new open space. Building heights will further transition to between six (6) and eight (8) storeys within the block bounded by Grand Avenue and Moree Avenue. Building heights will be a maximum of six (6) storeys within the block bounded by Moree Avenue to the north, and Austral Avenue to the south. The central portion of Austral Avenue forms the northern boundary line of the proposed Westmead Estate HCA.

The existing landscaped pedestrian through site link between Grand Avenue and Alexandra Avenue is proposed to be widened and enhanced, and new dedicated landscaped pedestrian links (north-south orientation) are proposed to be created between the Moree and Austral avenues and Alexandra Avenue towards the east and west. The draft Master Plan also proposes an extension to the Toohey's Palm Estate HCA with the inclusion of the existing palms along the southern verge of Moree Avenue and part of the southern side Grand Avenue.

The existing and proposed heritage items within the Northern Living Character Area are outlined in Table 7.2 below.

Existing items:	Proposed items:
Inter-War Bungalow - 5 Moree Avenue, (I284)	Inter-War Bungalow, 18 Austral Avenue, Westmead.
Inter-War Bungalow - 7 Moree Avenue (I285)	Extension of Toohey's Palm Estate Conservation Area – Street trees along Moree Avenue and Grand Avenue.
'Silver Grove' - Inter-War Bungalow - 9 Moree Avenue (I286)	Westmead Estate Heritage Conservation Area.
'Girraween' - Inter-War Bungalow - 11 Moree Avenue (I287)	
'Le Nid' - Inter-War Bungalow - 13 Moree Avenue (I288)	
'Dreghorn' - Inter-War Bungalow - 15 Moree Avenue (I289)	

Inter-War Bungalow - 19 Moree Avenue (I290)

Significant views

Significant view lines affecting the existing and proposed heritage items within the character area include:

- Looking north and south from Grand Avenue.
- Looking in an easterly and westerly direction along Moree Avenue.
- Looking north from rear boundaries of heritage items and existing Toohey's Palm Estate HCA located on the northern side of Moree Avenue and views looking north, from the southern side of Moree Avenue.
- Looking in an easterly and westerly direction along Austral Avenue and towards the north from within the proposed Westmead Estate HCA boundary.



Figure 7.6. Existing and proposed Heritage items and significant view lines (red arrows) within Northern Living Character Area. Source: Cumberland City Council, annotated by Curio Projects 2024.

Physical impacts on items within Northern Living Character Area

- The proposed higher built forms north of Grand Avenue (15-25 storeys) will have a negligible physical impact on the significance of the individually listed heritage items located on Moree Avenue and contained within the Toohey's Palm Estate HCA. The taller built forms will be substantially separated from the existing heritage items, as well as from the proposed heritage item 'Inter-War Bungalow', at 18 Austral Avenue further to the south.
- There is potential for the 15-25 storey high built forms to the within the Northern Living Character Area to create overshadowing to the palm trees located on the southern side of Grand Avenue (which are proposed for inclusion within the Toohey's Palm Estate HCA) and therefore is it recommended that an arborist be engaged to assess the impact on their long-term conservation and to accurately determine the appropriate conditions. It is recognised that the proposed design guidelines for slender tower forms will mitigate the potential environmental impacts.
- There is some potential for overshadowing to the existing heritage items within the Toohey's Palm Estate HCA caused by the proposed 6 storey building heights for properties located to the rear (and immediately north of nos.5-19 Moree Avenue). In addition, the proposed eight storeys along the northern side of Moree Avenue (and further to the west) creates the

potential for overshadowing to the palm trees on the southern side of the avenue. Front, side and rear setbacks as well as a stepped built form for new developments within the vicinity of Toohey's Palm Estate may need to be adjusted to help to mitigate any potential impacts to the heritage significant trees.

- The creation of new open space between Alexandra Avenue and Grand Avenue, and the landscaped through block links between Grand Avenue and Moree Avenue would contribute and complement the physical setting of the Tooheys Palm Estate HCA, encourage neighbourhood connectivity, walkability and resident amenity and positively contribute to the character of the Northern Living Character Area.

Impact on setting and views of items within Northern Living Character Area

- The concentration of 15-25 storey built forms to the north of Grand Avenue will have a neutral impact on the setting and views of the existing heritage items within the Toohey's Palm Estate HCA.
- There are concerns that the proposed 6 storey building heights for properties immediately surrounding the single storey dwellings which constitute the Toohey's Palm Estate HCA (5-19 Moree Avenue) will dominate and detract from its setting, and impact on views looking east and west along Moree Avenue towards the HCA, and views from properties within the existing HCA (looking north, east and west). While Curio acknowledges the proposed design guidelines for new developments and the inclusion of a four (4) storey podium (with a minimum 3m setback for upper levels), further consideration should also be given to the introduction of setbacks above two storeys, as well as design articulation, consistent setbacks and landscaping to reduce their potential to visually overwhelm the adjacent heritage items and conserve their setting.



Figure 7.7 View looking north towards Heritage items within Toohey's Estate HCA fronting Moree Avenue,



Figure 7.8 Looking east along Moree Avenue,

- In addition to stepped built forms and consistent setbacks, Curio also recommends that future development within the vicinity of the Toohey's Palm Estate is encouraged to respond to the style and character of the HCA. New developments should include complementary roof forms, consistent subdivision patterns, complementary materials and finishes and appropriate landscaping to support its historic setting and help conserve the streetscape character of Moree Avenue.
- The inclusion of the above development principles would also encourage the conservation of significant views lines looking east and west along Moree Avenue and Austral Avenue and longer views from the higher vantage point at the western end of Austral Avenue looking in an easterly direction.



Figure 7.9 View looking north from Austral Reserve.



Figure 7.10 Looking east from the corner of Austral Avenue and Tooheys Avenue.

- The draft master plan includes six (6) storey building heights to the properties within the block bounded by Moree Avenue to the north and Austral Avenue to the south. These properties have a direct interface with the existing single storey heritage items (15-19 Austral Avenue) with a potential to impact on their setting. While it is recognised that the proposed design guidelines include a max. four (4) storey podium to create a more ‘human scale’, it is recommended that the podium and overall height within this area is further reduced to create more of a transition in built forms.
- The increase in building heights along Moree Avenue and northern side of Austral Avenue will also result in some additional impact on views looking north from the southern side of Austral Reserve, however the conservation of the existing landscape through block links, and their proposed enhancement, will encourage visual permeability towards the north. In addition, the employment of landscaped front and side setbacks, stepped built forms and building articulation within future development will help reduce its visual dominance.
- Enhanced and extended landscaped pedestrian through block links between Alexandra, Grand, Moree and Austral avenues, as well as enhanced landscaped pedestrian streetscapes of Alexandra Avenue and Grand Avenue, will have a positive impact on the character and setting of the heritage assets within the Northern Living Character Area and provide opportunities to enhance views and interpretation.

7.1.3. Eastern Living Character Area

Existing development within the Eastern Living Character Area is characterised by low to medium density built forms. The draft Master Plan proposes to retain the existing building heights and densities within the area with some additional public domain improvements to increase pedestrian amenity and green links to the Mays Hill Precinct and Parramatta Park to the east.

Table 7.3 Heritage items within Eastern Living Character Area

Existing items:	Proposed items:
Westmead Progress Association Hall (I293), 43 Hassall Street, Westmead Federation Cottage, 1 Oakes Street, Westmead (I305) Victorian semi-detached Terrace. 30 Parkside Lane (also known as 30 The Park), Westmead (I307)	No proposed heritage items

Victorian semi-detached Terrace, 29 Parkside Lane (also known as 29 The Park), Westmead (I306)

Federation Residence, 20 Lichen Place, also known as 20 The Park, Westmead (I297)

Inter-War Apartment Block, 15–17 The Park (also known as 15–17 Thomas May Place), Westmead (I308)

'Allengreen', Federation Bungalow (I287), 1 Amos Street, Westmead.

Significant views

Significant view lines within the Eastern living character area include:

- Views towards the Westmead Progress Hall (I293) are available from north and south along Hassell Street as well as from further west along Priddle Street.
- Views to the frontage of the 'Federation Cottage' at 1 Oakes Street (I305) from further west along Oakes Street.
- Views to and from the heritage items fronting Parkside Lane (The Park).
- Views to the frontage of 'Allengreen', Federation Bungalow (I287) 1 Amos Street from the west.



Figure 7.11. Existing and proposed Heritage items and significant view lines (red arrows) within Eastern Living Character Area. Source: Cumberland City Council, annotated by Curio Projects 2024.

Impact on physical fabric, setting and views of items within Eastern Living Character Area

- The draft Master Plan proposes to retain the predominant planning controls within the Eastern Living Character Area. As such, the existing low to medium density residential forms which shape the built form context of the existing heritage items will remain unchanged and conserve the areas relationship to the Mays Hill Precinct.

- As detailed within the Hawkesbury Road High Street Character Area, there are no proposed changes to the built form to the east and south of 'Westmead Progress Hall' (1293) at 43 Hassall Street, and existing views from the south, and east will be retained.
- The proposed public domain enhancements along Good Street, Oakes Street and Hassall Street will have a positive impact on the setting and view opportunities for heritage items within the character area, in particular No. 1 Oakes Street. The new landscaped links and connections will improve pedestrian amenity within the area, enhance the setting of the heritage items, and create new links and access to Mays Hill and Parramatta Park.

7.1.4. Central Living Character Area

The Central Living Character Area is situated on the eastern side of Hawkesbury Road and encompasses land to the north, east and south of St Barnabas Anglican Church, including Sacred Heart Primary School (no change). Maximum building heights of eight (8) storeys are proposed for allotments north of Cotswold Street.

The existing heritage item 'Deskford' – Victorian Gothic Residence, and the 5 x allotments proposed for its extension are located immediately adjacent to the north, at the corner of Cotswold Street. Sydney Smith Park is located within the south eastern corner of the character area. The proposed built form to the south of Cotswold Street and surrounding Sydney Smith Park will comprise a maximum of six (6) storeys.

Ttable 7.4 Heritage items within Central Living Character Area

Existing items:	Proposed items:
'Deskford' – Victorian Gothic Residence (1294), 41 Hawkesbury Road, Westmead	Extension to 'Deskford' – Victorian Gothic Residence, 41-43 Hawkesbury Road, Westmead.

Significant views

Significant view lines affecting the existing and proposed heritage items within the character area include:

- Looking north and south towards the existing heritage item 'Deskford' (1294) and its proposed extension to land immediately to the north.



Figure 7.12. Existing and proposed heritage items and significant view lines (red arrows) within Central Living Character Area. Source: Cumberland City Council, annotated by Curio Projects 2024.

Impact on physical fabric, setting and views of items within Central Living Character Area

- The proposed heritage listing extension to include the land immediately north of the heritage item 'Deskford' Victorian Gothic Residence' will have a positive impact on the on the item by extending its physical curtilage, and thereby providing opportunities to enhance its setting and to conserve significant view lines along Hawkesbury Road.
- Early revisions of the draft Master Plan proposed the extended curtilage area as a dedicated recreational open space which would have significantly enhanced its setting and views within the streetscape. The current proposal to allow for up to 6 storeys within the proposed curtilage extension and this has the potential to dominate, detract from and overwhelm the existing item and its setting.

The land is currently vacant, and Curio supports Council's further consideration of the use of this area for community/recreational use which would complement its setting and allow for the continued appreciation of the significant building from Hawkesbury Road. As a minimum, future development within the curtilage should be planned with respect to the existing setbacks of 'Deskford' from the Hawkesbury Road frontage, its existing height and form to ensure the significant building can continue to be appreciated and interpreted within the Hawkesbury Road High Street corridor.

- The introduction of 8 storey building heights to the northern side of Cotswold Street, fronting Hawkesbury Road are likely to have a minor impact on the wider setting and longer views of the existing and proposed item as significant views are able to be conserved from the western side of Hawkesbury Road, as well as from the Oakes Centre Plaza frontage further north. The introduction of a 4 storey podium along this frontage would provide a human scale to development and a more cohesive visual relationship with the 2-3 storey scale of 'Deskford'. It is recommended that development also incorporate a 6m front setback to Hawkesbury Road which would further benefit views looking north (towards St Barnabas Church) and south (towards Deskford).

- The proposed 8 storey building heights further north east (north side of Cotswold Street) will have a minor impact on the wider setting and views of the heritage item due to the substantial slope of the land towards the east.



Figure 7.13 View looking northeast across proposed heritage extension to 'Deskford' at 41 Hawkesbury Road.



Figure 7.14 View looking south towards 'Deskford' and proposed heritage item within its northern frontage.

- While there are no significant views from Pye Street, Houison Street, or Ralph Street towards the rear of the proposed heritage item, St Barnabas Anglican Church, the future development (up 8 storeys) to its immediate north, south and east should consider design articulation and stepped setbacks to reduce visual impacts from its Hawkesbury Road frontage.

7.1.5. Westmead Village Character Area

The Westmead Village Character Area is currently characterised by a low density (predominantly single storey), detached brick dwellings, a subdivision pattern, consistent setbacks and planned street layout formed around central open space (MJ Bennett Reserve) and of a character which was established as part of the NSW Housing Commission's 'Westmead Estate' c.1944. The area also comprises some contemporary two and three storey infill residential development, particularly within its southern portions (east and west of MacArthur Crescent and south of Amos Street).

The draft Master Plan proposes to retain the low-medium density character within the area and notably, the creation of a new Heritage Conservation Area (Westmead Estate) which will include properties to the south of Austral Avenue to the north, Hawkesbury Road to the east, and include Nolan Crescent, MJ Bennett Reserve Gowrie Crescent to the south, and properties along the eastern side of Toohey's Avenue to the west. Single storey heights are proposed for retention within the proposed Westmead Estate HCA boundary. A new heritage item at No.18 Austral Avenue is proposed, and public domain enhancements are also proposed along Austral Avenue.

The draft Master Plan includes the consideration for the proposed Westmead HCA to be considered as a 'Special Character Area' (and further defined within the Cumberland DCP) in lieu of proposing listing within Schedule 5, Part 2 of the Cumberland LEP 2021. Further discussion on the proposed Westmead Estate HCA and Special Area is provided within Section 7.3 of this report.

The draft Master Plan also includes enhancing connections between Sydney Smith Park (within the Central Village Character Area) to enhanced public domain along Amos Street.

Table 7.5 Heritage items within Wetmead Village Character Area

Existing items:	Proposed items:
Ruberay' - Inter-War Bungalow, 15 Austral Avenue, Westmead (I288)	'Inter-War Bungalow', 18 Austral Avenue, Westmead Westmead Estate Heritage Conservation Area
Warungle' - Inter-War Bungalow, 17 Austral Avenue, Westmead (I289)	
'Chalfont' - Inter-War Bungalow, 19 Austral Avenue, Westmead (I290)	

Significant views

Significant view lines affecting the existing and proposed heritage items within the character area include:

- Views looking in a south westerly direction towards the proposed Westmead Estate HCA from Hawkesbury Road to east, and from the corner of Hawksbury Road and Church Avenue to the north east.
- Looking west from opposite side of Hawkesbury Road including St Barnabas Church frontage.
- Views looking in an easterly and westerly direction along Austral Avenue.
- Views looking east and west from within MJ Bennett Reserve.
- Views looking north and south from MJ Bennett Reserve, and Austral Reserve towards Moree Avenue.
- Views looking east and west along Nolan Crescent.



Figure 7.15. Existing and proposed heritage items and significant view lines (red arrows) within Westmead Village Character Area. Source: Cumberland City Council, annotated by Curio Projects 2024.

Physical impacts on items within Westmead Village Character Area

- The retention of low-density residential scale (maximum 2 storeys) within the Westmead Village Character Area, in particular, to the west of Hawkesbury Road (south of Nolan Crescent) will respect and conserve historical physical characteristics of the proposed Westmead Estate HCA, and will conserve its aesthetically significant uniform single storey scale, subdivision pattern and landscaped setbacks.
- Additional design principles for future development regarding setbacks, roof forms and materiality could also be incorporated into Council's development controls to ensure that new development within the vicinity of the Westmead Estate respect and conserve its character, design, setting and materiality.
- The creation of the Westmead Estate HCA will also positively impact the physical character of the existing and proposed heritage items on Austral Avenue. It will incorporate the Oakes Centre, recognising its contributory social and historical significance to the former housing Estate; encompass MJ Bennett Reserve, recognising its heritage value as the central open space for the planned suburb; and, will conserve the setting of all the contributory buildings which have been identified within its boundary (refer to Figure 6.5 above).
- As detailed above, Curio has significant concerns regarding the proposed max 8-storey height limit for the Oakes Centre and for nos.1 and 1B Church Avenue due to their potential physical impact on the proposed Westmead Estate HCA. The dramatic uplift of scale and massing immediately adjacent to the low-density scale of the historically significant HCA has the potential to overwhelm, dominate and detract from its historical and aesthetic significance. In addition, further assessment should be undertaken regarding the proposed maximum height and their potential to overshadow and cause privacy loss to properties within the proposed HCA. (Refer to full discussion in Section 7.1.1)
- Curio considers that the proposed six (6) storey building heights on the northern side of Austral Avenue are likely to have a minimal physical impact on the of the proposed HCA. Austral Avenue forms a natural northern boundary to the HCA ensuring its substantial physical separation from future development. In addition, amenity impacts such as overshadowing could also be mitigated through the inclusion of development controls in relation to setbacks and stepped built forms.
- There are no changes proposed scale of development within the Westmead Character Area, to the east of Hawkesbury Road (along Amos Street and further south), and no existing or proposed heritage items affected. The enhancement of the public domain along Amos Street will encourage pedestrian activity and enhance view opportunities within the character area.

Impact on setting and views of items within Westmead Village Character Area

- The retention of the single storey scale for development within the boundaries of the proposed HCA will conserve its historical low density setting and 'garden' suburb character Westmead Estate.
- The historical street layout, subdivision pattern, front and side setbacks of the dwellings within the proposed HCA will also be conserved, as well as their individual landscaped settings and relationship to the central open spaces of Austral Reserve and MJ Bennett Reserve.
- Significant views looking north and south within the proposed HCA will be conserved, particularly along the central landscaped spine created by MJ Bennett Reserve and Austral Avenue. Significant view lines through MJ Bennett Reserve looking east and west, as well as

east-west along Austral Avenue, Church Avenue and Nolan Crescent will also be retained and conserved.



Figure 7.16 View looking north from within MJ Bennett Reserve.



Figure 7.17 View looking east along Nolan Crescent.

- The public domain landscaping improvements proposed along Austral Avenue will improve pedestrian amenity, enhance view lines to the existing and proposed heritage items (nos. 15-19 Austral Avenue, and No.18 Austral Avenue) and enhance their landscaped setting.



Figure 7.18 View of proposed heritage item No. 18 Austral Avenue.



Figure 7.19 Looking east along Church Avenue from rear of Austral Avenue Reserve.

- Curio considers that the proposed six (6) storey building heights on the northern side of Austral Avenue has the potential to impact of the wider setting of the proposed HCA. Although the road boundary along Austral Avenue ensures the HCA would be physically separated from the proposed uplift in building heights, future development should be encouraged to consider the historical context the proposed HCA. Design principles should ensure that future development incorporate substantial front setbacks to enable landscaping, incorporate a stepped built form, appropriate massing, adequate side setbacks and complementary and sympathetic materiality and finishes to respect and conserve the aesthetic significance of the HCA.
- Incorporation of these design principles would also help to mitigate potential impacts on significant views looking north from Austral Avenue Reserve and caused by the dramatic increase in height of dwellings on the northern side of Austral Avenue.
- As detailed above, there are significant heritage concerns regarding the physical impacts of the proposed maximum 8 storey height limit for the Oakes Centre, and for properties at 1B

and 1 Church Avenue. The dramatic uplift in scale would also have a detrimental impact on the setting of the proposed Westmead Estate HCA, significantly impact on views towards the east from within the proposed HCA and towards the proposed HCA from the Hawkesbury Road frontage. The view relationship between the proposed HCA and St Barnabas Anglican Church also has the potential to be substantially affected (refer to Section 7.1.1 of this report).

- Upgrade and enhancement of the public/recreational open spaces will conserve their social and community significance. Curio also notes the various opportunities within the Westmead Estate Character Area for the inclusion of historical interpretation, particularly as part of the public domain improvements to the existing recreational and open spaces (i.e. MJ Bennett Reserve and Austral Avenue Reserve). It is recommended historical interpretation within this area is considered within an overarching interpretation plan for the Westmead South Precinct and as part of the future works program.

7.1.6. Domain Creek Village Character Area

The Domain Creek Village Character Area is characterised by low to medium density residential development and is located within the south eastern portion of the Westmead South study area. There are three existing heritage items fronting its southern most streets.

Table 7.6 Heritage items within Domain Creek Village Character Area

Existing items:	Proposed items:
Late Victorian Cottage, 2 Drew Street, Westmead (I291). The Firs' - Victorian Gothic Residence, Westmead 24 Good Street, Westmead (I292) . Victorian Cottage, 43 Houison Street (I296)	No proposed items.

Significant views

Significant view lines affecting the existing and proposed heritage items within the Domain Creek Village character area include:

- Views looking north and south along Houison Street towards 'Victorian Cottage' at 43 Houison Street, Westmead (I296).
- Views looking east and west (from Good Street) along Drew Street towards 'Late Victorian Cottage', (I291).
- Views looking south along Good Street to 'The Firs'- Victorian Gothic Residence. There are limited views available to the listed item from the south due to the mature vegetation within the item's front setback.



Figure 7.20. Existing heritage items and significant view lines (red arrows) within Domain Creek Village Character Area. Source: Cumberland City Council, annotated by Curio Projects 2024.

Heritage impacts on items within Domain Creek Village Character Area

- The draft Master Plan proposes no changes to the built form and scale within character area and as such there will be no impact on the physical fabric or setting of the items within the Domain Creek Village Character Area.
- Existing significant view lines available looking east and west along Drew Street towards the 'Late Victorian Cottage' (I291) and view lines looking south along Good Street towards 'The Firs' – Victorian Gothic Residence' (I292) will be retained and conserved.
- No.43 Houison Street will continue to be able to be appreciated from further north and south. The uplift in building scales to land on the western side of Houison Street (up to 8 storeys) as part of the proposed changes to the Central Living Character Area will not significantly detract from its overall setting and the dwelling will continue present positively to the streetscape.
- The design guidelines for future development within the area comprising a maximum of three (3) storeys and the incorporation of 1.5m side setbacks is supported and would continue to conserve the items' setting and views.
- Additional pedestrian linkages will complement the setting and context of the heritage items within the character area.

7.1.7. Great Western Highway Character Area

Properties within the Great Western Highway Character Area are predominantly high rise residential flat buildings fronting the Great Western Highway corridor, with a mix of one and two storey dwellings with some contemporary medium density infill occupying land at the southern ends of Hawkesbury Road, Bernard Street, Whitworth Street, Anderson Street, Broxbourne Street and Joyner Street.

The draft Master Plan proposes an uplift in built form to between 6 and 8 storeys, with the higher building forms concentrated around the southern end of Hawkesbury Road. Six storeys is proposed towards the eastern end of the character area and south of the Domain Creek Village Character Area. The Master Plan proposes activation of the ground floors fronting the Great Western Highway, landscaping and footpath widening to enhance the public domain and pedestrian amenity and includes new landscaped pedestrian linkages to Telfer Place and Booth Street.

Existing items:	Proposed items:
No existing heritage items.	No proposed heritage items

Significant views

- There are no existing or proposed heritage items within the Great Western Highway Character Area.
- Significant views are limited to views looking north towards 'The Firs' - Victorian Gothic Residence, located at 24 Good Street and within the Domain Creek Village Character Area)



Figure 7.21. Significant view lines (red arrows) within Great Western Highway Character Area. Source: Cumberland City Council, annotated by Curio Projects 2024.

Heritage impacts resulting from the draft Master Plan on the Great Western Highway Character Area

- The draft Master Plan proposes no changes to the built form and scale within character area and as such there will be no impact on the physical fabric or setting of the items within the Domain Creek Village Character Area.
- Existing significant view lines available looking east and west along Drew Street towards the 'Late Victorian Cottage' (I291) and view lines looking south along Good Street towards 'The Firs' – Victorian Gothic Residence' (I292) will be retained and conserved.
- The concentration of higher densities along the Great Western Highway will have a positive impact on the proposed Westmead Estate HCA, as it will ensure higher densities are focussed away from the historically significant lower scale residential character of the HCA and will not overwhelm or dominate its setting or impact its significant views.
- The improvements to the public domain and pedestrian amenity along the Great Western Highway corridor, and the introduction of new landscaped pedestrian links will enhance

opportunities for the existing and proposed heritage items within Westmead South to be appreciated and interpreted.

7.1.8. Impact on the setting and views of heritage items/areas located within the vicinity of Westmead South

As detailed within Section 5.3 of this report, there are 26 heritage items located within the vicinity of the Westmead South study area. Of the items identified within the vicinity of the Westmead South Precinct, there are seven (7) items located within its immediate context. These are:

- *Victorian residence (in grounds of WSU)*, 158 Hawkesbury Road, Westmead (Item No. I722, Parramatta LEP 2023);
- *Parramatta Regional Park (Parramatta Park and old government house)*, 7 Park Parade, O'Connell Street (SHR No. 00596) and item no I611 Parramatta LEP 2023.
- *Boundary Marker*, 20A Streeel Street, Mays Hill (Item No. I289, Parramatta LEP 2023), and *Mays Hill Reserve, Fort Macquarie Cannon and Mays Hill Cemetery*, Mays Hill Reserve (Item No.I287);
- *'Essington'* (SHR No. 100204), 2-8 Bridge Road (primary), Great Western Highway (alternate), Westmead.
- *The Wattles' Victorian Cottage*, 245 Great Western Highway, South Wentworthville (Item No. I244, Cumberland LEP 2023);
- *Milestone group, Parramatta to Greystanes*, Great Western Highway (Item No.I125, Cumberland LEP 2023).
- *Yoorooga, late Victorian cottage*, 54 Bridge Road, Wentworthville (Item No. I251 Cumberland LEP 2023).

The items are located within Wentworthville to the west (listed within the Cumberland LEP 2023), and located within Westmead to the north, Parramatta to the north east, and Mays Hill to the south (listed within the Parramatta LEP 2023). Two items are also listed on the NSW State Heritage Register ('Essington' SHR No. 100204 and Parramatta Park SHR No. 00596). Parts of Parramatta Park is also of National significance, and the central portion forms part of the 11 Australian Convict Sites under the UNESCO World Heritage Listing. Of the 7 items listed above, only six (6) items share significant views lines with Westmead South. These are illustrated within Figure 7.22 and described below.

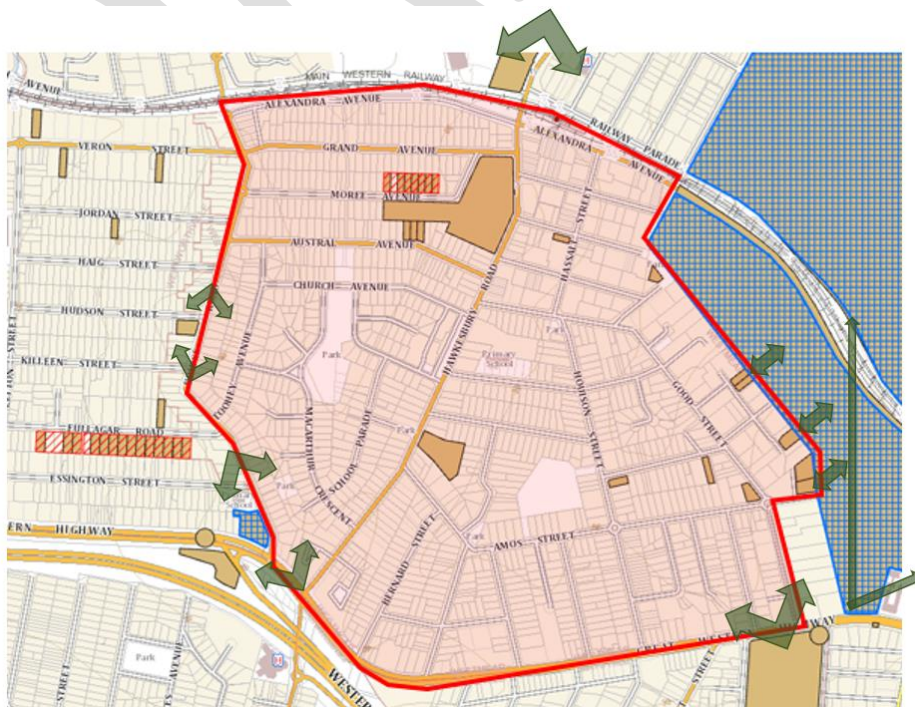


Figure 7.22. Significant view lines (dark green) for heritage items within the vicinity. Source: ePlanning Spatial Viewer, accessed 2024, annotated by Curio Projects 2024.

The following sections describe the proposed draft master plan will have a minor and acceptable impact on the setting and views of the items.

Victorian residence (in grounds of WSU), 158 Hawkesbury Road, Westmead (Item No. 1722, Parramatta LEP 2023)

The item lies to the north of Alexandra Avenue, and on the northern side of the Western Railway line (and Railway Parade).

The existing setting of Victorian Residence, at 158 Hawkesbury Road will continue to be conserved due to its existing and substantial landscaped setbacks from Hawkesbury Road and Farm House Road which allow for its continued visual appreciation from the north and interpretation within its immediate setting (refer to Figure 7.23).

The presence of 15-25 storey tower forms along Alexandra Avenue will create a high-rise backdrop to the item and will be visible within longer views looking south along Hawkesbury Road. However, the incorporation of slender tower forms, design articulation and detailing to their facades along with the use of compatible materials and colours will enable a harmonious visual relationship between the item and the distant tower forms.



Figure 7.23. Looking south along Hawkesbury Road towards No.158 and intersection of Alexandra Avenue, Source: Google Streetview, accessed 2024.

Parramatta Regional Park (Parramatta Park and old government house), 7 Park Parade, O'Connell Street (SHR No. 00596) and item no 1611 Parramatta LEP 2023.

As detailed within Section 7.1.3 of this report, and the assessment for the Eastern Living Character Area, the proposed public domain enhancements along Oakes Street, Drew Street and Bailey Street will have a positive impact on the setting and view opportunities for Mays Hill and Parramatta Park.

There are no proposed changes to existing built form or land use within the eastern portion of the precinct, and therefore, the existing immediate visual relationship and setting for Mays Hill will be retained and conserved. While it is likely that the higher tower forms (15-25 storeys) proposed for the northern portion of the precinct will be visible from within Mays Hill and Parramatta Park, the inclusion of design articulation, slender tower forms and appropriate materiality will soften these distant views. Existing views looking south west from Mays Hill will be retained and conserved, along with its visual relationship to items located on Parkside Lane.

The proposal will also retain the significant views looking north and north east from the Mays Hill Gatehouse as outlined within the Parramatta Park Conservation Management Plan 2020.⁴⁴

It is also noted that the draft Master Plan suggests new landscaped links and connections to improve pedestrian amenity within the precinct which will enhance the setting of its existing heritage items and anticipates the creation of new links and access to Mays Hill and Parramatta Park. This should be further developed and encouraged to conserve and celebrate the park's heritage values and enhance its setting.



Figure 7.24. Looking south west towards Parkside Lane from Mays Hill, Source: Google Streetview, accessed 2024.

Boundary Marker, 20A Steel Street, Mays Hill (Item No. 1289, Parramatta LEP 2023), and Mays Hill Reserve, Fort Macquarie Cannon and Mays Hill Cemetery, Mays Hill Reserve (Item No.1287)

Significant views to Boundary Marker and Mays Hill Cemetery are primarily available from Steel Street, or from within Mays Hill Reserve and cemetery grounds. There are obscure views to the Mays Hill Cemetery available from Great Western Highway frontage due to the substantial landscaped setback of the Mays Hill Reserve. The 'Boundary Marker' is only visible from views corridors within its immediate vicinity. The item is located at the base of an existing mature fig tree within the reserve, on the Steel Street frontage.

The proposed maximum 8 storeys for future development along the northern side of the Great Western Highway will have no adverse physical impact on these items due to the physical width (6 lanes) of the Great Western Highway carriageway. The incorporation of the proposed 6m front setback to the Great Western Highway, introduction of façade articulation and maximum podium height of 5 storeys also has the potential to soften views from the items, provide a more human scale to the streetscape and conserve its wider setting and views. Pedestrian amenity and accessibility should also be encouraged between the Mays Hill Reserve and the subject precinct.

⁴⁴ Parramatta Park and NSW Government, Your Parramatta Park 2030 Draft Conservation Management Plan and Plan of Management, p131.



Figure 7.25. Looking north west towards Great Western Highway from Steel Street showing Mays Hill Reserve and north eastern corner of Mays Hill Cemetery. Google Streetview, accessed 2024.



Figure 7.26. Looking west along Great Western Highway showing Mays Hill Reserve (left) and southern boundary of Westmead South Precinct (right), Source: Google Streetview, accessed 2024.

'Essington' (SHR No. 100204), 2-8 Bridge Road (primary), Great Western Highway (alternate), Westmead.

Principal views to 'Essington' are available from Bridge Road, with some longer views to its grounds, boundary fence line and curtilage available from the intersection of Bridge Road and Great Western Highway. The draft Master Plan proposes an uplift to 12 storeys opposite the item, to its south east. Development immediately to the east, is proposed to be retained as low density (1-2 storeys).

Curio welcomes the proposed retention and conservation of the low-density forms to the eastern side of Bridge Road which will conserve the wider setting and views to the item from the north. The proposed 12 storey height limit to the allotments located between Bridge Road and Hawkesbury Road are also considered appropriate within the context of the draft proposal for higher built forms along the Great Western Highway corridor.

To further conserve views along Bridge Road and the wider setting of the item, it is recommended that the incorporation of the five-storey podium, façade articulation, and that the 6m setback

suggested for the Great Western Highway frontage, is also applied to the Bridge Road frontage. Careful consideration of compatible materials and colours which are sympathetic brick and slate roof building should also complement the item's wider heritage context.



Figure 7.27. Looking north along Bridge Road showing Essington (left), western boundary of Westmead South Precinct (right). Source: Google Streetview, accessed 2024.

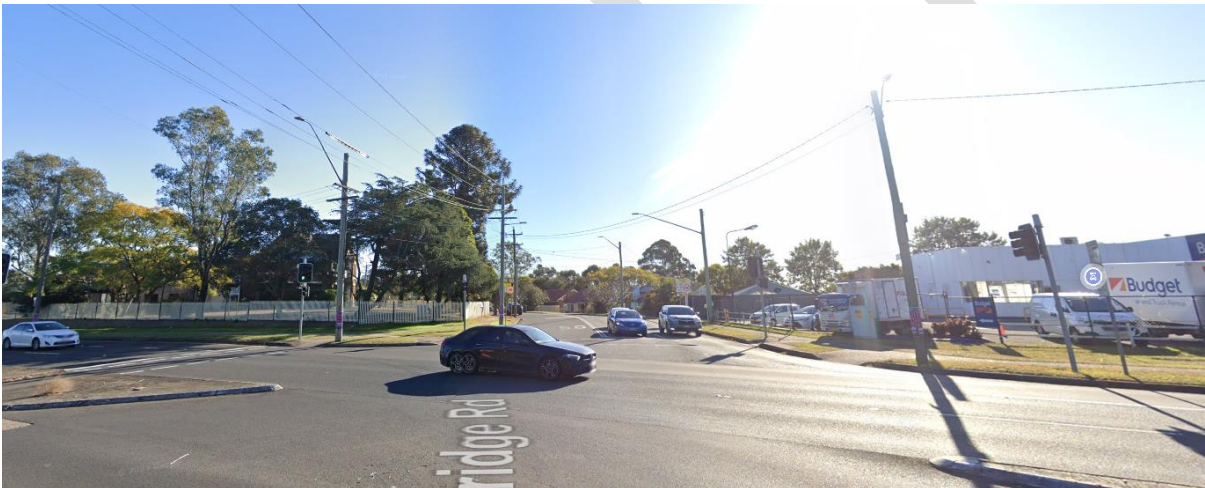


Figure 7.28. Looking north from the southern side of intersection of Bridge Road and Great Western Highway showing Essington (left), south western boundary of Westmead South Precinct (right). Source: Google Streetview, accessed 2024.

Yoorooga, late Victorian cottage, 54 Bridge Road, Wentworthville (Item No. I251 Cumberland LEP 2023).

The late Victorian cottage 'Yoorooga', was subject to substantial alterations and additions between 2020 and 2023 as part of its redevelopment as an early learning centre. Alterations included a new roof, new timber cladding to external walls, new fencing and landscaping. Although principal views to the item are available from Bridge Road and Hudson Street (secondary frontage), the building retains little of its original aesthetic heritage values. Notwithstanding this, the proposal will conserve existing view lines and its setting through the retention of the low-density scale of development to the eastern side of Bridge Road.



Figure 7.29. Looking south along Bridge Road Road towards No.54 (Yoorooga) at intersection of Hudson Street (dated 2020), Source: Google Streetview, accessed 2024.



Figure 7.26. Looking south along Bridge Road towards Yoorooga (left) following alterations and additions. Source: Google Streetview, accessed 2024.

8. Recommendations and Conclusions

8. Recommendations and Conclusions

8.1. Conclusion

This Heritage Impact Assessment has been prepared to accompany a planning proposal to amend the Cumberland Local Environmental Plan (LEP) 2021 and Development Control Plan (DCP) 2021, and to assess the impacts of the proposed changes to the land use and built form as set out within Draft Westmead South Master Plan for Westmead South (the study area).

The proposed draft Westmead South Master Plan aims to facilitate the strategic planning objectives to serve as an area of residential, retail, and commercial development and to support the Westmead innovation precinct located further north. This is further supported by the existing and forthcoming transport nodes including the Westmead Metro Station, Light Rail and Westmead Railway Station located within the northern end of the precinct.

This report provides an assessment of the proposed changes to land uses, heights, densities, and suggested public domain changes within the study area, and their impacts on the fabric, setting and views of the existing and proposed heritage assets within the precinct.

As described within this report, the area comprises 23 existing heritage items, listed within Schedule 5, Part 1 of the Cumberland LEP 2021, and one existing heritage conservation area (Toohey's Palm Estate HCA) listed within Schedule 5, Part 2 of the Cumberland LEP. Westmead South is also located within the vicinity of several heritage items which it shares direct visual relationship. The draft Master Plan includes the proposal for an extension to the Toohey's Palm Estate as well as the creation of a new Heritage Conservation Area (or Special Character Area) for 'Westmead Estate', two new heritage items (St Barnabas Church and 18 Austral Avenue), and an extension to the existing heritage item 'Deskford' Victorian Gothic Residence at 41-43 Hawkesbury Road.

The proposed uplift in built forms and densities within the northern portion of the precinct is generally supported on heritage grounds. The introduction of four storey podium heights, 3m setbacks to the tower form, building design articulation and slender tower massing will help to soften longer views from nearby existing and proposed heritage items within the precinct looking north.

The draft Westmead South Master Plan incorporates a transition in buildings heights within the Northern Living Character Area from the 15 to 25 storeys in the north, through to 8-storeys and then maximum 6-storeys to the northern side of Austral Avenue. While this transition in height is generally supported, there are heritage concerns regarding the proposed 6 storey heights and their impacts on the immediate setting of the dwellings located within the Toohey's Palm Estate HCA, as well as within the vicinity of heritage items located at 15-19 Austral Avenue. There are also concerns regarding the potential impacts on the wider setting and views of the Westmead Estate HCA. Curio has consistently recommended that future development within the vicinity of these items/HCAs should be designed with respect to their heritage significant predominant scale, form, setbacks and materiality.

The concentration of higher densities along the Hawkesbury Road High Street Corridor and their transition in height from north to south, will have an acceptable heritage impact through the inclusion of a four-storey podium height, activation at ground floor levels, and incorporation of a 6-metre front setback to Hawkesbury Road. Significant view lines to the existing and proposed heritage items (such as to St Barnabas Church and Westmead Public School), will be able to conserved and enhanced.

As outlined within Section 7.1.1 of this report, there are significant heritage concerns regarding the potential impact of the proposed maximum 8-storey heights proposed for the Oakes Centre and the proposed increase in height to nos.1B and 1 Church Avenue. Curio does not support this part of the proposal and considers that the dramatic uplift adjacent to the (predominantly single storey) scale of development within the HCA has the potential to significantly overwhelm and dominate its physical setting, obstruct view lines and adversely impact on its heritage value. It also has the potential to harm the significant views lines experienced from within the Hawkesbury Road high street corridor and affect the HCA's visual relationship with St Barnabas Church and Hall. Recommendations outlined within Section 8.2 of this report will help mitigate these potential impacts and will assist to conserve the significance of the Oakes Centre and Westmead Estate.

The proposed extension to existing heritage item 'Deskford' Victorian Gothic Residence will have a positive impact on its immediate setting and views, particularly if the extended curtilage is dedicated for open space or recreation.

There are limited additional changes proposed to the existing land use, scale and densities for development within the south eastern portion of the precinct, as such views to and from the existing heritage items (particularly within the Eastern Living and Domain Village character areas) will be generally retained and conserved.

Public domain upgrades and enhancements throughout the precinct also have the opportunity to enhance view lines to and within the existing and proposed heritage assets. In addition, Curio have identified several locations where interpretation could be incorporated to further conserve the heritage significance of the precinct's heritage items or HCAs. These locations include (but not limited to) the MJ Bennett Reserve and Austral Avenue Reserve within the Westmead Estate HCA, the Oakes Centre Plaza frontage, and along the Hawkesbury Road High Street corridor.

Potential impacts on existing heritage items within the immediate vicinity of the precinct will also be minimal and are acceptable, although there are opportunities which have been identified which will enhance their visual and physical relationship with Westmead South.

Subject to the following recommendations, Curio considers that the draft Westmead South Master Plan is able to adequately conserve the significant existing and proposed heritage elements within the Westmead South precinct.

8.2. Recommendations

The following recommendations are made in relation to the existing and proposed heritage assets:

Westmead Estate Heritage Conservation Area

- That the proposal progress with listing of the Westmead Estate as a Heritage Conservation Area, and its listing within Schedule 5, Part 2 of the Cumberland LEP 2021 which will offer a statutory level of protection to conserve it's established heritage significance.
- Should the Westmead Estate be proposed as a Special Character Area, it is recommended that strict development controls/guidelines are applied to the area and outlined within the Cumberland DCP to ensure the area's historic values can be conserved and celebrated.
- New development within the Westmead Estate HCA should respect the existing subdivision pattern of development, incorporate matching front, side and rear setbacks, one-two storey scale of development, sympathetic front fence style and height, and respect the existing materiality (including the dominant use of masonry face brick construction and terracotta tile roof forms).

- Interpretation should be incorporated within communal areas designated for public domain improvements (i.e. MJ Bennett Reserve, Austral Avenue Reserve and landscaped pedestrian links, as well as along the Hawkesbury Road High Street corridor, and including the Oakes Centre Plaza).
- The dedicated laneway between Church Avenue and Austral Avenue should include provision for pedestrian access to enable enhanced view lines towards the Westmead Estate HCA.
- The maximum building height proposed for nos.1B, and 1 Church Avenue (identified contributory buildings) should be reduced to adequately reflect the historic scale of development (1 to 2 storeys) within the proposed Westmead Estate HCA.

The Oakes Centre

The Oakes Centre is recognised as having historical, aesthetic, and representative significance and forms a contributory element within the Westmead Estate Heritage Conservation Area. It also provides an aesthetic contribution to the character and appearance of Hawkesbury Road.

- Further consideration should be given to the significant aesthetic contribution of the Oakes Centre to the Westmead Estate HCA and its contribution to the historical identity of the HCA, within the Hawkesbury Road High Street corridor.
- Consideration should be given to the retention, upgrade and adaptive re-use of the existing Oakes Centre building, and to include (but not be is not limited to):
 - consideration of a maximum three-storey building height limit application to the site,
 - conservation of its overall form (including roof form), and
 - concentration of alterations to the rear of sympathetic design and materiality.
- Existing view lines looking north and south along Hawkesbury Road towards the Oakes Centre and to the eastern boundary of the Westmead Estate HCA should be retained and conserved.
- The visual relationship between St Barnabas Anglican Church and the Oakes Centre (as a principal entrance to the Westmead Estate HCA) should be conserved and enhanced.

Tooheys Palm Estate

- The scale of future development within the setting of the Tooheys Palm Estate HCA should be reduced to further respect the predominant Inter-War bungalow style, and low-density character of the HCA. For example, a stepped built form comprising maximum two (2) storey podium height, with maximum building height of four (4) storeys.
- Future development within the vicinity of the dwellings within Toohey's Palm Estate HCA should include complementary roof forms, consistent subdivision patterns, complementary materials and finishes and appropriate landscaping to support its historic setting and help conserve the streetscape character of Moree Avenue.
- A qualified arborist should be engaged to assess the potential impact of overshadowing caused by the proposed 15-25 storey high built forms (north of Grand Avenue), on the palm trees proposed for inclusion within the Toohey's Palm Estate HCA.

- A qualified arborist/landscape architect should be engaged to ensure any additional plantings along entire length of Moree Avenue within the public domain are compatible in character with the existing street trees and respect the landscape character of the HCA.

Westmead Progress Hall

- New development to the north of Westmead Progress Hall should incorporate setbacks which are consistent with the existing pattern of development along Hassell Street to enable landscaped frontages, and conserve longer street views looking south towards the hall to be retained.

15, 17 & 19 Austral Avenue, Westmead

- Future development within the vicinity of the items at 15, 17 & 19 Austral Avenue should consider their existing scale, form, setbacks and character.
- Future development within the immediate vicinity of the heritage items at 15, 17 & 19 Austral Avenue should incorporate a lower building height (maximum 4 storeys) and lower podium height (2 storeys), and employ consistent setbacks, siting, sympathetic design, and complementary materials and finishes/colour schemes, and inclusion of landscaping to mitigate visual impacts and conserve their setting.

Extension to 'Deskford' – Victorian Gothic Residence, 41-43 Hawkesbury Road, Westmead.

- Further consideration should be given to the use of the extended curtilage for community/recreational use, to complement its setting and conserve views to the items from Hawkesbury Road.
- Future development within the curtilage should be planned with respect to the existing setbacks of the Victorian Gothic Residence 'Deskford' from the Hawkesbury Road frontage. New development should also respect the item's existing height and built form, to ensure its setting is conserved.
- The proposed 6m setback to Hawkesbury Road frontage further to the north, should be extended to the properties fronting Hawkesbury Road and located between Ralph and Cotswold Street to conserve and enhance view opportunities looking south towards Deskford, and looking north towards St Barnabas Anglican Church.

St Barnabas Anglican Church

- Future development (up 8 storeys) to the immediate north, south and east of St Barnabas Anglican Church should consider design articulation and stepped setbacks to reduce visual impacts from the Hawkesbury Road frontage.

Heritage items within the vicinity of Westmead South

- It is recommended that the maximum 5-storey podium height, façade articulation, and 6m front setback proposed for development along the Great Western Highway (as part of the proposed changes to Great Western Highway Character Area) also apply to the Bridge Road (secondary) frontage to further conserve views along Bridge Road and the wider setting of the 'Essington', (SHR No. 100204, 2-8 Bridge Road).

Careful consideration of compatible materials and colours which are sympathetic brick and slate roof building should also be considered to complement the wider heritage context of 'Essington' (SHR No. 100204).

- New pedestrian and green links to Mays Hill and Parramatta Park should be further investigated and developed to encourage a visual and functional relationship between the historically significant parkland and the Westmead South precinct, and to conserve and celebrate the park's heritage values, and enhance its setting.

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9. References

9. References

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Cumberland City Council, Draft Westmead South Master Plan, 2024

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Parramatta Park and Old Government House

<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5051462>

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<https://historyandheritage.cityofparramatta.nsw.gov.au/blog/2020/02/27/westmead-a-brief-history>.

Appendix A: Historical Overview, Cumberland Heritage Study, prepared by Extent Heritage Pty Ltd, 6 March 2020

Refer to:

<https://apps.planningportal.nsw.gov.au/prweb/PRRestService/DocMgmt/v1/PublicDocuments/DATA-WORKATTACH-FILE%20PEC-DPE-EP-WORK%20PP-2023-158!20230123T050125.486%20GMT>

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Appendix B: Heritage Inventory of existing heritage items within Westmead South, Cumberland LGA Comprehensive Heritage Study (Stage 1 – Main Report, Volume 3) prepared by Extent Heritage 2020

Refer to:

<https://apps.planningportal.nsw.gov.au/prweb/PRRestService/DocMgmt/v1/PublicDocuments/DATA-WORKATTACH-FILE%20PEC-DPE-EP-WORK%20PP-2023-158!20230207T045910.762%20GMT>

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Appendix C: Heritage Inventory of proposed heritage items within Westmead South, Cumberland LGA Comprehensive Heritage Study (Stage 1 – Main Report, Volume 3) prepared by Extent Heritage 2020.

Refer to:

<https://apps.planningportal.nsw.gov.au/prweb/PRRestService/DocMgmt/v1/PublicDocuments/DATA-WORKATTACH-FILE%20PEC-DPE-EP-WORK%20PP-2023-158!20230123T050128.027%20GMT>

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Appendix D: Westmead Estate HCA Boundary Options, dated February 2024 (amended March 2024)

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Westmead Estate HCA - Boundary Options Analysis

Draft Westmead
South Master Plan



February 2024 (amended March 2024)

Introduction

Curio Projects was instructed by Cumberland City Council to investigate and provide advice for the Draft Westmead South Master Plan in relation to three (3) potential boundary options for the proposed Westmead Estate Heritage Conservation Area (HCA).

The following document includes:

- 1) An analysis of risks and opportunities for each option, final heritage recommendations for ways in which the heritage items and character of the area can be recognised and utilised, and final recommendation of Curio's preferred option.
- 2) Outline opportunities and risks, and final heritage recommendations for a preferred option for the HCA, built on Curio's understanding of the Westmead South Precinct and the contributory heritage status of the precinct's buildings, as seen in the map to the right.

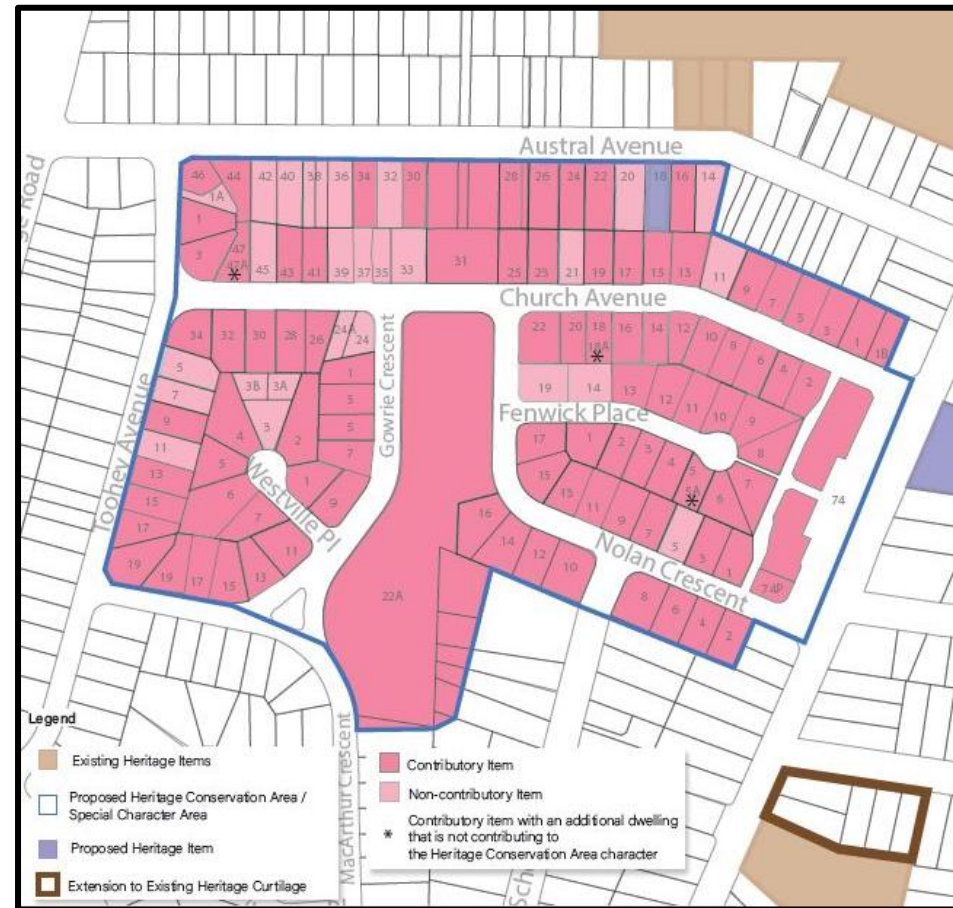
The options considered were:

- The exhibited HCA boundary;
- Revised HCA Boundary for exhibited proposal (Option 1), and
- Further reduced HCA boundary (Option 3).

In conclusion, Curio presents a preferred option for the HCA boundary.

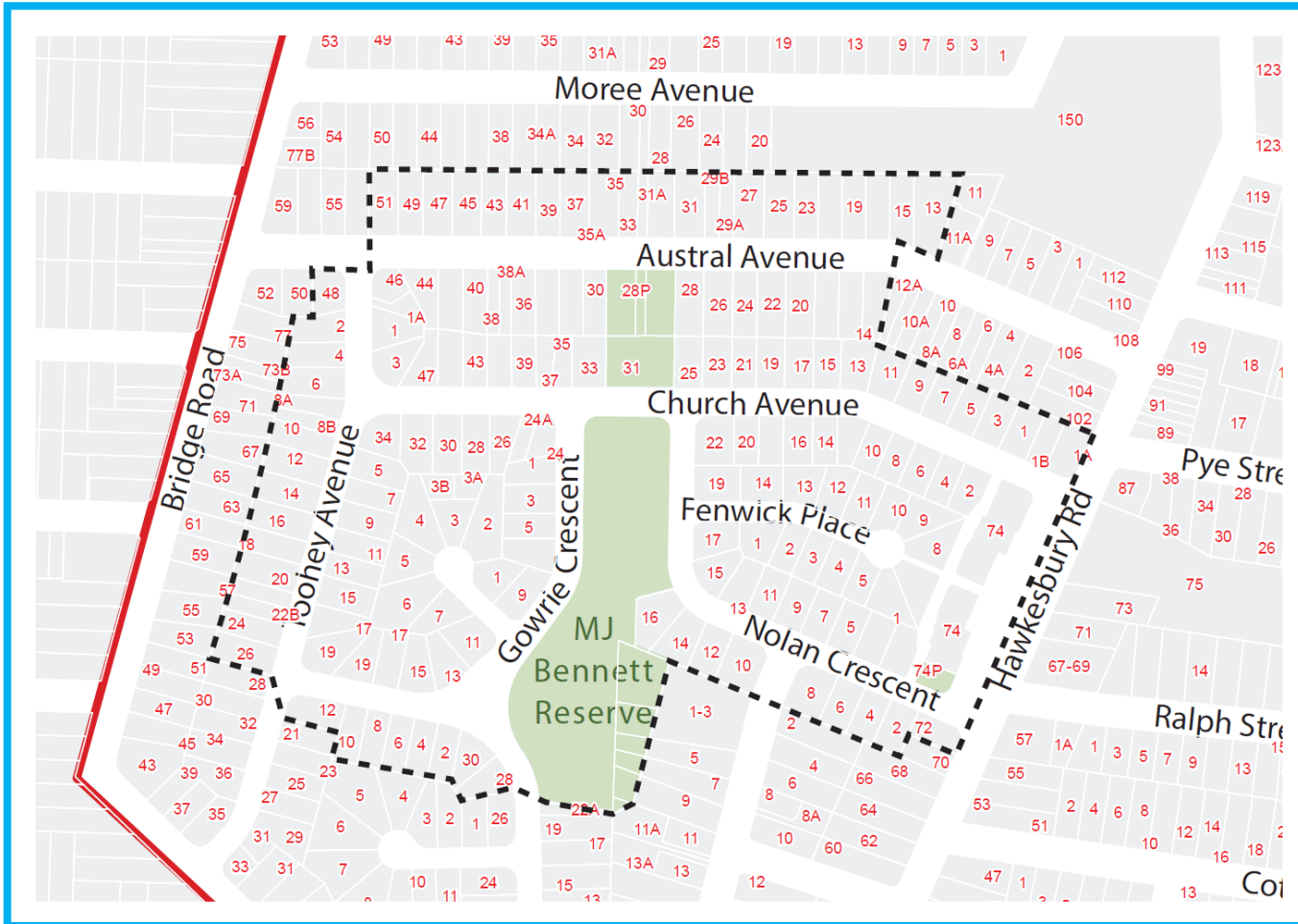
It is also noted that Council separately investigated the following options (however these options were not reviewed or investigated by Curio):

- Option 2 - Special Character Area (as defined by boundary in Option 1); and
- Option 4 - Identify 4-5 public housing dwellings that have heritage value to preserve.



Proposed contributory mapping for the proposed Westmead Estate HCA. Source: Cumberland City Council, dated March 2024

Exhibited Proposal



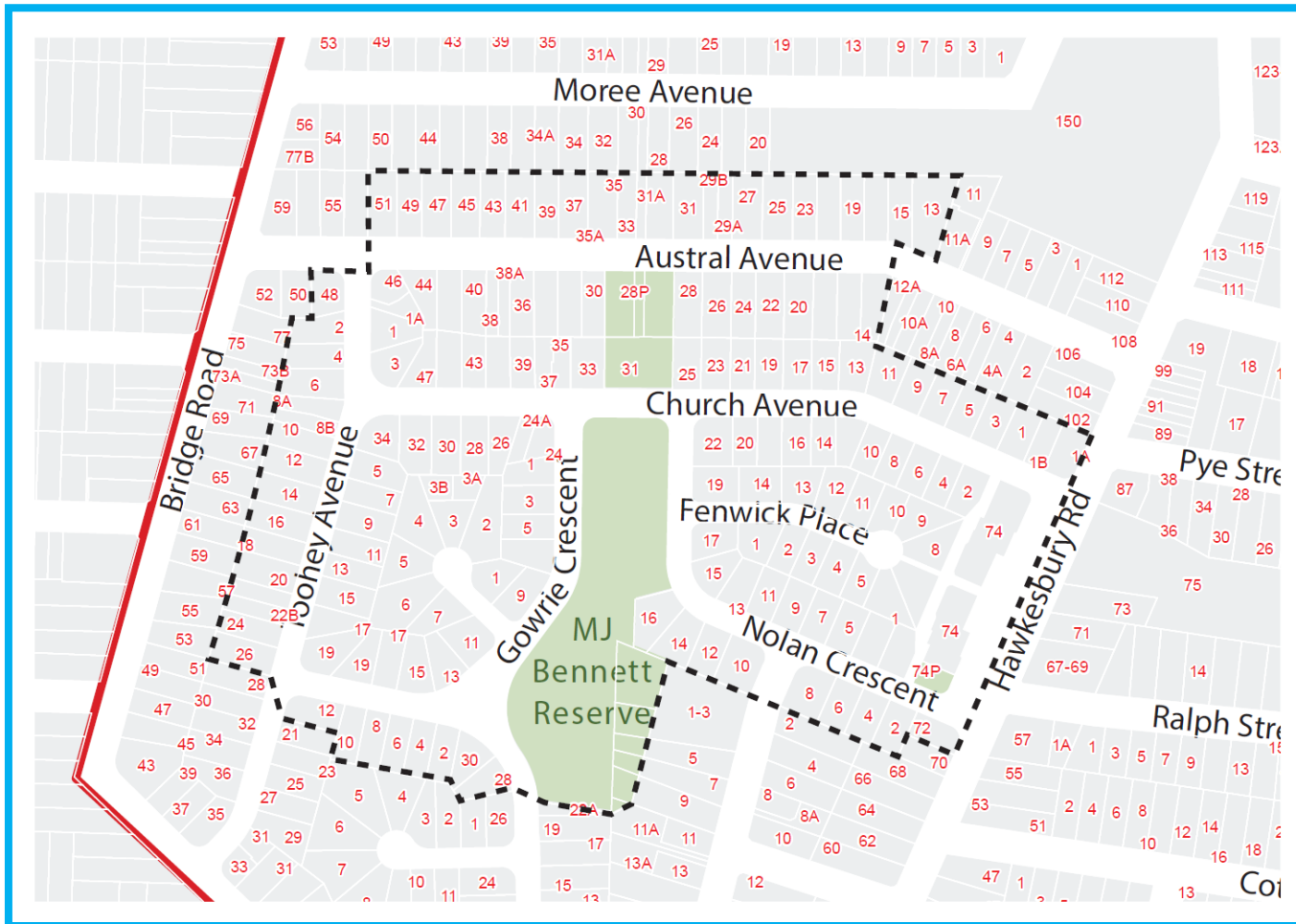
Opportunities

- Gives the largest heritage buffer and total area out of all the options, thus conserving and protecting the largest amount of heritage items and buildings.
- Larger boundary conserves a larger area of low-density residential uses and minimises potential for encroachment of future high-density built forms at the heritage interface.
- Provides wide buffer to protect the central three blocks which comprise a large and more concentrated proportion of the contributory Post War Austerity Style dwellings, which collectively represent the character and significance of the HCA.
- Ensures the outer streetscapes (Austral Avenue, Toohy Avenue and Gowrie Crescent) are consistent, by conserving the heritage character on both sides of the streets.
- Encompasses existing heritage items at 15-19 Austral Avenue (I274, I275, and I126) within the HCA boundary to further conserve their setting.
- Encompasses proposed heritage item at 18 Austral Avenue (HS90 - Inter-War Bungalow) within the HCA boundary.

Risks

- Potential to significantly impact on the setting of, and views from, dwellings within the HCA along Toohy and Austral avenues, due to the proposed immediate uplift in scale of built forms at along their northern boundaries.
- Views looking north and northeast from within the northern portion of the HCA, including views from Austral Avenue Reserve will likely be dominated by the 6-8-12 storey building heights proposed along the Moree Avenue and adversely affected, creating a walled backdrop and setting to the HCA.
- Incorporates many non-contributory buildings (particularly along Church and Austral Avenues) in order to create a larger HCA, which may cause contention around future development opportunities within these areas.
- The residences on what is now 1 Nolan Crescent have been recently demolished and rebuilt as a modern Council-owned housing development. While functionally aligned with the social history of the Westmead Estate, the development significantly affects the aesthetic heritage value of the Fenwick Place.

Exhibited Proposal

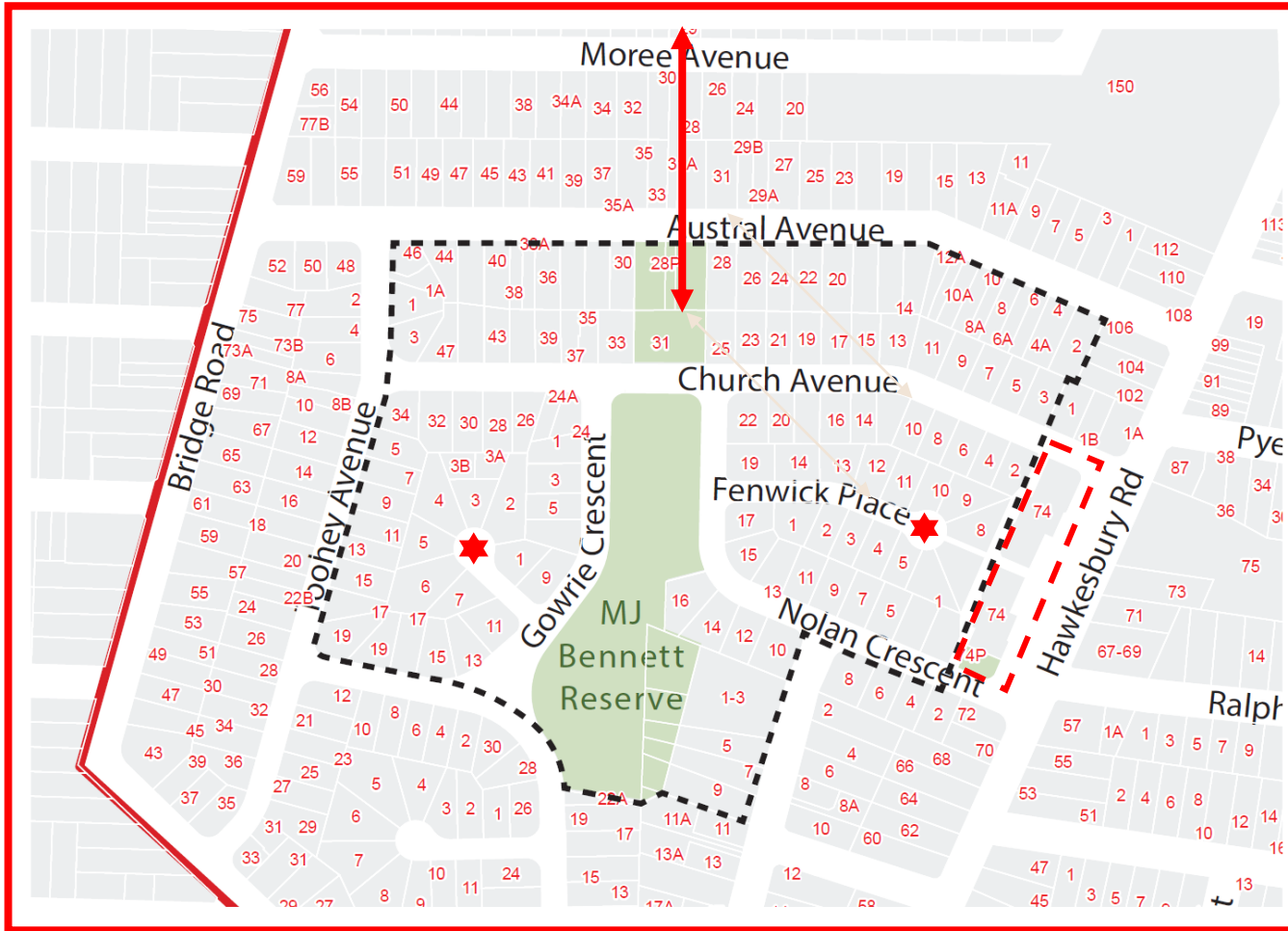


Heritage Recommendations

- The latest version of the Draft Master Plan proposes a six (6) storey scale to the properties on southern side of Moree Avenue. These properties have a direct interface with northern boundary of the potential Westmead Estate HCA. A more transitional scale of building heights towards the north is recommended to mitigate this potential impact.
- Curio continues to recommend that the proposed scale of buildings along the southern side of Moree Avenue should be a maximum of four (4) storeys. This, together with the introduction of development controls in relation to a stepped built form would enable a more appropriate transition of building heights towards the higher densities to the north, and lessen their visual impact on the setting of the potential HCA.
- Development controls for the area immediately north and north-east of the proposed HCA boundary should consider side, rear and front setbacks which are consistent with the siting and subdivision pattern of development within the HCA, a stepped built form, and sympathetic roof designs and materiality in order to assist in mitigating visual impacts.
- Heritage interpretation measures (i.e. along Hawkesbury Road and the public reserves) should be considered as a way to respect and inform residents and the public to the heritage values of the area.

Option 1

Revised Heritage Conservation Area



(CURIO PREFERRED OPTION)

Opportunities

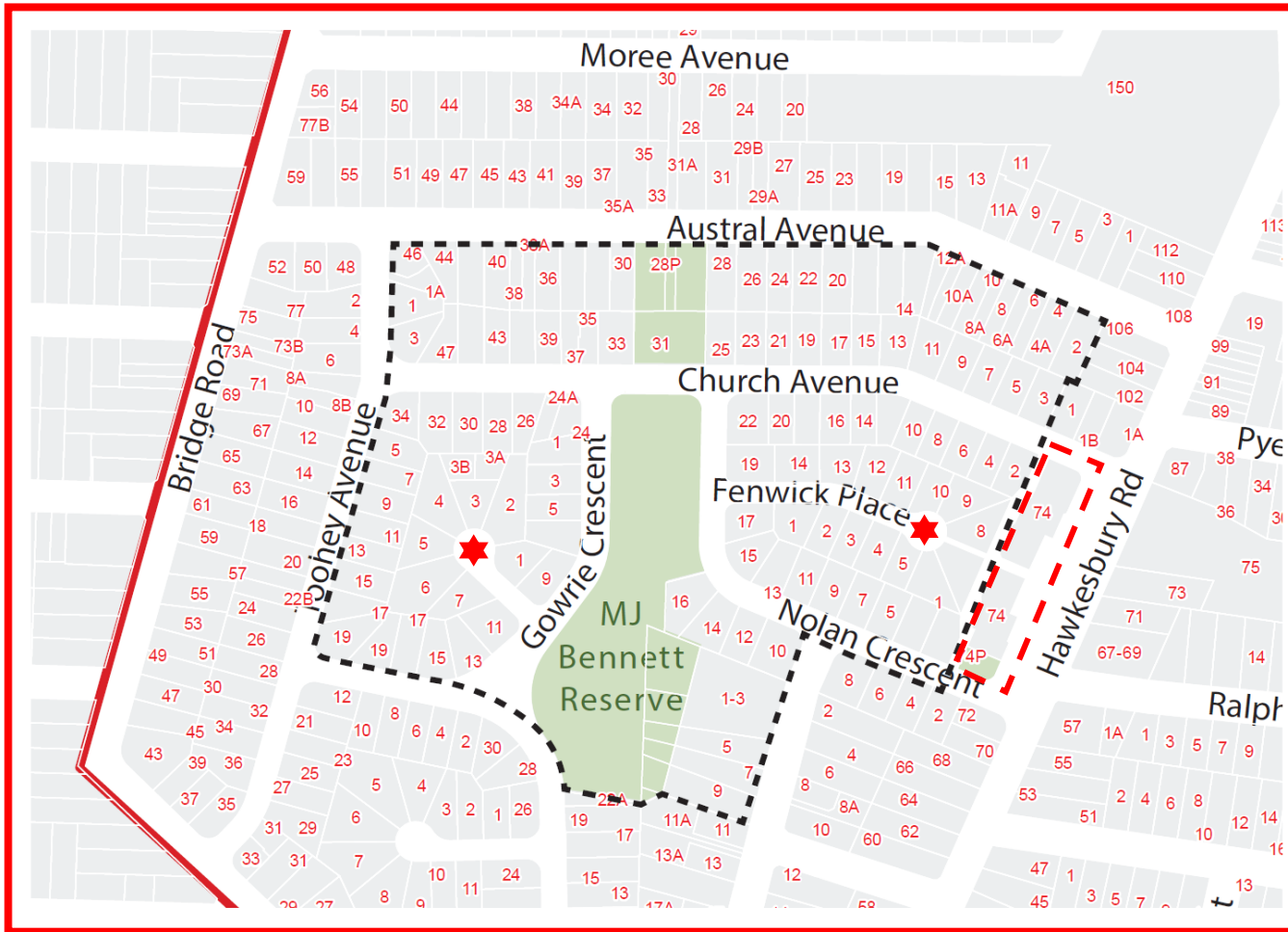
- Boundary of the HCA follows the street lines and creates a defined and distinct and recognisable area. Creates an identity/positive point of difference for the Westmead South Precinct.
- Contains a large proportion of the area's contributory buildings which can be conserved and appreciated.
- Proposed higher densities to the north will be adequately separated by the natural street boundaries and lessen the visual and setting impacts on the contributory buildings within the HCA boundary.
- Retains MJ Bennet Reserve and Austral Avenue Reserve as a central areas, both of which are representative of the 'garden suburb' character of Westmead Estate, and which contributes significantly to its aesthetic and social significance, as well as local community amenity.
- The incorporation of Austral Avenue Reserve within the HCA is of particular importance as it provides a physical and visual extension the historical landscaped pedestrian connections (through Moree Avenue and Grand Avenue towards Alexandra Avenue to the north) and will continue to make a positive aesthetic contribution to the HCA. (red arrow).
- Encompasses proposed heritage item at 18 Austral Avenue (HS90 - Inter-War Bungalow) within the HCA boundary. which will encourage conservation of its setting and views.
- Encompasses properties fronting the Fenwick Place and Westville Place cul-de-sacs (red star), which are almost wholly surrounded by large blocks of contributory dwellings.

Risks

- The exclusion of the northern face of Austral Avenue and the Western face of Toohy Avenue has the potential to result in the development of unsympathetic higher built forms within the vicinity of the HCA.
- Excludes the Oakes Centre (HS96), which has historic and social links to the Westmead Estate and serves as 'gateway' to the HCA from Hawkesbury Road (a corridor which is proposed for increased pedestrian activation, public domain and transport access improvements).
- No overarching legislative buffer to conserve the setting of existing heritage items on 15-19 Austral Avenue located on the northern side of Austral Avenue (outside HCA boundary).
- Includes western face of School Parade and southern face of the eastern end of Austral avenue, both of which contain a limited number of contributory buildings.
- The residences on what is now 1 Nolan Crescent have been recently demolished and rebuilt as a modern Council-owned housing development. While functionally aligned with the history of the Westmead Estate, this has significantly affected the heritage significance of the Fenwick Place.

Option 1

Revised Heritage Conservation Area



(CURIO PREFERRED OPTION)

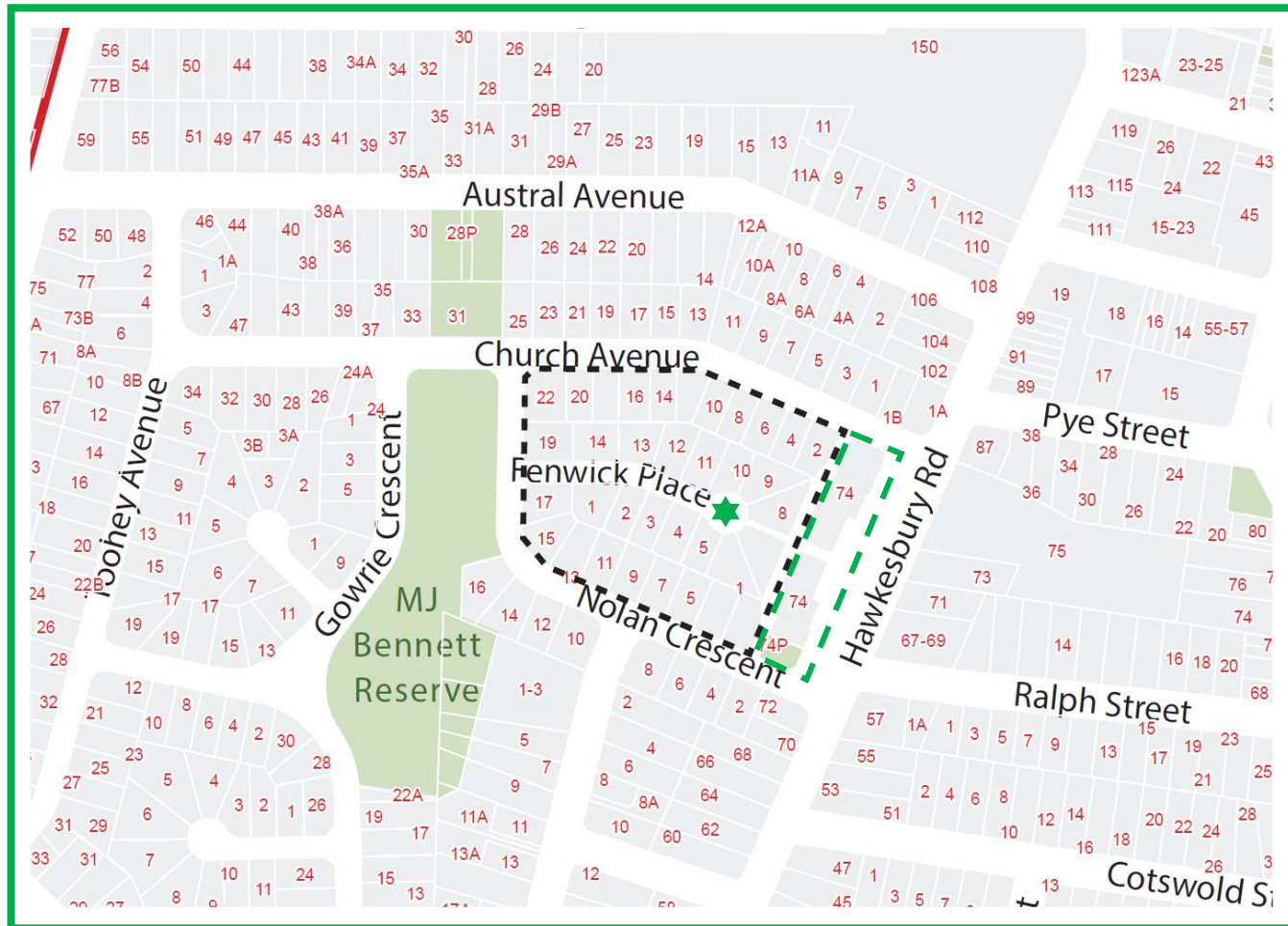
Heritage Recommendations

This boundary option is Curio's preferred option out of the options provided by Council. However, Curio would recommend that:

- Curio would highly recommend that the boundary should be altered to include the Oakes Centre (HS96), which has historic and social links to the wider Westmead Estate to the west and serves as gateway to the Westmead Estate from Hawkesbury Road, which has been earmarked for high pedestrian and transport access and public domain improvements and activation.
- The buildings along the northern side of Austral Avenue, particularly around the existing heritage items (15-19 Austral Ave), should be limited to a maximum of four (4) storeys to enable a more appropriate transition of building heights towards the higher densities to the north. Front and side setbacks and appropriate landscaping should also reflect the historical pattern of development. Inclusion of these development principles would lessen their visual impact and provide a complementary approach to development along the Austral Avenue streetscape, as well as the setting of the potential HCA when looking north.
- The buildings located immediately to the north and south of the Oakes Centre, fronting Hawkesbury Road, should incorporate heights and setbacks compatible with the three storey high Oakes Centre and to enable a visual transition to the lower scale development within the HCA.
- Heritage interpretation measures should be considered as a way to respect and inform residents and the public to the heritage values of the area, particularly to mitigate the potential loss of heritage items/contributory buildings within the excluded areas, and in light of reduced area of the historic Westmead Estate.

Option 3

Smaller Heritage Conservation Area



Opportunities

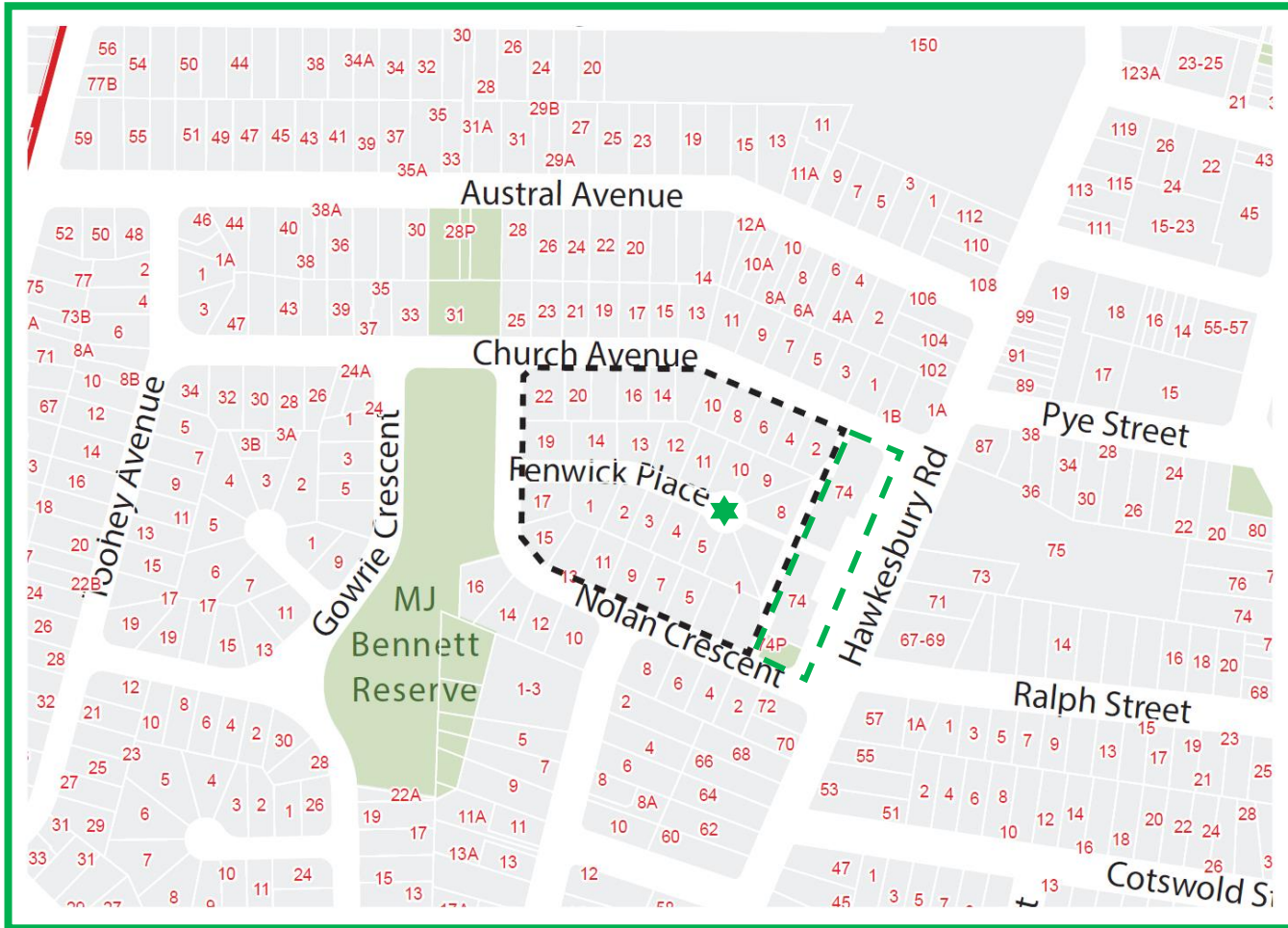
- Boundary focuses on highly condensed, concentrated portion of the Westmead Estate around Fenwick Place (green star) that sits immediately to the west of the Oakes Centre and fronts MJ Bennett Reserve to the west. Its location bounded by areas of mixed use and social and community infrastructure provide positive opportunities for interpretation and appreciation.
- The reduced boundary allows for easier, more focused conservation management and interpretation, and a heightened awareness for the area's conservation from future development.
- The area encompasses only two non-contributory buildings (19 and 24 Fenwick Place), ensuring a large collection of contributory buildings represent the significance of the HCA.

Risks

- Excludes a large proportion of contributory buildings (including heritage items) which lie further to the north, south and west. The reduced HCA boundary will diminish the intent of the HCA creation, reduces its heritage significance (including its ability to meet the historic, aesthetic, social, rare and representative criteria) and reduces its ability to be recognised, appreciated and interpreted on a wider scale.
- Boundary does not include the MJ Bennet Reserve, which forms a key component of the planned Westmead's 'garden suburb' character and as such reduces its historical connection to the Westmead Estate. This may also impact on the use of the reserve as a central focus point for community engagement and amenity which currently contributes to the area's social significance.
- Boundary does not include the Oakes Centre (HS96), which has historic and social links to the wider Westmead Estate and serves as the 'gateway' to the Westmead Estate from the Hawkesbury Road corridor.
- Creates a small, isolated 'island' of contributory heritage buildings, which does not include their wider setting or historical context.
- Without adequate development controls to require transition of heights and complementary built forms for properties within surrounding streets, future building forms within the vicinity of the HCA could negatively impact on its setting and views.
- The residences on what is now 1 Nolan Crescent have been recently demolished and rebuilt as a modern Council-owned housing development. While functionally aligned with the history of the Westmead Estate, the contemporary development significantly affects the heritage significance of the Fenwick Place and substantially reduces its proportion of contributory dwellings.

Option 3

Smaller Heritage Conservation Area

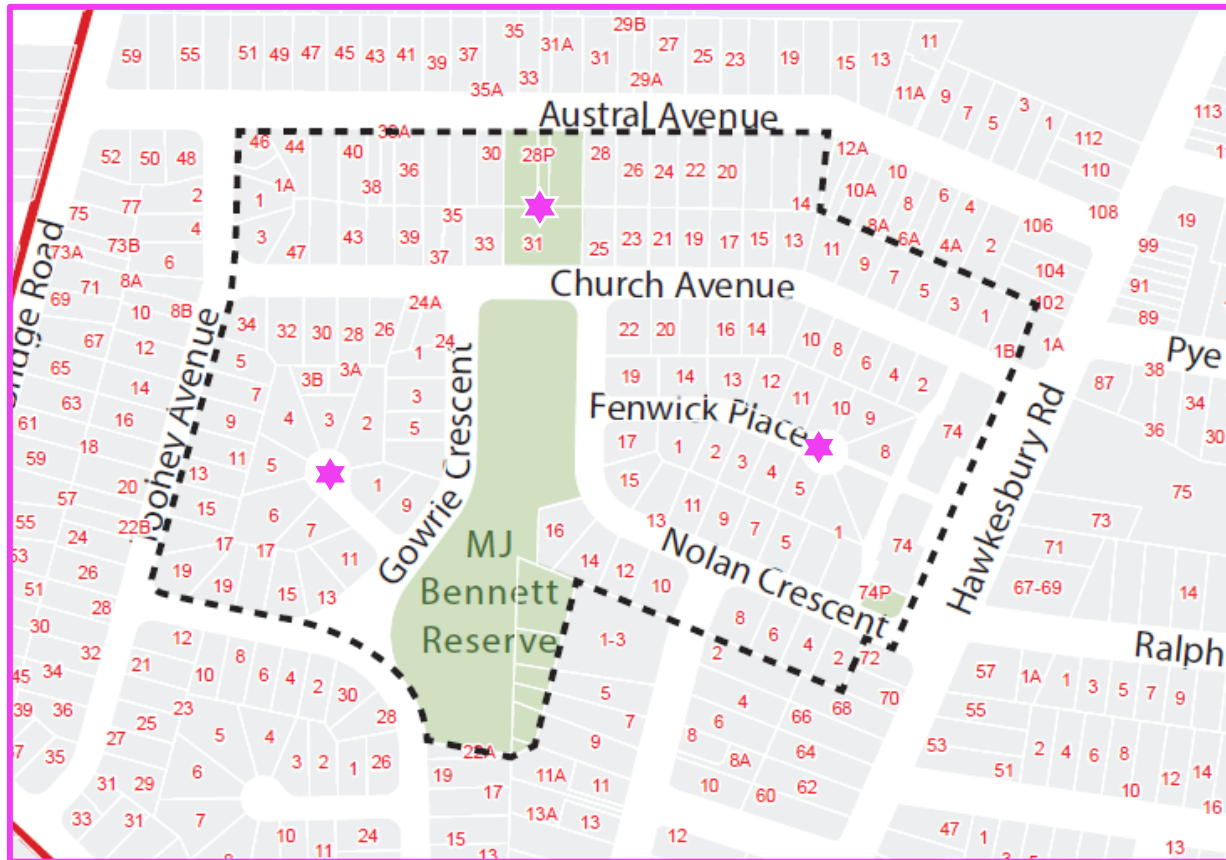


Heritage Recommendations

- If adopted, this boundary should be expanded to include the Oakes Centre (HS96) to the east, due to its historic connection to the Westmead Estate, and its function as the 'gateway' to the Westmead Estate from the Hawkesbury Road corridor.
- Allow a buffer area of ~2-4 storeys, adequate setbacks, and appropriate landscaping to the properties located on the northern side of Church Avenue and the southern side of Nolan Crescent to conserve the setting and appearance of the much smaller HCA, and to ease the transition from high-density to low density HCA.
- Substantial heritage interpretation measures, such as creative and relevant signage or public artworks, should be installed to mitigate the very high potential for loss of contributory buildings in the surrounding streets.
- These heritage interpretation measures should also be considered as a way to respect and inform residents and the public to the heritage values of the area, particularly to mitigate the potential loss of heritage items in the excluded areas, and considering reduced area of the historic Westmead Estate.

Preferred Option

Curio preferred HCA Boundary Option



(CURIO RECOMMENDED OPTION)

Opportunities

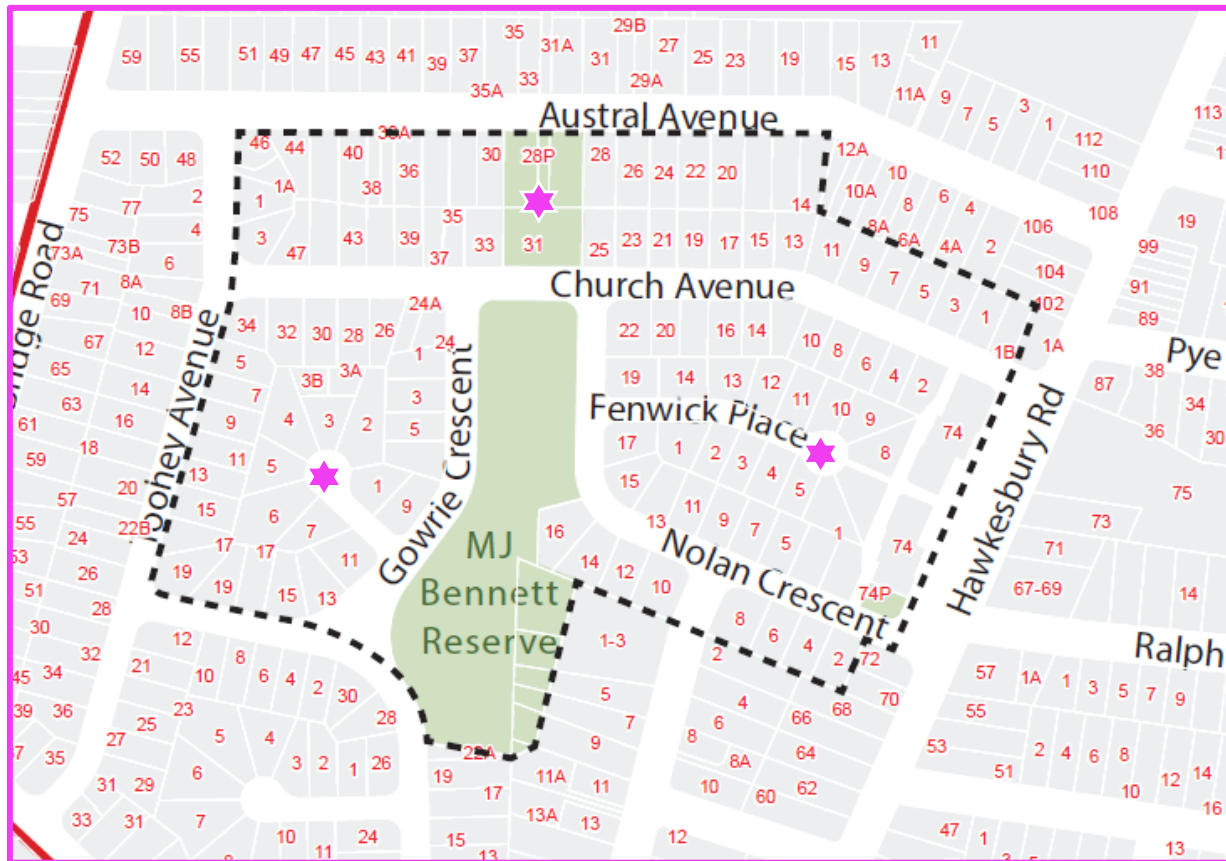
- Boundary follows the existing and established streets and is distinct and recognisable, serving as an easily definable HCA. It comprises a large proportion of contributory buildings.
- Boundary follows streets and does not bisect blocks of residences, reducing opportunities for adverse impacts on amenity of contributory dwellings or those this the HCA.
- Boundary includes the three main blocks of contributory dwellings, to the north, east, and west of MJ Bennet Reserve (purple stars) as includes it's the central green spaces which all positively contribute to the historical, social and aesthetic significance of the HCA.
- Retains proposed heritage item at 18 Austral Avenue (HS90 - Inter-War Bungalow) and its immediate setting.
- Retains MJ Bennet Reserve and Austral Avenue Reserve as a central areas, both of which are representative of the 'garden suburb' character of the suburb and contributes highly to local community amenity. Austral Avenue Reserve is of particular importance as the proposed concept land use plan retains and highlights the proposed pedestrian links leading from Austral Avenue up to Alexandra Avenue to the north.
- Retains the HCA entrance streetscapes of Church Avenue and Nolan Crescent from Hawkesbury Road corridor. These streets contain brick residences of a similar age, material, and Post-war Austerity architectural style to the Oakes Centre (HS96). This group of buildings contribute to the character of the Westmead Housing Estate.
- Excludes the already altered and/or non-contributory items on the northern face of Austral Avenue.
- Excludes 1A Church Avenue and 72 Nolan Crescent on the Hawkesbury Road Boundary, which are identified as non-contributory and could benefit from redevelopment for mixed-use to complement the Oakes Centre and contribute to the activation of Hawkesbury Road.
- Boundary provides a large enough area to be recognised and interpreted as having significant heritage value and to demonstrate the significance of the Westmead Estate. This would also reduce the need for more additional interpretation.
- The setting of the existing heritage items at 15-19 Austral Avenue, and the properties to the east and west, will be largely protected by standard LEP considerations due to the presence of the HCA within its immediate vicinity.
- Provides a positive and respectful historical and social layer to the future Westmead South Precinct

Risks

- Northern face of Austral Avenue, western face of Toohy Avenue, and southern face of Gowrie Crescent are excluded. There is an increased risk to the conservation of setting and views of the contributory buildings and and heritage items within these areas and to the character of their streetscapes which may also impact on the wider setting of the HCA.
- Excludes heritage items on 15-19 Austral Avenue (I274, (I275, and I126) and removes a potential conservation buffer surrounding them.
- The residences on what is now 1 Nolan Crescent have been recently demolished and rebuilt as a modern Council-owned housing development.. While functionally aligned with the history of the Westmead Estate, the contemporary development significantly affects the heritage significance of the Fenwick Place and substantially reduces its proportion of contributory dwellings.

Preferred Option

Curio preferred HCA boundary option



(CURIO RECOMMENDED OPTION)

Heritage Recommendations

This is Curio's recommended HCA boundary option. It incorporates the positive impacts and opportunities of the alternative 3 options and removes most of their major risks. This option is adopted, and Curio continues to recommend the following:

- The scale of buildings along the northern side of Austral Avenue should be a maximum of 4 storeys. Development along the western side of Toohy Avenue, and southern side of Gowrie Crescent, should be limited to maximum of two (2) storeys. This would enable an appropriate transition of building heights outside the HCA to the single-storey buildings inside it.
- Development controls should be introduced to limit the visual impact caused by a dramatic uplift in scale of development to the northern side of Austral Avenue, western side of Toohy Avenue, and southern side of Gowrie Crescent. Buildings within these streetscapes should be designed to respect character and form of the adjacent HCA.
- Introduction of development controls for the surrounding areas, particularly to the north, should consider side, rear and front setbacks, a stepped built form, and sympathetic roof designs and materiality in order to assist in mitigating visual impacts and impacts on the setting of the HCA.
- Heritage interpretation measures should be considered as a way to respect and inform residents and the public to the heritage values of the area, particularly to mitigate the potential loss of heritage items in the excluded areas, and in light of reduced area of the historic Westmead Estate.
- Development controls should be introduced to ensure the scale of the buildings along Hawkesbury Road, immediately north and south of the Oakes Centre create a visual transition to the single storey dwellings within the HCA, respect the three (3) storey height of the Oakes Centre and conserve significant views looking north and south along Hawkesbury Road.

Appendix E: Built Form Guidance and Advice to Council, dated 20 November 2023.

DRAFT



Stage 2: Built Form Guidance and Advice - Revised Westmead South Concept Master Plan

20 November 2023

20 November 2023

Amruta Kumbhari
Strategic Planner
Cumberland City Council
PO Box 42
Merrylands NSW 2160

**RE: Stage 2: Built Form Guidance and Advice – Revised:
Westmead South Concept Master Plan - Heritage**

Dear Amruta,

Thank you for your recent email and feedback regarding the draft Built form Guidance and Advice (Stage 2) for the Westmead South Master Plan. We also thank you for sending through the revised draft Master Plan. We have amended our previous advice (dated 12 October 2023) with respect to the latest proposal. Please find our amended advice in Appendix A.

Curio understands that the following key changes to the draft Master Plan include:

- Council's decision not to pursue heritage listing of 30 Alexandra Avenue (HS89).
- Recognition of the significant setting and view lines for the Westmead Estate HCA (particularly to its immediate north and north east) and consideration of appropriate development controls for properties on the southern side of Moree Avenue.
- The potential for the 'Westmead Estate' to take the form of a proposed Special Character Area instead of a Heritage Conservation Area within Schedule 5, Part 2 of the Cumberland LEP.
- Incorporation of a 6m front setback along parts of the Hawkesbury Road corridor (in particular to the eastern side, north of Ralph Street).

Our updated advice forms an amended Stage 2: Built Form Guidance and Advice and comprises a summary of the heritage related matters as well as additional commentary and guidance on the proposed built forms, scales and setbacks to help mitigate potential heritage impacts.

We look forward to continuing to collaborate with Cumberland Council and the Urban Design team and to help move forward with the Westmead South Master Plan proposal, and the following stages of the scope.

Please do not hesitate to contact me at kate@curioprojects.com.au if you have any questions.

Yours sincerely,



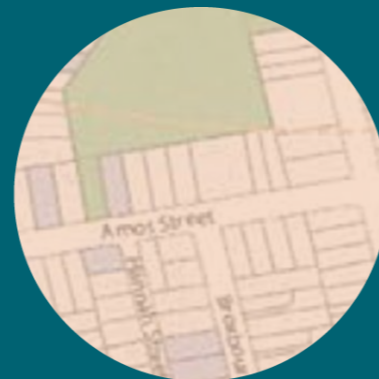
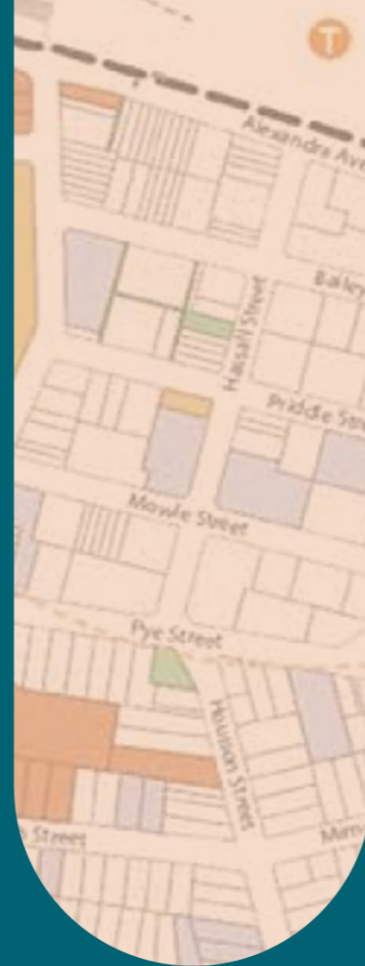
Kate Wine
Senior Heritage Specialist
Curio Projects Pty Ltd.

Appendix A: Built Form Guidance and Advice - Revised

Westmead South – Cumberland City Council

Built Form Guidance - Heritage

20 November 2023



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Westmead South Historical Summary

- **+10,000 BC** – the land of Westmead South is hunted and managed for thousands of years by the Burramattagal clan of the Dharug people.
- **1788** - Arthur Phillip travels up the Parramatta River, and decides on the future site of what would become the town and then city of Parramatta.
- **1810** - The area of Westmead is gazetted as the 'Governor's Domain', which extended from Government House around the surrounding area.
- **1850's** – Governor's Domain is cut into three portions; Government House Park, Northmead, and Westmead. Westmead was made up of the westernmost part of this division.
- **1860** – Railway Line is built through Westmead, separating it into 2 and creating Westmead South
- **1862-5** – Westmead South is utilized for country residences like Nairn Cottage and the Deskford Estate
- **1883** – A railway platform for Westmead created on the northern border of Westmead South, allowing for significant new growth in the suburb
- **1884** – Westmead is advertised as a place to live for working families, with:
"small allotments, on such terms as will come within the means of struggling respectable working men, fathers of families, and others...employment is abundant...every inducement for a family to live in this healthy district."
- **1917** – Westmead has grown enough that a public school is built in Westmead South, opening in the local Anglican Hall and then given proper school buildings in 1920.
- **1930** – Parramatta District Agricultural and Horticultural Society is granted land for the Parramatta Showground, now the Westmead Speedway.
- **1940** - the population had grown significantly and a number of Housing Commission's are built by the NSW Government, including the Tooheys Palm Estate that partially survives today.
- **1969** – Marsden Hospital is opened for children with disabilities
- **2018** – Westmead Hospital celebrates 40 years of service

Source: Parramatta History and Heritage 2023 'Westmead – A Brief History'. Accessed 29/09/2023 from: <https://historyandheritage.cityofparramatta.nsw.gov.au/blog/2020/02/27/westmead-a-brief-history>

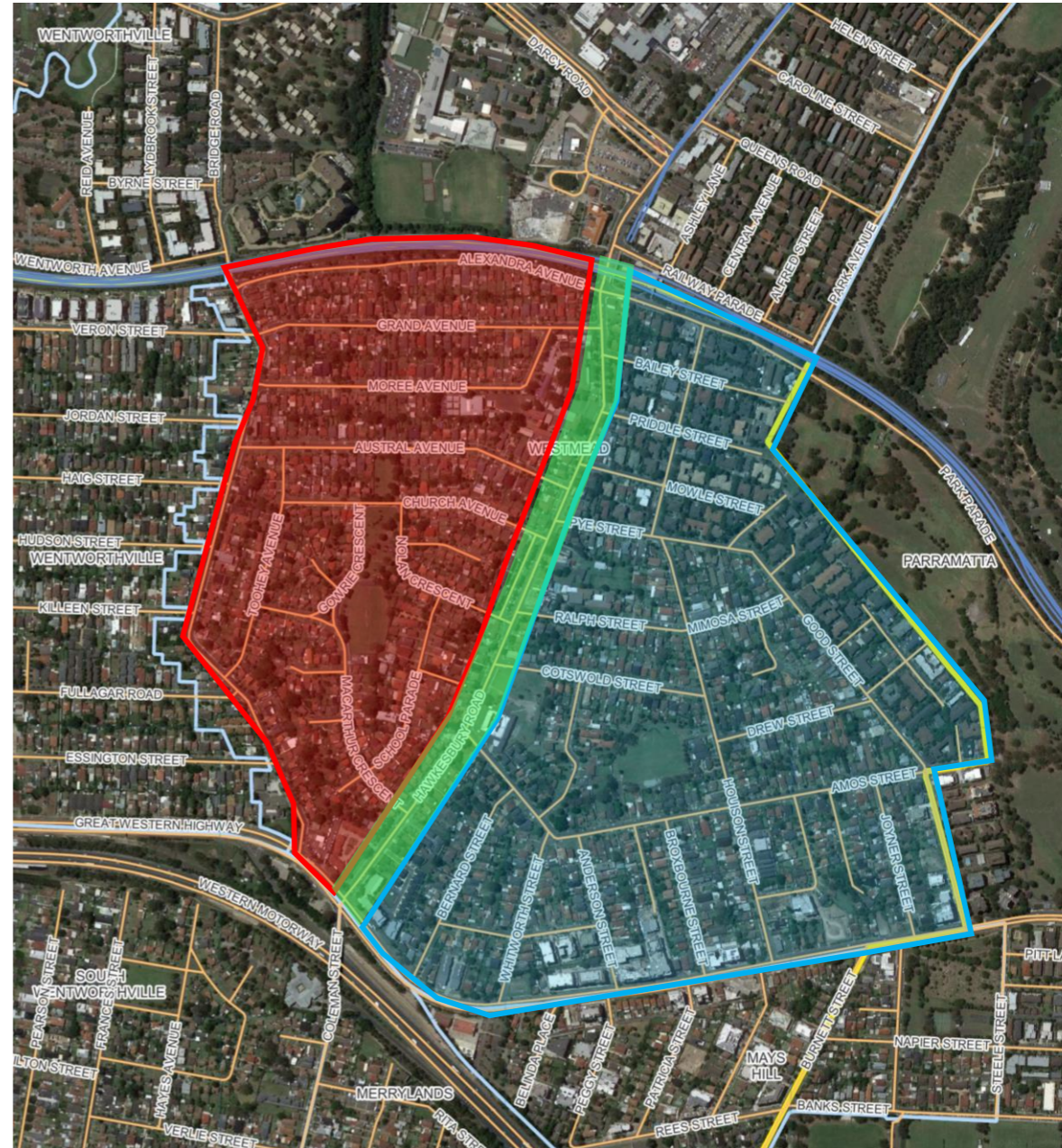


Aerial photograph of Westmead in 1940, showing the significantly lower levels of development compared to today (Source: SixMaps)

Westmead South: Sub- Precincts

For the purpose of this presentation, Curio has divided Westmead South into three separate sub-precincts. These are:

- Western Sub-Precinct
- Eastern Sub-Precinct
- Hawkesbury Road Corridor Sub-Precinct



Westmead South Western Sub-Precinct

The western sub-precinct has a significant number of existing and proposed heritage items as well as a proposed heritage conservation areas (HCA) and extension to an existing HCA.

Items Existing:

- (I281) Westmead Public School - 150 Hawkesbury Road

Within Tooheys Palm Estate HCA (HS145)

- (I284) Inter-War Bungalow - 5 Moree Avenue,
- (I285) Inter-War Bungalow - 7 Moree Avenue
- (I286) 'Silver Grove' - Inter-War Bungalow - 9 Moree Avenue
- (I287) 'Girraween' - Inter-War Bungalow - 11 Moree Avenue
- (I288) 'Le Nid' - Inter-War Bungalow - 13 Moree Avenue
- (I289) 'Dreghorn' - Inter-War Bungalow - 15 Moree Avenue
- (I290) Inter-War Bungalow - 19 Moree Avenue

Within Proposed Westmead Estate HCA (HS146)

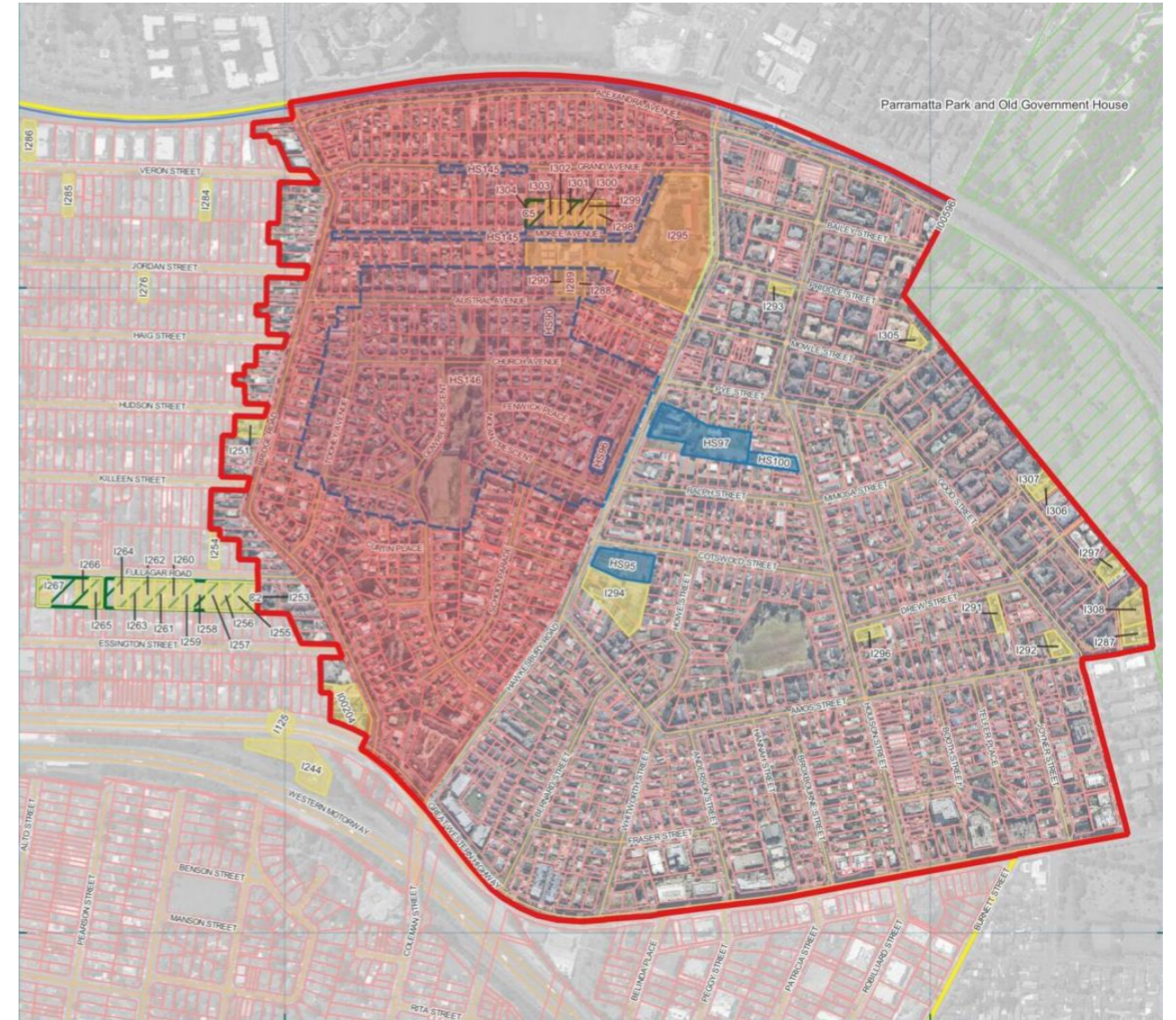
- (I274) 'Rubaray' - Inter-War Bungalow - 15 Austral Avenue
- (I275) 'Warungle' - Inter-War Bungalow - 17 Austral Avenue
- (I126) 'Chalfont' - Inter-War Bungalow - 19 Austral Avenue

New Items Proposed:

- (HS90) Inter-War Bungalow – 18 Austral Avenue
- (HS96) The Oaks Centre – 74 Hawkesbury Road, Westmead

New HCA's Proposed:

- (HS145) Toohey's Palm Estate Conservation Area Extension – Moree Avenue and Grand Avenue
- (HS146) Westmead Estate Conservation Area



Westmead South Western Sub-Precinct:

Summary of master plan outcomes

Legend - Development areas

Area	FSR (of which retail)	Storeys	Land use / description
A1	3.5:1 (0.6:1)	25	Mixed use (Station site)
A2	4.5:1 (0.6:1)	20	Mixed use
A3	4.2:1 (0.6:1)	25	Mixed use
A4	2.8:1 (0.6:1)	15	Mixed use
B1	3.6:1	25	High density residential (+ new open space)
B2	3.6:1	15	Residential apartments
B3	3.6:1	20	Residential apartments
C	2.9:1	12	Residential apartments
D	2.5:1	8	Residential apartments
E	1.6:1	6	Residential apartments
F	3.2:1 (0.6:1)	8	Mixed use (Hawkesbury Road high street)
G1	2.2:1 (0.6:1)	8	Mixed use (Great Western Highway E3 zone)
G2	1.8:1 (0.6:1)	6	Mixed use (Great western highway extension)
H	1.2:1 [no change]	4	Residential apartments (existing blocks)
I	0.7:1	2	Medium density residential (1-2 storeys)
J	0.7:1	2	Low to medium density residential (1-2 storeys)
K	-	1	Potential heritage conservation area to be investigated

Legend - other items

	Westmead South boundary
	SP1 zone - school
	Potential Heritage Conservation Area/ Special Character Area
	Potential heritage item
	Existing Heritage Conservation Area
	Areas proposed to be rezoned adjoining the potential Heritage Conservation Area - further controls to be considered providing transition and sympathetic response to proposed Heritage Conservation Area/Special Character Area and heritage items
	On very large sites, greater heights may be possible where it can be demonstrated through a site specific planning proposal that superior amenity outcomes for residents and appropriate urban design scale transition can be delivered
	Unlikely to change (heritage, school, church, strata title)
	Hawkesbury Road high street - active frontages, 6m front setback
	Great Western Highway frontage - ground floor non-residential uses
	Hawkesbury Road - movement spine
	Key pedestrian streets (see public domain diagram)
	Existing open spaces
	New public plaza - Oakes Centre and Metro plaza
	Potential new open space (dedication or other)
	Potential open space expansion to be investigated
	Existing pocket parks to be zoned RE1
	Potential RE1 zone to be further explored
	New Link - Dedication through development - 4.5m of 6m setback
	Widened link - Dedication through development - 4.5m of 6m setback



Comments:

The following areas (circled) are discussed further:

- Impacts on **Westmead Estate Heritage Conservation Area (or Westmead Estate Special Character Area)**;
- Impacts on **Tooley's Palms Estate HCA (existing and extension)**.

Significant view lines within Western Sub-Precinct



Looking east along Grand Avenue, showing the Proposed HCA extension along the right.



Looking east along Moree Avenue, with the public school visible on the back right.



Looking north west along Moree Avenue, with public school to the left and HCA to the right.



Looking east along Austral Avenue from Toohey Avenue.



Looking north-west along Austral Avenue. These buildings will form the northern border of the proposed HCA, with potential ~6 storey residential behind.



Looking north-east along Austral Avenue. These buildings will form the northern border of the proposed HCA, with potential ~6 storey residential behind.






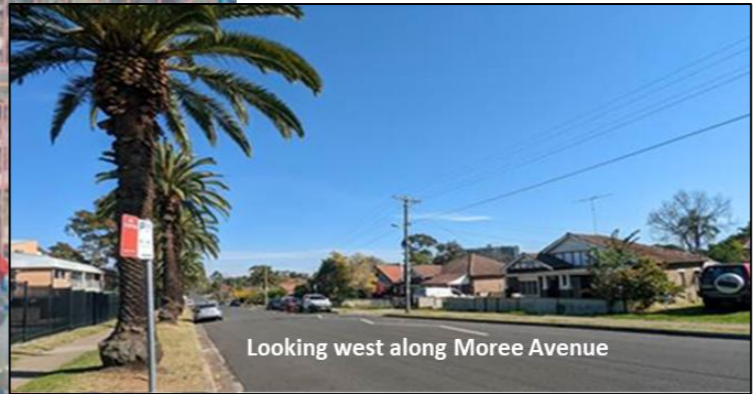
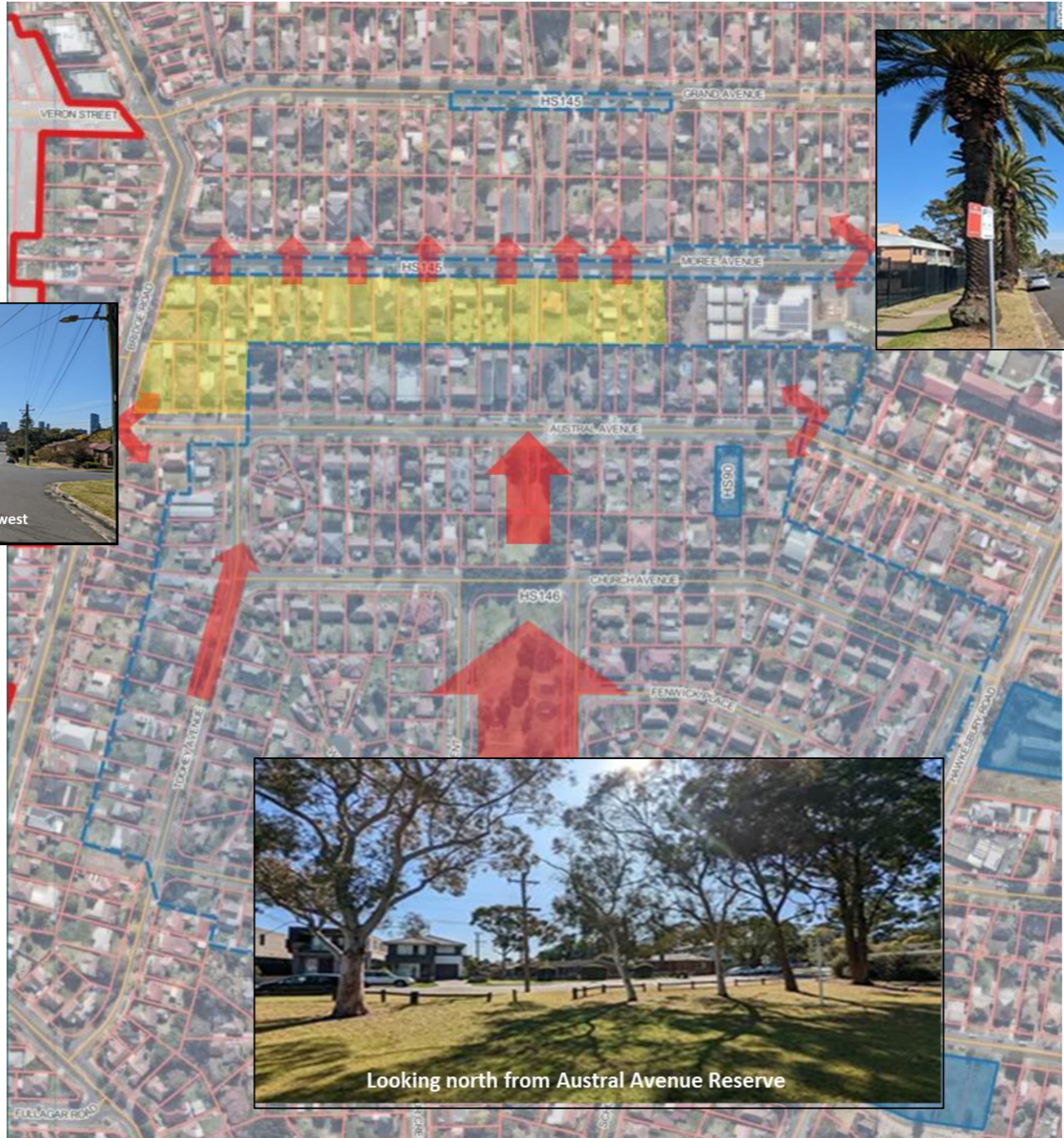
Looking north through Austral Avenue Reserve. Proposed 6 - 20 storey residential built form will be clearly visible as a backdrop to these properties.



Looking north along Toohey Avenue near corner of Church Avenue.

Westmead Estate Heritage Conservation Area/Special Character Area

-  Significant view lines
-  Area of concern
-  Proposed HCA



Looking west along Moree Avenue



Looking east along Austral Avenue from the west



Looking north from Austral Avenue Reserve

Comments:

- The latest version of the draft master plan continues to propose a six (6) storey scale to the properties on southern side of Moree Avenue and now also includes properties at the eastern end of Austral Avenue (north side). These properties have a direct interface with northern boundary of the potential Westmead Estate HCA/SCA.
- Views looking north from rear gardens of the properties fronting Austral Avenue will continue to have the potential to be affected by visibility of 6 storey wall. Longer views and setting of the HCA/SCA could also be affected looking northeast, and east across the Westmead Estate HCA/SCA along Austral Avenue.
- Views looking north from the reserve on Austral Avenue will also continue to be affected by the dramatic increase in height of dwellings on the southern side of Moree.

- It is noted that the revised draft master plan acknowledges the sensitivity of this area due to its proximity to the potential Westmead Estate HCA/SCA, and that it outlines further development controls are to be considered to enable a transition and sympathetic built form response to potential HCA/SCA and heritage items.
- Notwithstanding this last point, Curio continues to recommend that the proposed scale of buildings within this area (highlighted yellow) should be reduced. A maximum of four (4) storeys within this location which would enable a more appropriate transition of building heights towards the higher densities to the north and lessen their visual impact on the setting of the potential HCA.
- Development controls for the area should consider side, rear and front setbacks, a stepped built form, sympathetic roof design and materiality would assist in mitigating visual impacts. Consideration should also be given to loss of amenity including overshadowing/privacy, loss of sense of space at the rear.
- It is recommended that the above development controls apply to the highlighted area, for the creation of either a Westmead Estate HCA or a Westmead Estate Special Character Area.

Toohey's Palm Estate HCA – Extension and Palm Trees

- The revised draft master plan continues to propose eight (8) storeys immediately surrounding the TPE HCA and will continue to potentially dominate and detract from its setting and views.
- Curio continues to be of the option that the close proximity of 8 storey buildings will likely impact views to the north from the rear of the single storey heritage items within the HCA and will not allow for a visual or spatial buffer within its immediate context.
- Consideration should be given to lowering the height of development within the area (highlighted orange). Future development controls for development for this area should also consider the style and character of the HCA. Setback controls should retain the curtilage of the HCA, incorporate an appropriate roof form, comprise consistent subdivision pattern, siting, sympathetic design, and complementary materials and finishes/colour schemes, and landscaping can help mitigate visual impacts and conserve the streetscape character.
- As discussed with Council’s Urban Design Team, Curio would support the incorporation of a stepped built form around the HCA which could assist in mitigating impacts on the setting and views within this portion of the precinct, while continuing to allow for an uplift in densities as well as respect for the low scale of dwellings within the HCA.
- Curio supports the idea of an enhanced landscaped pedestrian link between Grand Avenue and Moree Avenue, to the east of Toohey’s Palms Estate HCA as it would contribute and complement the streetscape character of Moree Avenue and the setting of the HCA.
- The Toohey's Palm Estate HCA extension is a planned extension to the existing Toohey's Palm State on Moree Avenue, which will involve the addition of a row of palm trees on the southern side of Moree Avenue and part of the southern side of Grand Avenue. The inventory sheet prepared by Extent Heritage for Cumberland City Council gives the following statement of significance:

*“The Toohey’s Palm Estate was a planned subdivision in 1925 which used a distinctive pattern of planting palm trees along the street, giving it a unified identity and character to the allotments...
 ...There are a large number of substantial and well-kept, mature palm trees within the road verge on the south edge of both Moree Avenue, and along part of Grand Avenue. These formed a key component of the original Toohey’s Palm Estate subdivision and date to c.1925. The trees have aesthetic significance providing a unified identity and character to the subdivision and associated dwellings.”*

- There are no heritage concerns in relation to the recommendations by Nimbus (with their Peer Review) that further consideration could be given to the planting of additional palms along the entire length of Moree Avenue. Curio agrees that Council arborists should be consulted to ensure that any additional plantings are in character with the existing palms.
- Curio recommends that Council’s arborist should be engaged to accurately determine the appropriate conditions (i.e. sunlight access) required for conservation and long-term management of the existing (and any new) palm trees planted within the public domain along Moree Avenue.
- The proposed higher densities and scales within the immediate vicinity of the Toohey’s Palm Estate HCA and its extension should consider the long-term management and conservation of the palm trees. Maximum building heights, front, side and rear setbacks and stepped built form within the area immediately surrounding Toohey’s Palm Estate may need to be adjusted to help to mitigate any potential impacts to the trees.



Westmead South

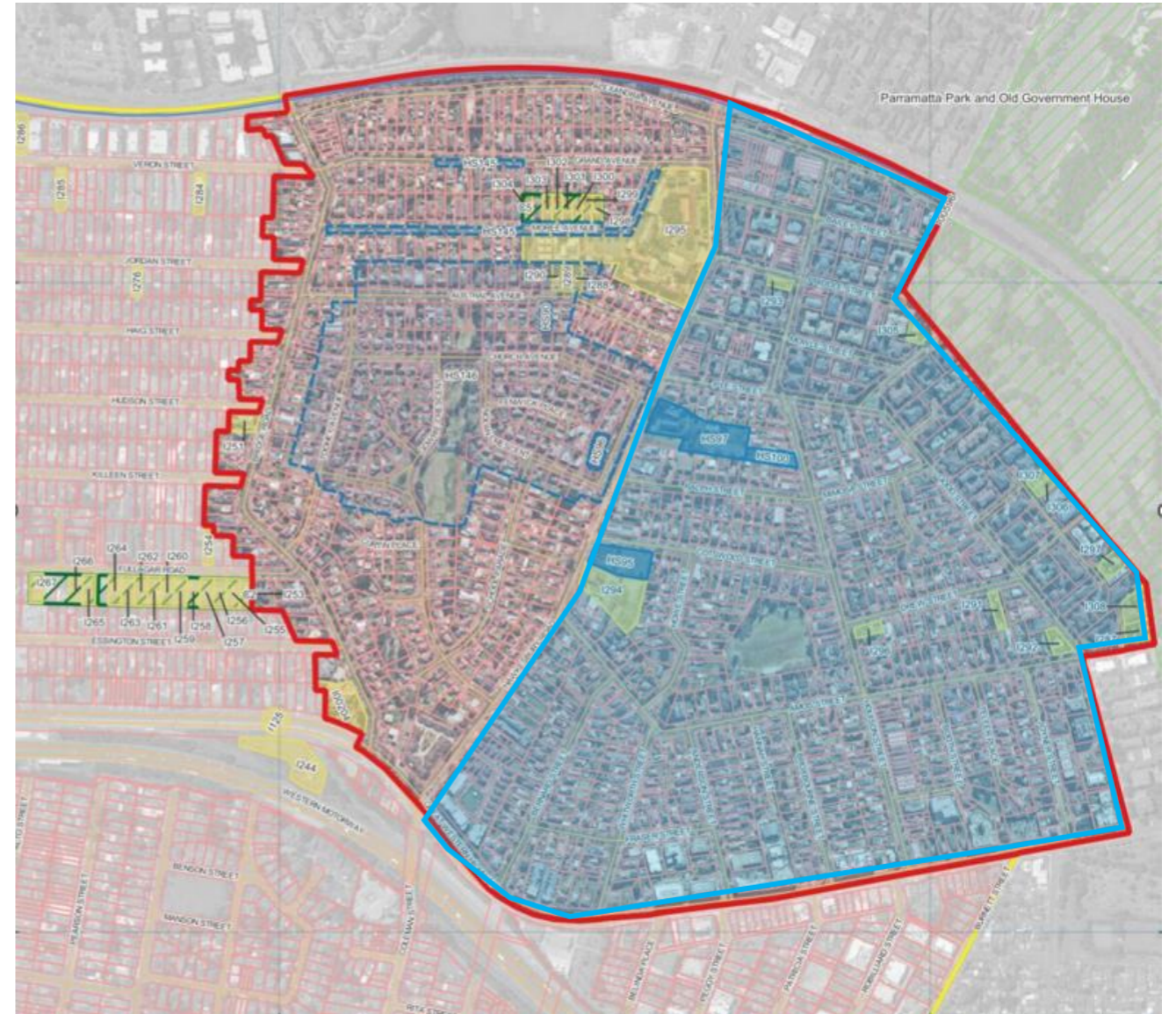
Eastern Sub-Precinct

Items Existing:

- (I280) 'Deskford' - Victorian Gothic Residence - 41 Hawkesbury Road
- (I279) Westmead Progress Association Hall - 43 Hassall Street
- (I291) Federation Cottage - 1 Oakes Street
- (I282) Victorian Cottage - 43 Houison Street
- (I283) Federation Residence - 20 Lichen Place, also known as 20 The Park
- (I278) 'The Firs' - Victorian Gothic Residence - 24 Good Street
- (I273) "Allengreen", Federation Bungalow - 1 Amos Street
- (I277) Late Victorian Cottage - 2 Drew Street
- (I292) Victorian semi-detached Terrace - 29-30 Parkside Lane (also known as 29 The Park)
- (I293) Inter-War Apartment Block - 15-17 The Park (also known as 15-17 Thomas May Place)
- (I00204) "Essington" - 2-8 Bridge Road (primary), Great Western Highway (alternate)

Items Proposed:

- (HS95) Deskford – Victorian Gothic Residence- 41 Hawksbury Road,
- (HS97) St Barnabas Anglican Church - 75 Hawksbury Road
- (HS100) Inter-War Bungalow – 74 Houison Street



Westmead South Eastern Sub-Precinct:

Summary of master plan outcomes

Legend - Development areas

Area	FSR (of which retail)	Storeys	Land use / description
A1	3.5:1 (0.6:1)	25	Mixed use (Station site)
A2	4.5:1 (0.6:1)	20	Mixed use
A3	4.2:1 (0.6:1)	25	Mixed use
A4	2.8:1 (0.6:1)	15	Mixed use
B1	3.6:1	25	High density residential (+ new open space)
B2	3.6:1	15	Residential apartments
B3	3.6:1	20	Residential apartments
C	2.9:1	12	Residential apartments
D	2.5:1	8	Residential apartments
E	1.6:1	6	Residential apartments
F	3.2:1 (0.6:1)	8	Mixed use (Hawkesbury Road high street)
G1	2.2:1 (0.6:1)	8	Mixed use (Great Western Highway E3 zone)
G2	1.8:1 (0.6:1)	6	Mixed use (Great western highway extension)
H	1.2:1 [no change]	4	Residential apartments (existing blocks)
I	0.7:1	2	Medium density residential (1-2 storeys)
J	0.7:1	2	Low to medium density residential (1-2 storeys)
K	-	1	Potential heritage conservation area to be investigated

Legend - other items

- Westmead South boundary
- SPI zone - school
- Potential Heritage Conservation Area/ Special Character Area
- Potential heritage item
- Existing Heritage Conservation Area
- Areas proposed to be rezoned adjoining the potential Heritage Conservation Area - further controls to be considered providing transition and sympathetic response to proposed Heritage Conservation Area/Special Character Area and heritage items
- On very large sites, greater heights may be possible where it can be demonstrated through a site specific planning proposal that superior amenity outcomes for residents and appropriate urban design scale transition can be delivered
- Unlikely to change (heritage, school, church, strata title)
- Hawkesbury Road high street - active frontages, 6m front setback
- Great Western Highway frontage - ground floor non-residential uses
- Hawkesbury Road - movement spine
- Key pedestrian streets (see public domain diagram)
- Existing open spaces
- New public plaza - Oakes Centre and Metro plaza
- Potential new open space (dedication or other)
- Potential open space expansion to be investigated
- Existing pocket parks to be zoned RE1
- Potential RE1 zone to be further explored
- New Link - Dedication through development - 4.5m of 6m setback
- Widened link - Dedication through development - 4.5m of 6m setback



Comments:

The following areas(circled) are discussed in the following pages:

- Impacts on views of **Westmead Progress Hall**.
- Proposed heritage item (HS97) **No.74 Houison Street**.
- **St Barnabas Anglican Church** and its curtilage.

View lines within Eastern Sub-Precinct



Looking south down Houison Street, showing the proposed heritage item, 74 Houison Street (identified by red arrow). Up to eight storeys proposed for residential apartments immediately adjacent.



Proposed item 74 Houison Street, as viewed from the opposite side of the road.



Looking west along Ralph Street from corner of Houison Street towards Sacred Heart Primary School.



View looking northeast across proposed heritage extension to 'Deskford' at 41 Hawkesbury Road (HS95) (and potential zone for open space). Up to 6 storey residential apartments proposed to the rear.



View west, on the corner of Cotswold and Howe Street, showing the location of the proposed ~6 storey residential buildings. Note the upward slanting geography, already obscuring views towards 'Deskford' (HS95).



Looking south down Hassall Street, towards the corner of Priddle Street towards 'Westmead Progress Hall' (I279), recognised as an important community building for the LGA.



Looking west along Priddle Street, with Westmead Progress Hall (I279) to the left. The Buildings to the right will potentially be up to 12 storeys high.

Westmead Progress Hall (Existing Heritage Item I293)

- Views towards the Westmead Progress Hall are available from north and south along Hassell Street as well as from further west along Priddle Street. The introduction of up to 12-storey building heights to the northern side of Priddle Street (corner of Hassell Street) has the potential to further impede on views from the north, but it is also recognised that views from the east and south will be retained and conserved.
- There is potential for the corner block (immediately opposite the site) to be reduced in allowable maximum height. As a minimum, it is recommended that front setback controls are applied to encourage consistent setbacks, appropriate landscaping and front fences to retain sightlines. This would also encourage a strong pedestrian connection to the local pocket park situated further north along Hassell Street.

74 Houison Street (Proposed heritage item HS100)

- 74 Houison Street is an Inter-War bungalow, built in 1928. The item was recommended for listing based on its historic, aesthetic, and representative values, being built during the second sub-division of the area for Elma Alice Gazzard in roughly 1928. The Inventory Sheet prepared by Artefact notes the following as part of the statement of significance for the item:
 - **a) Historic** - Built c.1928, the item relates to the significant residential subdivisions in Westmead. The property was formerly part of the Old Government Domain, which was subdivided and acquired by James Houison in 1856. The house that now stands at this site was likely constructed in 1928 for Elma Alice Gazzard and formed a part of the second subdivision of this area.
 - **c) Aesthetic/Technical** - The item has aesthetic significance as a well-maintained and intact example of an Inter-War style bungalow, uncommon in the area due to its large setback, garden setting and prominent double gable with deep front verandah. The item makes a strong contribution to the character of Houison Street owing its size, form, design, and materiality.
 - **g) Representativeness** - The item demonstrates representative qualities of an Inter-War Bungalow built in Westmead, c.1930s.
- Views to the proposed item are available from immediately opposite the dwelling and further north and south along Houison Street. Curio agrees that the proposed item serves as an aesthetically pleasing, intact, representative example of an Inter-War Bungalow, which help supports its value for listing and retention.
- However, it is also recognised that the introduction of up to 8 storey scale development within its immediate vicinity has the potential to undermine its heritage character, setting and contribution to the streetscape.
- Should Council pursue the proposal to list the dwelling, Curio recommends the following is considered with regard to the surrounding built form (refer to area highlighted orange):
 - Appropriate and consistent front setbacks applied to adjacent developments and stepped built form (leading up to the maximum proposed 8 storey scale), sympathetic materiality and design for new buildings within its vicinity.
 - Any proposed adaptive-reuse of the property for non-residential uses should consider the retention of its form and character and presentation to Houison Street.
 - Any future development within the eastern portion of St Barnabas Church (HS97) grounds will be visible behind the proposed item when viewed from Houison Street. Consideration of appropriate setbacks to the rear of the item, landscaping and building design should be incorporated into future development controls.



St Barnabas Anglican Church, 75 Hawkesbury Road (Proposed Heritage Item HS97) - Heritage Curtilage

Summary of heritage significance and description of St Barnabas Anglican Church:

- St Barnabas Anglican Church is a proposed heritage item located in the centre, consisting of a 1954 sandstone church. A 1940's era soldiers hut is located further to the east and along the northern boundary of site.
- The item is proposed as a heritage item due to its historic, associative, aesthetic, social, scientific, rarity, and representative values.
 - **a) Historic:** The Church was constructed in 1954 for the Anglican community of Westmead and utilised sandstone blocks from James Houison's Nairn Villa which previously stood on the site. The Church provides evidence for the development of the Anglican congregation in Westmead which accompanied the residential growth of Westmead during the Post-War period.
 - The relocated soldier's hut is historically significant as a purpose-built hut by the Parramatta Mayoral Patriotic Committee in 1940. The hut which was originally located along Church Street in Parramatta and used as a serviceman's canteen during the World War II, was relocated to the subject site to function as a Church hall in 1946.
 - **b) Associative:** The site is associated with James Houison, Parramatta architect and builder, who constructed and resided at the Nairn Villa that previously existed at this location.
 - **c) Aesthetic/Technical:** The Church is aesthetically significant and intact as a unique Post-War Ecclesiastical style Church constructed using sandstone blocks from the Nairn Villa. The Church retains much of its original character and fabric.
 - The Soldiers hut has aesthetic significance as a modest, utilitarian building with vernacular architecture.
 - **d) Social:** The Church is socially significant as a continuous focal point of religious activity for a group of people in the community who have worshipped here since 1936 and constructed the Church on this site in 1954.
 - **e) Scientific:** The site has scientific value as it has the potential to reveal archaeological evidence for James Houison's Nairn Villa, constructed in c.1862 which was demolished in 1952 to make way for the present St Barnabas' Church.
 - **f) Rarity:** St Barnabas' Church is considered rare as a unique style of Church constructed in the Post-War period utilising salvaged materials from Houison's former residence.
 - **g) Representativeness:** The church is a good representative example of a Post-War Ecclesiastical style Church in the local area.
- The church is constructed in a unique, sandstone post-war Ecclesiastical style, with an adjacent brick church hall dating to the 1990's. To the rear of the church are several buildings, including a 1940's soldier's hut (relocated from Parramatta), an L-shaped building, and a small shed, which date to at least the mid-1960's.
- Significant views to the site are primarily available from Hawkesbury Road where the side and front setbacks allow longer views towards the building from the north, south and west.



Suggested heritage curtilage for St Barnabas Church



St Barnabas Church curtilage:

- St Barnabas Church's current curtilage includes a significant setback from Hawkesbury road to the front, and a large L-shaped rear setback which is bounded by a timber paling fence. Available images show this area contains no buildings and is an open grassed field with some trees within the north eastern corner.
- Publicly available photos of Sacred Heart Primary School (which lies immediately south of the church site) appears to show that this rear open space is directly accessible from the school grounds, and that it is currently used for their sport/recreation activities.
- In view of the above, and with regard to the significant views of the Church being limited to those available from Hawkesbury Road, Curio's would consider the heritage curtilage be limited to the area immediately surrounding the existing buildings on the site (red outline), and including the 1940s Soldiers Hut, which contributes to the site's historical significance.
- The L-shaped area to the rear (green outline) could be distinguished as not forming part of the 'heritage' curtilage and therefore an area open to potential future development.
- Development within this area, should be designed with a form, scale and setback to conserve the significance of the existing buildings on the site, and not dominate or detract from significant views of the Church buildings available from Hawkesbury Road.



Area to the rear of the Soldier's Hut which is owned by the Church but appears to be used by the adjacent school for recreational purposes.

Westmead South Hawkesbury Road Corridor Sub-Precinct :

Summary of master plan outcomes

Westmead South | Built Form Guidance - Heritage | Curio Projects

Legend - Development areas

Area	FSR (of which retail)	Storeys	Land use / description
A1	3.5:1 (0.6:1)	25	Mixed use (Station site)
A2	4.5:1 (0.6:1)	20	Mixed use
A3	4.2:1 (0.6:1)	25	Mixed use
A4	2.8:1 (0.6:1)	15	Mixed use
B1	3.6:1	25	High density residential (+ new open space)
B2	3.6:1	15	Residential apartments
B3	3.6:1	20	Residential apartments
C	2.9:1	12	Residential apartments
D	2.5:1	8	Residential apartments
E	1.6:1	6	Residential apartments
F	3.2:1 (0.6:1)	8	Mixed use (Hawkesbury Road high street)
G1	2.2:1 (0.6:1)	8	Mixed use (Great Western Highway E3 zone)
G2	1.8:1 (0.6:1)	6	Mixed use (Great western highway extension)
H	1.2:1 [no change]	4	Residential apartments (existing blocks)
I	0.7:1	2	Medium density residential (1-2 storeys)
J	0.7:1	2	Low to medium density residential (1-2 storeys)
K	-	1	Potential heritage conservation area to be investigated

Legend - other items

- Westmead South boundary
- SPI zone - school
- Potential Heritage Conservation Area/ Special Character Area
- Potential heritage item
- Existing Heritage Conservation Area
- Areas proposed to be rezoned adjoining the potential Heritage Conservation Area - further controls to be considered providing transition and sympathetic response to proposed Heritage Conservation Area/Special Character Area and heritage items
- On very large sites, greater heights may be possible where it can be demonstrated through a site specific planning proposal that superior amenity outcomes for residents and appropriate urban design scale transition can be delivered
- Unlikely to change (heritage, school, church, strata title)
- Hawkesbury Road high street - active frontages, 6m front setback
- Great Western Highway frontage - ground floor non-residential uses
- Hawkesbury Road - movement spine
- Key pedestrian streets (see public domain diagram)
- Existing open spaces
- New public plaza - Oakes Centre and Metro plaza
- Potential new open space (dedication or other)
- Potential open space expansion to be investigated
- Existing pocket parks to be zoned RE1
- Potential RE1 zone to be further explored
- New Link - Dedication through development - 4.5m of 6m setback
- Widened link - Dedication through development - 4.5m of 6m setback



Comments:

The Hawkesbury Road Corridor comprises the existing heritage Items: Westmead Public School - 150 Hawkesbury Road (I281) and 'Deskford' - Victorian Gothic Residence - 41 Hawkesbury Road (I280).

The draft master plan includes the following proposed heritage Items:

- (HS96) The Oaks Centre – 74 Hawkesbury Road
- (HS146) Westmead Estate Conservation Area
- (HS97) St Barnabas Anglican Church - 75 Hawkesbury Road,

View lines along Hawkesbury Road



View south down Hawkesbury Road towards Westmead Public School and existing residential development. New Metro Station construction hoarding (left). Up to 20-25 storeys high residential scale proposed for residential blocks within this vicinity.



View looking north along Hawkesbury Road, with the Oakes centre to the left. The buildings to the right before the visible Anglican church proposed up to 8 storeys high.



View south along Hawkesbury Road from the Oakes Centre.



View looking south east to St Barnabas Church, at corner of Church Street and Hawkesbury Road (immediately north of the Oakes Centre). Up to 8 storey high mixed-use buildings proposed to north and south of St Barnabas Church (HS97).



View looking north towards Oakes Centre from Hawkesbury Road (slip road).



View of looking along Hawkesbury Road south towards Oakes Centre (right).



View looking south towards 'Deskford' and proposed heritage item within its northern frontage.

Significant view lines along Hawkesbury Road

- Significant views are available looking south from the intersection of Alexandra Avenue towards Westmead Public School.
- Views are also available looking north and south towards the Oakes Centre and St Barnabas Anglican Church. These sites share a visual relationship.
- Significant views are also available from the north and south looking towards the existing heritage item 'Deskford' (I280) and its proposed extension immediately to the north south along Hawkesbury Road.

Opportunities and recommendations for proposed built form within the Hawkesbury Road corridor:

- Curio supports the intensification of densities around the northern end of Hawkesbury Road which are close to amenities and transport nodes.
- The proposed mixed uses and 8-15 storeys on the eastern side of Hawkesbury Road between Priddle Street and Pye Street, provide a logical built form transition between the higher densities proposed to north of Priddle Street (25 storeys) and the lower densities to proposed further to the south.
- The proposed heritage item (HS95) as a designated recreational space immediately north of 'Deskford', will retain the item's existing setting and significant views, and positively respect its curtilage. In addition, there are no significant heritage concerns regarding the proposed six (6) storey uplift in scale of the properties located to its east and south east, as the land slopes significantly to the east and views from its primary frontage will be retained.
- The proposed new public plaza and 6m setback immediately fronting the Oakes Centre will positively contribute to its presentation to Hawkesbury Road and will provide increased opportunities for enhanced view lines within the public domain. There are also opportunities for creating an inviting entrance into the proposed Westmead HCA/SCA from Hawkesbury Road and enhancing its visual connection to St Barnabas Anglican Church to the east.
- The draft master plan proposes a 6m setback to frontages along the eastern side of Hawkesbury Road 'high street' corridor, north of Ralph Street. A 6m setback is also proposed at its northern end on the western side, between Alexandra Avenue and Grand Avenue. The proposed setbacks will enhance sightlines looking north and south along Hawkesbury Road.
- These setbacks will provide activate these frontages, provide opportunities for public domain improvements along the corridor including landscaping, paving, lighting to increase walkability, improve amenity and safety for residents. The activation of the Hawkesbury Road frontage will also enhance the use of existing and proposed recreation areas located further south.



Westmead South | Built Form Guidance - Heritage | Curio Projects



- Significant view lines
- Proposed HCA
- Proposed item
- Existing item

Appendix F: Response to Submissions: Curio Projects, 13 March 2024.

DRAFT



Response to Submissions - Heritage

Draft Westmead South Master Plan

13 March 2024

We acknowledge the Darug Nation and its people as the Traditional Owners of the land on which the Cumberland Local Government Area sits today. We recognise the Darug Nation and people's continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

Document Information

Citation

Curio Projects 2024, Response to Submissions

Local Government Area

Cumberland City Council

Issue	Issue date	Version	Notes/Comments	Author	Review
1	February 2024	Draft Report	Client Review	Sebastian Gerber-Hood	Kate Wine
2	12.03.24	Final draft	For submission	Sebastian Gerber-Hood	Kate Wine
3	13.03.24	Final revised	For submission	Sebastian Gerber-Hood	Kate Wine

This report has been prepared based on research by Curio Projects specialists. Historical sources and reference material used in the preparation of this report are acknowledged and referenced at the end of each section and in figure captions.

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Introduction

Curio Projects Pty Ltd have been commissioned by Cumberland City Council to review a number of heritage-related responses to the master plan that were submitted and then obtained during the public exhibition of the plan undertaken sometime in the final stages of the project.

This document contains Curio's composed responses for these submissions, addressing any heritage related concerns.

Council provided Curio with a total of 8 submissions that required a response. These submissions related to the following properties/areas within the Westmead South precinct.

- 1) 1A Church Avenue
- 2) 11 Moree Avenue
- 3) 19 Moree Avenue
- 4) 45 Austral Avenue
- 5) 75 Hawkesbury Road (St Barnabas Anglican Church)
- 6) 74 Hawkesbury Road (The Oakes Centre)
- 7) A Petition regarding the Westmead Estate Heritage Conservation Area

The following table outlines the summary of issues raised within the submissions and Curio Response.

Response to Submission

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
1A Church Avenue	<p>Issues</p> <p>1. The submitted noted that nothing within the vicinity of equivalent locations, such as Merrylands or Guildford train stations, are zoned as double-storey low density residential, and are confused as to why is this non-heritage 1970's house is zoned in this way. This inconsistency should be acknowledged and fixed in the Draft Heritage Conservation Plan.</p> <p>1. The submitted noted that 1A and 1B Church Avenue (built in the 60's) falls outside the 1944 period that council wants to preserve and should not be part of the HCA. Nimbus peer review notes that the house is not consistent with the scale and form of the HCA, and is already 1.5 storeys high.</p>	<p>1. Curio notes that the building in question (1A Church Avenue) has been recognized as a non-contributory item to the proposed Westmead HCA. Curio also notes that the low-density zoning restriction for this area is appropriate due to the direct proximity to the HCA, even if the item is not inside the HCA itself.</p> <p>2. Again, Curio notes that Church Avenue has been recognized as a non-contributory item to the proposed Westmead HCA, however 1B Church Avenue has been noted as a contributory item that shares aesthetic similarities to the wider HCA, despite dating to the late 1960's-mid 1970's. Curio's recommended HCA boundary excludes 1A and includes 1B Church Avenue within its HCA recommendation.</p>

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
1A Church Avenue	<p>2. The submitter noted that the 6-8-12-20 storey buildings to the north and east will cause significant loss of quiet enjoyment, privacy and solar access. Residents living in 1-storey houses opposite the large 8-storey cliff-like mixed use buildings will be greatly disrupted. These changes don't make planning sense.</p> <p>3. The submitter noted that a 6-storey zoning between Austral and Moree Avenue will create a wall of buildings that overshadows the north and will be a massive privacy breach for the houses in the northern part of the HCA. A transition should be implemented into the zoning.</p> <p>4. The submitter noted that unlike the proposed zoning for Hawkesbury Road, the stations at Merrylands Station, Guildford Station and Parramatta Station do not have single-double storey low density housing on one side and 8-storey</p>	<p>3. Curio has consistently recommended that areas immediately adjacent to the HCA include controls including reduced height, incorporation of stepped setbacks and landscaping to mitigate potential impacts to the adjacent HCA to the West.</p> <p>4. Curio recommends a building height of ~4 storeys to the area in question, which will provide an adequate transition between the higher densities to the north and the single-storey residences within the HCA.</p> <p>5. Curio notes that Hawkesbury Road is of a significant width, which would help to partially negate any visual juxtaposition or streetscape issues resulting from varied building heights . The obvious smaller scale of the buildings on the eastern border of the HCA, near to the</p>

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
<p>1A Church Avenue</p>	<p>mixed use buildings on the other side, as this is poor planning and illogical.</p> <p>5. Westmead Station is a major train station with most trains stopping there and is better placed than any other Cumberland region suburb to house higher density accommodation.</p> <p>6. The submitted noted that retaining low density, single-double storey residential zoning will restrict the value of the properties for the foreseeable future and remove the option of residents to move away to a quieter area.</p>	<p>Oakes Centre, will also help to create an obvious 'entrance' to the heritage HCA.</p> <p>Curio also notes that the recommended HCA Boundary excludes 1A Church Avenue and 72 Nolan Crescent from the HCA, and may provide an opportunity for slightly higher scaled built forms and be more in line with the eastern face of Hawkesbury Road.</p> <p>6. This is an strategic planning issue to be considered by Council.</p> <p>7. Curio notes that listing a residence as a heritage item does not necessarily restrict its value. This is a strategic planning consideration for Council.</p> <p>8. Curio notes that the recommended HCA Boundary does not include 1A Church Avenue</p>

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
<p>1A Church Avenue</p>	<p>7. Page 32 of the strategy paper calls for “intensify commercial and retail uses around transport nodes to provide a more productive economy”. Both lots 1A 1B Church Avenue Westmead are located directly north of the Oak Centre shopping strip, identified as one of these activities note to be “intensified”.</p> <p>Recommendation:</p> <p>1. Rezone all properties at the same time, except the 15-120 properties built in 1944, not an expanded HCA that includes 1970’s houses on the corner of Hawkesbury Road.</p> <p>2. Both 1A Church Avenue and 72 Hawkesbury Road should be excused from the HCA and allow for a higher density</p>	<p>within the HCA, which would allow it to be converted into a mixed-use space up to 4 storeys.</p> <p>1. Curio notes that the 1970’s houses and others within the HCA that are contributory and non-contributory are included within the boundary to provide a ‘buffer’ around the heritage items. Even without such an expanded HCA, residences directly adjacent to the listed 1940’s residences would have significant zoning restrictions to ensure they are of similar character, height and materials.</p> <p>2. Curio agrees with this recommendation, and recommends that these two properties are excluded from the recommended HCA boundary. from</p>

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
1A Church Avenue	<p>zoning to give proper transitions from 8 storey to single storey.</p> <p>3. Density should be spread all along Hawkesbury Road, instead of a cliff on one side and low density on the other. The area south of the Public School and north of the Oakes should be ~6 storey zoning, to better transition from the 8-storey zoning on the opposite side of Hawkesbury Road.</p> <p>4. Within 450m of the station, the density should be no less than 6 storeys, to ease housing crisis.</p>	<p>3.. The lower scale proposed to the properties along Hawkesbury Road south of Westmead Public School and North of the Oakes Centre will conserve the setting of the low-density scale of dwellings within the proposed HCA boundary. It is recommended that any increased scale of development within this area should continue to conserve the setting of the HCA and Oakes Centre and views looking north and south along Hawkesbury Road.</p> <p>4. This is a strategic planning consideration for Council.</p>

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
11 Moree Avenue	<p>Issues:</p> <ol style="list-style-type: none"> 1. The submitter noted that no Heritage Impact Assessment has been produced by Council or Architectus to go with the outcomes of the Master Plan. 2. The submitter noted that Master Plan is broad-brush and seeks to rezone the whole area into one single zoning, either high or low density. They believe this is a departure from WSCLUP 2022 and is not justified. 3. The submitter noted that the planned 8-storey zoning on Moree Avenue is directly adjacent to the rear and sides of 8 heritage listed houses. Similarly, the 15-storey zoning on Grand Avenue is in the vicinity of these 8 heritages listed properties. The rapid descent from 15 to 8 to 1 storey is very dramatic and should be more gradual. 	<ol style="list-style-type: none"> 1. An Heritage Impact Assessment is currently being prepared and will accompany the Planning Proposal. 2. This is a strategic planning consideration for the Council. 3. Curio have consistently recommended lowering the height of buildings on the southern side of Grand Avenue and on the western end of Moree Avenue. In our advice sent to Council (November 2023) we recommended a maximum of 4 storeys to allow for a transition between the higher storey buildings to the north, and in order to lessen impacts towards the heritage conservation area.

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
11 Moree Avenue	<p>4. The submitter noted that the planned 6 storey zoning on Moree Avenue is directly adjacent to 12 potentially new heritage items in the HCA. This does not take the height transition, character and interface of the HCA into account.</p> <p>5. The submitter noted that an image of a house used to represent the character of the HCA 'Western Village' is in fact on Moree Avenue, within the Tooheys Palm Estate HCA and is totally separate from the proposed HCA. This is misleading.</p> <p>6. The submitter considered the current heritage protection framework for heritage items in the council area is flawed. For example:</p> <p style="padding-left: 40px;">a. The SEPP 65 overrides any DCP that is inconsistent to SEPP 65.</p>	<p>4. Curio have consistently recommended lowering the height of buildings on the southern side of Grand Avenue and on the western end of Moree Avenue. In our advice sent to Council (November 2023) we recommended a maximum of 4 storeys to allow for a transition between the higher storey buildings to the north, and to lessen impacts towards the heritage conservation area.</p> <p>5. Curio agrees, this should be updated with the correct residence photograph.</p> <p>6. This is a strategic planning consideration for the Council. Curio notes that the DCP development controls for the Westmead South precinct will be updated as part of the planning proposal.</p>

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
11 Moree Avenue	<p>b. The Apartment Design Guide doesn't offer any tangible heritage protection measures.</p> <p>7. The submitter considers that that the planned 8-15 storey rezoning in the vicinity of the HCA is misleading to potential developers and exposes Council to potential Land Environment Court cases.</p> <p>8. The submitter considers that Master plan lists heritage items and recent constructions as 'constrained sites' that are nil-minimal redevelopment potential. They were also informed by Council that heritage properties can be developed, which they consider misleading.</p> <p>9. The submitter noted that residents along Grand Avenue, Moree Avenue, Austral Avenue, and Church Avenue will potentially be adjacent to and surrounded by 6-8-12 storey apartment blocks. They believe that this will dominate the streetscape and cause issues with privacy. These zonings should have transitional heights close to heritage items. The submitter considers that residences at 5-19 Moree Avenue in particular will be stranded inside a 12-storey concrete jungle on the north and sides, with their backyard exhibited to apartment residents.</p>	<p>7. This is an issue for Council's consideration. Council to determine.</p> <p>8. This is a strategic planning consideration for the Council.</p> <p>9. Curio have consistently recommended lowering the height of buildings on the southern side of Grand Avenue and on the western end of Moree Avenue. In our advice sent to Council (November 2023) we recommended a maximum of 4 storeys to allow for a transition between the higher storey buildings to the north, and to lessen visual and amenity impacts towards the heritage conservation area.</p>

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
	<p>10. The submitter considers that medium density and high-rise apartments should also be zoned for the area in the vicinity of Sydney Smith Park, so the housing is not entirely bunched north of Austral Avenue</p>	<p>10. This is a strategic planning consideration.</p>
<p>19 Moree Avenue</p>	<p>Issues:</p> <ol style="list-style-type: none"> 1. The submitter considers that the draft Masterplan does not appear to have appropriately considered the potential future impacts of the proposed zoning on the heritage items. These impacts include inappropriately scaled development, loss of curtilage and setting, obscuration of views, overshadowing and impacts to amenity. This is most evident in the proposed abrupt transition in building height in the areas around Moree Avenue. 2. The submitter considers that the anticipated eight storey-built forms in area D1 north of Moree Avenue, on the immediate periphery of 19 Moree Avenue, will lead to adverse visual and physical impacts, and is fundamentally inconsistent with the stated vision and principles of the Master Plan to <i>'carefully consider height, bulk and scale to ensure new buildings respect the area's heritage in a sympathetic way'</i>. 	<ol style="list-style-type: none"> 1 –Curio has consistently recommended lowering the height of buildings on the northern face and western end of Moree Avenue. In our previous advice to Council we recommended a maximum of 4 storeys to allow for a transition between the higher storey buildings to the north, and in order to lessen impacts towards the heritage conservation area. 2. Curio agrees, see above.

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
	<p>3. The submitter considers that the residents of 19 Moree Avenue are opposed to potential eight storey built zoning immediately adjoining their property as this will result in intolerable impacts on visual and aural amenity, the loss of visual privacy in windows serving habitable rooms and private open spaces, loss of solar access to principal living areas and private open spaces (very important to avoid damp and help with ventilation), and a feeling of being 'hemmed in' by an imposing eight storey scaled structure framing the side and rear boundaries.</p> <p>Recommendation:</p> <p>We recommend that Council undertakes further heritage assessments and investigations to inform revisions to refine draft Masterplan, ensuring the desired future character and anticipated future development will be contextually responsive and sympathetic to the significance of the heritage items.</p>	<p>3 – Curio agrees, see Response 1.</p>
	<p>Issues</p> <p>The submitter objects to the previous proposal for 45 Austral Avenue to be listed as a heritage item for the following reasons:</p>	<p>Curio notes that Cumberland City Council is no longer pursuing the listing of this property as a heritage item. Curio has also recommended this residence to be excluded from the HCA.</p>

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
45 Austral Avenue	<p>1. The submitter has concerns regarding the investigation of the property at No.45 Austral Ave, noting that it no longer has the 'decorative brick chimney' described in the Council documents. The house has changed considerably from the description in the document, having gone through a rear extension, extensive renovations, and leakage restoration.</p> <p>2. The submitter notes that all the windows and doors at 45 Austral Avenue have aluminium framing in a modern style which is very different from the other houses in the area and clashes with the heritage character.</p> <p>3. The submitter notes that the front porch a timber a patio cover has been installed, which is not present in the surrounding houses and clashes with the heritage character.</p> <p>4. The submitter notes that the driveway, visible from the street view, leads to a 8m x 7m gable roof double workshop garage, which differs from the surrounding houses.</p> <p>5. The submitter questions the age of the building and its ability to meet the threshold for heritage listing.</p>	<p>1. Curio agrees that this updated information should be taken into account and applied to any heritage documents relating to 45 Austral Avenue. A follow up assessment should be undertaken to assess if the item is contributory or non-contributory.</p> <p>2. Curio agrees, see above.</p> <p>3. Curio agrees, see response 1.</p> <p>4. Curio agrees, see response 1.</p> <p>5. Curio agrees, see response 1.</p>

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
45 Austral Avenue	<p>6. The submitter notes that on 01.07.1980, Section 149, the property was listed as "not" being of heritage significance.</p> <p>7. The submitter notes that on 04.11.2014, a Section 149 record listed 45 Austral Avenue as not being an item of environmental heritage.</p> <p>8. The building has undergone the following modifications:</p> <ul style="list-style-type: none"> - Some modifications on the 02.09.1987. - Demolished or original garage and construction of a new garage 08.08.1996. - A modern carport constructed 14.09.1998. - Additions and alterations for the construction of a rear lounge and ensuite on the 03.12.1999. 	<p>6. Curio understands that this property is no longer being proposed as a heritage item by Council and agrees that it is not of heritage significance. Curio also recommends that the item is not included within the HCA boundary.</p> <p>7. Curio agrees, see above.</p> <p>8. Curio agrees that these modifications raise questions about the building's ability to meet the threshold for heritage listing or its inclusion within the HCA boundary.</p>

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
75 Hawkesbury Road (St Barnabas)	<p>Issues</p> <ol style="list-style-type: none"> 1. The submitter notes that while St Barnabas is supportive of the higher density proposals for Westmead South, they are strongly concerned that the site is identified as '<i>unlikely to change (heritage, school, church, strata title)</i>', as this is contrary to the purpose of the draft Master Plan and will restrict the development of the site for community use. 2. The submitter notes that the site is not identified as a heritage item under CLEP 2021 or the State Heritage Register. In 2022 the site was recommended by the LPP to be removed from the potential heritage listing, but the listing proceeded due to a recommendation by Council for the future Westmead South Planning Proposal. The reason for its retaining, despite the previous recommendation, has not been made clear, especially since the number of items has reduced from 15 to 11, including the adjoining Sacred Geart School and Church has been removed from potential listing. 	<ol style="list-style-type: none"> 1- Curio notes that Heritage listing will not preclude development on the site, it aims to recognize and conserve the heritage value of the building and the site. 2- Curio notes that a significance assessment was undertaken by Extent Heritage and a peer review was undertaken by Nimbus. Both finally agreed that St Barnabas should be listed as a heritage item.

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
75 Hawkesbury Road (St Barnabas)	<p>3. The submitter notes that heritage consultants, advised in 2021 that:</p> <p><i>“St. Barnabas’ Church does not serve the needs of its congregation. The Church is unlikely to have more historic significance than any other church of its period.</i></p> <p><i>The Church is not a particularly fine example of the work of the architects, N.W.McPherson and D.A. Harrison. The most distinctive characteristic of St. Barnabas’ Church is its stone, which was cut in the 1860s and salvaged from Nairn Cottage. Its association with Nairn Cottage is not sufficient reason to warrant listing of the Church.</i></p> <p><i>As set out above, it would be desirable, if at all possible, to salvage this stone for re-use on this site or on another site.</i></p> <p><i>The most significant element of a church is not its buildings, but its congregation. If a church building is not of high historic or architectural merit, as is the case on this site,</i></p> <p><i>then a strong argument can be made for its removal and replacement with a building fit for purpose.”</i></p> <p>and;</p>	<p>3- Curio disagrees with these points, and again notes that a significance assessment was undertaken by Extent and a peer review was undertaken by Nimbus. Both agreed that St Barnabas should be listed as a local heritage item and meets the assessment criteria for its historic, associative, aesthetic, social, scientific, rare and representative significance.</p>

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
75 Hawkesbury Road (St Barnabas)	<p><i>'the subject Church, hut and grounds do not meet any of the Criteria for listing' and that the Nimbus peer review report as included in the exhibition of the Westmead South Concept Plan in November 2022, 'gives this opinion without any justification'.</i></p> <p>4. The submitter notes that the church is part of the proposed Hawkesbury Road High Street Character Area, which is identified for 8-25 storey's and decreasing in height travelling south along the Hawkesbury Road. Heritage listing will limit the zoning/scale, which will cause a disparity in heights along the HRHSC.</p> <p>5. The plan includes a retail FSR requirement but does not clarify if this is a minimum or maximum retail FSR requirement. While the church doesn't have an objection to this, subject to the site not being heritage listed. A heritage listing and subsequent restrictions would limit the potential of the site to provide a meaningful active retail frontage, which would require the removal or demolition of the existing church building. Retail would need to be provided behind the church, disconnecting it from the Hawkesbury Road retail frontage.</p>	<p>4- Curio notes that Council will have the final say on the proposed building heights along Hawkesbury Road High Street Character Area. While the proposed heights for properties immediately north and south of St Barnabas Church is '8 storeys' the retention of the church building will provide a positive aesthetic, historical and social contribution to the high street streetscape. Its existing front setback and heritage curtilage will also encourage pedestrian activation and contribute to the character area's social amenity. It will also conserve and enhance view opportunities looking north and south along Hawkesbury Road, and east and west (to and from the Oakes Centre, and Westmead Estate HCA).</p> <p>5- Curio notes that Heritage listing will not necessarily preclude any development on the site, it merely recognizes the heritage value of the building and the site.</p>

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
75 Hawkesbury Road (St Barnabas)	<p>Recommendation</p> <ul style="list-style-type: none"> • Remove the 'unlikely to change' designation on the master plan • Remove the identification of the Site as a potential heritage item on the Westmead South - Draft Master Plan. • Clarify if the retail FSR requirement is a minimum or maximum provision. 	<p>Curio notes that a significance assessment was undertaken by Extent and a peer review was undertaken by Nimbus. Both agreed that St Barnabas should be listed as a heritage item.</p> <p>Curio agrees with the listing of St Barnabas Anglican Church as a heritage item, and notes that the building plays a positive role in contributing to the streetscape,</p> <p>Curio notes that Heritage listing will not preclude development on the site, it will recognize and conserve the heritage value of the building and its contribution to the streetscape, and any future development will require consideration of its impact on the heritage values.</p>
	<p>Issues</p> <ol style="list-style-type: none"> 1. The submitter expresses its support for the Draft Master Plan and proposed controls, but they ask that Council remove the identification of the St Barnabas church and hall as proposed heritage items. 	<p>Curio notes that a significance assessment was undertaken by Extent and a peer review was undertaken by Nimbus. Both agreed that St Barnabas should be listed as a heritage item.</p>

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
<p>75 Hawkesbury Road (St Barnabas Anglican Church)</p>	<p>2. The submitter considers that a local heritage listing will have a severe effect on the church's ability to meet the contemporary needs of the community, as well as diminish future financial viability and future urban renewal for the site.</p> <p>3. The submitter notes that the St Barnabas Anglican church parish has commissioned heritage consultants to prepare submissions to Council in relation to Council's proposed listing of the site as a local heritage item (HS97). In the professional opinion of both commissioned consultants, the church buildings are assessed as not meeting the criteria for heritage listing.</p> <p>Recommendations</p> <p>As listed in previous section.</p>	<p>Curio agrees with the listing of St Barnabas Anglican Church as a heritage item, noting that the building plays a positive role in contributing to the streetscape.</p> <p>Heritage listing will not preclude any development on the site, it recognizes and conserves the heritage value of the building and its contribution to the streetscape, and any future development will require consideration of its impact on the heritage values.</p>
	<p>Issues</p> <p>1. The submitter notes that, in their opinion, the Oakes Centre is dilapidated, run down, and unattractive, with no notable features of interest to any historical period. They consider the building is not worthy to be on the heritage listing.</p>	<p>1- Curio notes that the significance of the Oakes Centre has been assessed and is recognised as a historically significant planned shopping centre, designed by renowned architect Emil Sodersten and built to service the growing local community of Westmead Estate. The building has retained its overall original form and appearance contributes</p>

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
74 Hawkesbury Road (The Oakes Centre)	<ol style="list-style-type: none"> <li data-bbox="831 395 1464 683">2. The submitter notes that they believe that it is very noticeable that shops 15 and 16 at the northern end of the complex are later additions to the building form after the Centre was completed. They note that there are numerous metal poles installed under the awning to prop it up that they think are not original, and the façade does not appear to relate to any period. <li data-bbox="831 722 1464 975">3. The submitter notes that the east side of Hawkesbury Road directly opposite the Oakes has been drafted to be rezoned for buildings up to 8 levels. They note that if the Oakes is put on the heritage list there will be restrictions in place that will limit its ability develop the site to match and align with its counterpart across the road. <li data-bbox="831 1015 1464 1337">4. Finally, the submitter noted that Council plans to put a new plaza in front of the Oakes Centre shops, where the parking area is currently. They believe that this new plaza will overshadow the Oakes shopping centre, and question why the Oakes Centre is being listed as a heritage item if it will simply be overshadowed by this new development. Instead they believe that the dilapidated Oakes should re-developed and be 	<p data-bbox="1581 360 2024 427">positively to the aesthetic and social significance of the Westmead Estate.</p> <ol style="list-style-type: none"> <li data-bbox="1536 467 2051 683">2- Curio disagrees, noting that the northern end of the Oakes Centre dates to the 1970's, and represents a sympathetic and useful addition to the shopping centre that can be utilized in the area's redevelopment and renewal. <li data-bbox="1536 722 2051 1007">3- Curio notes that Hawkesbury Road is a wide arterial corridor, which will allow for an obvious differentiation between the eastern and western sides. Furthermore, the lower-density and 3-storey Oakes Centre will serve as a clear 'gateway' to the HCA area directly behind it to the west. <li data-bbox="1536 1046 2051 1299">4- Curio notes that the planned 'Plaza' out the front of the Oakes will continue to be an open space, enhanced, and upgraded as part of future public domain works. There will be no development within this area which will 'overshadow' the Oakes Centre.

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
74 Hawkesbury Road (The Oakes Centre)	<p>zoned to allow for the same building height as the eastern side of Hawkesbury Road.</p> <p>Recommendation –</p> <ol style="list-style-type: none"> 9. Please do not list the Oakes Centre as a heritage site. 10. Allow for future development in alignment with the opposite side of Hawkesbury Road. 	<p>Curio notes that the Oakes Centre has been recommended to be listed within the Cumberland Heritage Study 2020 by Extent Heritage, and by Nimbus in their Peer Review. The building provides an important functional and historical contribution to Westmead Estate and Hawkesbury Road.</p>

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
<p>Westmead Heritage Conservation Area</p> <p>Petition with 260 signatures.</p>	<p>Issues</p> <p>1. The petition notes that if the Westmead Estate HCA goes ahead, it is likely to result in:</p> <ul style="list-style-type: none"> - overall reduced property prices - A loss of freedom to develop or make changes to properties within the boundary - Limited future development in the area (such as limiting the replacing of old properties with new houses) - Overall reduced maintenance opportunities on properties, due to likely added restrictions on renovations and maintenance. <p>2. The petition notes that this HCA may result in a pocket of Westmead being underdeveloped. It also outlines the belief that it could cause reduced housing for the future, as existing properties will not be able to be re-developed in line with the rest of Westmead. This is a particular concern as there is significant current and future need for more housing in Westmead.</p>	<p>1- Curio notes that Heritage conservation does not preclude development. It recognizes and conserves heritage values of an area. The Westmead Estate assessed as being significant for its historical, associative, aesthetic, social, scientific, rare and representative values which provide a positive physical and visual contribution to Westmead South precinct and benefits, residential and streetscape amenity. .</p> <p>2- Curio notes that Heritage listing will not preclude development within the area. . The conservation of the low-density scale of dwellings within the Westmead Estate HCA boundary will contribute to the diversity of housing stock to be provided within Westmead South as part of the Planning Proposal which proposes high rise (up to 20 storey residential flat building) built forms within the north of the precinct.</p>

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
<p style="text-align: center;">Westmead Heritage Conservation Area</p> <p style="text-align: center;">Petition with 260 signatures.</p>	<p>3. The petition notes that the significance of subject properties is questionable. They believe that they are very basic and have no architectural merit to justify them being put on a heritage conservation. Many of them were built as 2-bedroom residences, however many of them have undergone significant changes, remodels, and reconfigurations. It is argued that there are other similar looking houses in other parts of Merrylands, Wentworthville and other parts of Westmead, which should logically also be made into HCA's.</p> <p>4. The petition argues that most of the post-war era houses are ugly, poorly maintained and in disrepair and poor condition, particularly internally. They lack adequate windows and door ventilation, only a single toilet, and need constant upkeep. They consider that they are more suited for knock-down-rebuild and should not be listed.</p> <p>5. The petition notes that with all the current and proposed future development proposed by NSW State Government in the Westmead area, it is contradictory to these needs to cast this area into future stagnation. Furthermore, a 14-family housing commission has been proposed and partially constructed by Council on Nolan Crescent and Fenwick place, which would be limited or negated by the HCA.</p>	<p>3- The HCA has been recommended following the Heritage Study prepared by Extent Heritage (2020) and peer review. . Curio supports the proposed Westmead Estate HCA, that it has merit as a heritage conservation area, and conserves an important social and historical feature of the Westmead South Area.</p> <p>4- Curio disagrees, see above.</p> <p>5- Curio notes and understands that the re-development of the Westmead HCA is also to include a range of housing options from low to high density, and the formation of the HCA supports and aligns with the low-density objective.</p> <p>Curio agrees that the now complete housing commission on 1 Nolan Crescent has limited the value of the block within the HCA somewhat, however this does not negate the heritage value of the HCA as a whole and makes the protection of the</p>

Curio Projects response to submissions for the Draft Westmead South Master Plan

Subject	Submission summary	Curio response
<p>Westmead Heritage Conservation Area</p> <p>Petition with 260 signatures.</p>	<ol style="list-style-type: none"> 6. The petition outlines that the classifying of homes will likely stifle the process of rezoning and will reduce the value of the classified properties and any adjacent properties. 7. The petition also mentions that additional housing in Westmead is has been outlined as a future priority, and that this would be restricted if areas were to be declared as heritage conservation areas. 8. The petition notes that many residents are broadly against the proposed heritage classification. It claims that with the proposed changes their rights as property owners will be limited and their hands are tied. They note that they settled in this area to suit their work, lifestyle and to retire in an area which is in close proximity to everything. 9. Finally, the petition argues that the HCA will place an unwanted and uncalled-for burden on local property owners, requiring them to overcome numerous red-tape checks and balances with Council, at the owners expense, and will burden residents with reduced property prices that will not be compensated. The petition argues that this is unfair. 	<p>surrounding residences even more apparent.</p> <ol style="list-style-type: none"> 6- This is a strategic planning matter to be considered by Council. 7- Curio notes that, as mentioned above, mixed-density housing is part of the plan for Westmead South and would require some low-density housing, such as the low density character within the HCA 8- Curio notes that Heritage listing will not preclude development, redevelopment or renovation on the site, it recognizes the heritage value of the building or area. There are opportunities for development with respect to the area's significance. 9- As above



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Addendum Report: Response to Submissions - Heritage

Draft Westmead South Master Plan

2 May 2024

We acknowledge the Darug Nation and its people as the Traditional Owners of the land on which the Cumberland Local Government Area sits today. We recognise the Darug Nation and people's continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

Document Information

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Local Government Area

Cumberland City Council

Issue	Issue date	Version	Notes/Comments	Author	Review
1	17.04.24	Draft Report	Client Review	Kate Wine	Natalie Vinton
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3	02.05.24	Revised Final	For submission	Kate Wine	Natalie Vinton

This report has been prepared based on research by Curio Projects specialists. Historical sources and reference material used in the preparation of this report are acknowledged and referenced at the end of each section and in figure captions.

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1. Introduction

Curio Projects Pty Ltd have been commissioned by Cumberland City Council to review and respond to the heritage concerns raised within two (2) submissions submitted to Council during the exhibition period for the Draft Westmead South Master Plan. Curio was advised by Cumberland City Council and received a copy of these additional submissions on 5 April 2024.

1.1. Background

In January 2024, Council provided Curio with a total of eight (8) submissions that required a heritage response. The submissions related to the following properties/areas within the Westmead South precinct.

- 1) 1A Church Avenue
- 2) 11 Moree Avenue
- 3) 19 Moree Avenue
- 4) 45 Austral Avenue
- 5) 75 Hawkesbury Road (St Barnabas Anglican Church)
- 6) 74 Hawkesbury Road (The Oakes Centre)
- 7) A Petition regarding the Westmead Estate Heritage Conservation Area

Curio prepared a *'Response to Submissions – Heritage'* report, dated 13 March 2024 to address the heritage concerns raised within these submissions. The report was contained within Appendix F of the *'Heritage Impact Assessment: Draft Westmead South Master Plan'*, dated 13 March 2024, prepared by Curio Projects.

The Draft Westmead South Master Plan was considered at the Cumberland Local Planning Panel (LPP) on the 27 March 2024. The Cumberland LPP recommended that Council address the key matters raised within two additional submissions which were received as part of the Master Plan exhibition period (concluded on 22 December 2023). While these two submissions were received by Council during the exhibition period, they were not provided to Curio Projects in January 2024 as part of the collection of submissions received which required a technical heritage response.

Following on from the LPP on the 27 March 2024, the Cumberland LPP advised that the additional submissions should also be considered and responded to prior to the Westmead South Planning Proposal and its associated documents being endorsed and forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

As a result, Curio were commissioned to prepare an addendum report with respect to the additional submissions. This document forms the addendum to the *'Response to Submissions – Heritage'* report and contains the heritage responses to the additional submissions received by Curio on 5 April 2024.

1.2. Additional submissions

The heritage concerns raised within the two (2) additional submissions forwarded to Curio on 5 April 2024 relate to: 1) No. 9 Moree Avenue (dated 22 December), and 2) Draft Westmead South Master Plan (prepared by NSW Land and Housing Corporation, dated 8 December 2023).

Section 2 of this Addendum Report outlines the summary of heritage issues raised within these additional submissions and Curio's technical response.

2. Response to Submissions (received by Curio 5 April 2024)

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan		
Subject	Submission summary	Curio response
<p>9 Moree Avenue</p> <p>Toohey's Palm Estate Heritage Conservation Area</p>	9 Moree Avenue: Toohey's Palm Estate Heritage Conservation Area	
	<p>1. Adverse impacts on listed heritage items and Toohey's Palm Estate HCA</p> <ul style="list-style-type: none"> - The setting of the Tooheys Palm Estate HCA should be preserved and protected. The HCA is recognised as only one of two HCAs within the Cumberland LGA. The area and its individual listed items are recognised as having significance and are listed within the current Cumberland LEP. Their significance is further supported by the Cumberland Comprehensive Heritage Study prepared by Extent Heritage (2020), which also recommended its extension. - The significant density intensification of bulk and scale (8 storeys to north, east and west) immediately adjacent to the - HCA and its items will have a detrimental impact on its setting and heritage values. Neighbouring development remain low scale in character with development informed by the historical pattern of development within the HCA. - Views within, to and from the HCA will be negatively impacted. 	<p>Curio agrees and has consistently recommended that the properties surrounding the Toohey's Palm Estate HCA should have a maximum height of four (4) storeys. The introduction of a low scale character will conserve the historical pattern of development within the HCA.</p> <p>Curio has also consistently recommended that that new development adjacent to the HCA should incorporate appropriate siting, consistent front, side and rear setbacks and stepped built form so as to conserve the historical setting of the HCA and ensure new development does not visually overwhelm the heritage items or detract from their appearance and contribution to the Moree Avenue streetscape.</p> <p>The revised Draft Master Plan proposes a maximum of four (4) storey scale (and maximum Height of Buildings control of 14m) for the properties to the east and west of the HCA fronting Moree Avenue, and to the north, north east and north west fronting Grand Avenue. The incorporation of additional development controls with regard to the front, side and rear setbacks, stepped built form, landscaping, design and materiality will help to</p>

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan

Subject	Submission summary	Curio response
	<ul style="list-style-type: none"> - The introduction of high-density residential development within its setting would lead to the HCA no longer being able to retain its representative heritage value. 	<p>further reduce potential impacts on setting of the HCA and conserve views lines from within the Moree Avenue streetscape looking north, as well as conserve views looking north from the rear private open spaces and living areas of the significant dwellings within the HCA.</p>
	<ul style="list-style-type: none"> - No imagery or artists impressions/cross section elevation images provided to understand the visual implications of the Draft Master Plan on the Moree Avenue streetscape, its interface with HCA, or along Grand/Alexandra avenues. - Proposed 8 storeys surrounding the HCA to north, east and west will visually dominate the single storey listed Inter-war bungalows. - No design consideration response to the historical streetscape pattern within the HCA nor bear relation to historic built forms of the listed Inter-war bungalows. - The submitted provided examples were provided of similar proposals of high density built forms immediately adjacent to significant single storey dwelling within Wentworthville in Cumberland LGA (i.e. 38 Fullagar Road within Fullagar Road HCA and individually listed item at No. 57 Veron Street) demonstrate that the built form (similar height and scale to that which is proposed as part of the Master Plan) established 	<p>Curio agrees that the exhibited Draft Westmead South Master Plan did not provide sufficient rendering or perspectives to illustrate the visual impact of the proposed massing adjacent to the Toohey's Palm Estate HCA.</p> <p>As above, Curio agrees that 8 storey height immediately surrounding the HCA to the north, east and west would have an adverse impact on the single storey Inter-war bungalows and that the exhibited draft Master Plan did not include design consideration which respects the historical built form of the HCA.</p> <p>Curio agrees that appropriate built form, scale and massing which conserves heritage values of the HCA needs to be established at the Master Plan stage and welcomes the revised draft Master Plan which proposes a maximum four (4) storey/14m HOB for properties to the north, east and west of the HCA. Additional development</p>

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan

Subject	Submission summary	Curio response
	<p>through a planning proposal limits the ability to manage adverse impacts and are not sympathetic or responsive to heritage values. Maximum height limits established at Master Plan stage.</p>	<p>controls regarding setbacks, landscaping, design, materiality will assist in mitigating any additional impacts on the HCA's significant setting and views.</p>
	<p>The submitter also requested the following of Council:</p> <ul style="list-style-type: none"> • <i>Council to explain how it is committed to promoting and preserving these important heritage items and conservation area given the significant adverse impacts the Draft Master Plan's proposal will have on their heritage values.</i> • <i>Council to explain why the controls contained in Part G (Section 2) of the Cumberland DCP as it pertains to the LGA's heritage conservation areas – and specifically the Toohey's Palm Estate Conservation Area – are able to be entirely ignored and not adhered to in the design outcomes for the Northern Living Area where it interfaces with the heritage conservation area. These include:</i> <ul style="list-style-type: none"> - <i>not to dominate the appearance of the heritage item from the street.</i> - <i>the heritage item should retain its visual prominence;</i> - <i>the massing of buildings so that lower-scale buildings act as a transition between the new and the old;</i> - <i>new development should be compatible with heritage items in terms of its scale and massing, overall bulk and composition.</i> - <i>new development should be sympathetic to the identified heritage values;</i> - <i>maintain the existing streetscape character.</i> 	<p>This is a strategic planning consideration and requires a response from Cumberland City Council.</p>

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan

Subject	Submission summary	Curio response
	<ul style="list-style-type: none"> <i>Council to provide specific, real-life examples of heritage listed properties/conservation areas that are one storey and directly adjacent to high density development of 8 storeys or higher. We have so far been directed to examples of heritage with an “urban character” – such as the Waratah Flour Mills in Dulwich Hill and the Marrickville Library – however these are, with respect, not comparable whatsoever. These are examples of the adaptive re-use of what were ostensibly industrial or public building heritage items – they do not have comparable heritage values of a low-scale, residential nature like the inter-war bungalows in our heritage conservation area.</i> 	<p>Noted. For response from Council.</p> <p>Any studies related to the provision of ‘real-life examples of heritage listed properties/conservation areas that are one storey and directly adjacent to high density development of 8 storeys or higher.’ is not within Curio’s scope of works.</p>
	<p>2. Draft Master Plan prepared and exhibited prior to carrying of completion of any expert heritage impact assessment on (a) existing heritage items, (b) existing HCAs, and (c) proposed Westmead Estate HCA.</p> <ul style="list-style-type: none"> - Concern raised regarding exhibition of the Draft Master Plan without careful consideration and input of heritage consultant and/or expert heritage impact assessment. - Not aligned with the vision statement for the Draft Master Plan in Section 6.2 which states: <p><i>‘Westmead South’s character will be preserved and enhanced by protecting its extraordinary heritage. New development, in particular those in close proximity to heritage items, will be</i></p>	<p>The timing of the exhibition period from 31 October to 22 December 2023 was a strategic planning consideration by Council, so therefore requires a Council response with regard to the inclusion/exclusion of heritage considerations.</p> <p>Curio was engaged by Council in late August 2023 to provide heritage input and services in relation to the Draft Master Plan. Although Curio was engaged further in the process; we have provided an independent review of the Draft Master Plan and have continued to provide consistent independent heritage advice.</p> <p>In summary:</p>

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan

Subject	Submission summary	Curio response
	<p><i>carefully considered regarding height, bulk and scale to ensure new buildings respect the area’s heritage in a sympathetic way. ‘</i></p>	<ul style="list-style-type: none"> - Curio was engaged by Cumberland City Council as the heritage consultants for the Draft Westmead South Master Plan on 24 August 2023 and an initial inception meeting regarding the project was held with Council’s Strategic Planning team on 28 August 2023. - Initial high-level advice on the Draft Master Plan was provided to Council on 31 August 2023, noting that: <ul style="list-style-type: none"> - The low-density zoning for the Westmead Estate HCA would likely have a positive physical heritage impact on its character and setting. - The proposed 6 and 8 storey heights to the northern and southern sides Moree Avenue have the potential to impact the character, setting and views of the Westmead Estate HCA by dominating and detracting view lines looking north and would not offer an appropriate visual transition between the low densities of the HCA to higher densities proposed along Alexander and Grand Avenue. - The proposed 8 storeys along Moree Avenue would likely visually dominate and detract from the setting of the existing items Toohey’s Palm Estate HCA and its extension to include the established street palms. - Views looking north from the northern boundary of the Westmead Estate HCA may be impacted

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Subject	Submission summary	Curio response
		<p>due to the introduction of the urban uplift further north.</p> <ul style="list-style-type: none"> - Council provided Curio with a revised draft Master Plan 27 September 2023. Curio noted changes including the marginal decrease in proposed building heights within the northern living precinct (i.e. reduction of maximum heights from 15 storeys to 8 storeys north of Moree Avenue and the removal of proposed additional heights to land immediately south of the Westmead Estate HCA). - Curio attended a meeting with Council and their consultant urban design team on 5 October 2023 and provided Built Form Guidance and Advice to Council on 12 October 2023. This advice focused on the following: <ul style="list-style-type: none"> - The proposed built form and potential impacts. Curio provided recommendations around heights and setbacks to help mitigate potential heritage impacts. E.g. Recommendations for a maximum four (4) storeys within the vicinity of the Toohey's Palm Estate and to the north of Westmead Estate HCA, and the introduction of specific development controls with regard to setbacks, stepped built form, materiality, and landscaping within these areas.

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan

Subject	Submission summary	Curio response
		<ul style="list-style-type: none"> <li data-bbox="1384 357 2029 679">– Heritage advice was also provided around several of the recommended heritage items/HCAs and their curtilages including, 30 Alexandra Avenue, and 74 Houison Street and St Barnabas Church, as well discussion on view lines along Hawkesbury Road, and the extension to the Toohey's Palm Estate HCA. (These issues had been identified for further discussion during the meeting with Council on 5 October 2023). <li data-bbox="1339 715 2029 887">– Revised Built Form and Guidance and Advice report was provided to Council on 20 November 2023. A full copy of this advice is provided within Appendix E of the HIA. In summary, the key points and recommendations were: <ul style="list-style-type: none"> <li data-bbox="1384 922 2029 1171">– Scale of buildings on the southern side of Moree Avenue and to the north west of the proposed Westmead Estate HCA should be reduced to a maximum of four (4) storeys to provide an appropriate visual transition of building heights towards the higher densities to the north and conserve view lines from the HCA. <li data-bbox="1384 1206 2029 1305">– Eight (8) storey scale of proposed development around the existing Toohey's Palm Estate HCA should be reduced to conserve its setting.

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan

Subject	Submission summary	Curio response
		<ul style="list-style-type: none"> <li data-bbox="1384 360 2029 644">– New development immediately adjacent to the HCAs should consider side, rear and front setbacks which are compatible with historical subdivision and siting of development, a stepped built form, sympathetic roof design and cohesive materiality to assist in mitigating visual impacts on their setting and soften view lines. Considerations should also be given to loss of residential amenity. <li data-bbox="1384 679 1984 852">– Development controls should be incorporated within Council’s DCP and be applied in relation ‘Westmead Estate’ whether it is proposed as a Heritage Conservation Area, or a Special Character Area. <li data-bbox="1384 887 2007 1027">– Consideration of development within the vicinity of Westmead Progress Hall (Item No. 293) to conserve its setting and view lines from north, south and east. <li data-bbox="1384 1062 2029 1380">– Proposed eight (8) storey development around proposed heritage item at 74 Houison Street may undermine its heritage character, setting and contribution to the streetscape, and that development controls relating to compatible front and side setbacks, design, material and form are considered for adjacent development and that compatible adaptive re-use is considered, and future development to the rear of St Barnabas

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan

Subject	Submission summary	Curio response
		<p>Church grounds to west respect its existing setting.</p> <ul style="list-style-type: none"> - Reduced curtilage of proposed heritage item ‘St Barnabas Anglican Church’ located at 75 Hawkesbury Road to include the church building and the 1940s Soldiers Hut which will continue to conserve the significant buildings on the site and principal views from Hawkesbury Road. - Support for the proposed setback of 6 metres to the Hawkesbury Road frontage which would conserve significant views lines looking north and south along the corridor and conserve the setting of existing and proposed heritage items. <p>Section 6.3.1 of Heritage Impact Assessment outlines Curio’s involvement to date.</p>
	<p>The submitter also requested the following of Council:</p> <ul style="list-style-type: none"> • <i>Can Council explain how the late engagement of a consultant to undertake a heritage impact assessment for Westmead South – and specifically, the only existing heritage conservation area within Westmead South – would not simply arrive at a conclusion consistent with the already predetermined outcomes and proposals set out in the Draft Master Plan given we are now at the second phase of community consultation and presumably the proposals have reached an increasingly advanced stage of refinement?</i> 	<p>As indicated above, Curio Projects was engaged by Council in late August 2023 to provide heritage input and services in relation to the Draft Master Plan. The timing of the exhibition period from 31 October to 22 December 2023 was a strategic planning consideration by Council.</p> <p>Although Curio was engaged further in the process; we have provided an independent review of the Draft Master Plan and have continued to provide consistent independent heritage advice.</p>

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan

Subject	Submission summary	Curio response
	<ul style="list-style-type: none"> • <i>Council to explain why the consultant engaged to undertake this heritage impact assessment is neither Extent Heritage nor Nimbus Architecture and Heritage – who were involved in the Cumberland LGA Comprehensive Heritage Study and the peer reviews as they pertained to proposed heritage conservation areas within Westmead South?</i> • <i>Council to publicise now (prior to the completion of the heritage impact assessment) the brief/scope of works given to the consultant. Does the brief include an evaluation of whether the Draft Master Plan, if it is proceeds as presently proposed, will result in the devaluing of the heritage values of the properties as more and more adjoining future development is incomparable, and the properties may also progressively decay due to the adverse impacts of the adjacent high-density development on the liveability and amenity of the one storey bungalow residences?</i> • <i>Council to publicly exhibit and seek community feedback on the recommendations contained in the Heritage Impact Assessment so we can meaningfully engage with the proposal in terms of its impact on the heritage values of the properties and conservation area – and able to continue our discussions with the National Trust about this area.</i> • <i>Once completed, the heritage impact assessment should be referred to the Cumberland City Council Heritage Committee for their feedback and comment.</i> 	<p>It is important to note that Curio Projects has come to the same heritage conclusions as those outlined within the <i>Cumberland Comprehensive Heritage Study</i> prepared by Extent Heritage, and the <i>Peer Review</i> prepared by Nimbus Heritage and concurs with their assessments and outcomes.</p> <p>Curio has provided consistent heritage advice and recommendations regarding the proposed changes to Westmead South precinct under the Draft Master Plan and undertaken an assessment of the heritage impacts independent of any Council objectives or considerations.</p> <p>Our published Heritage Impact Assessment and supporting documents clearly demonstrate that our later engagement did not change or unduly influence our written assessment.</p> <p>Curio is supportive of the suggestion that the HIA should be exhibited, and that community feedback is sought. We welcome the publication of our report.</p> <p>Curio agrees that the HIA should be referred to Cumberland City Council Heritage Committee for their feedback and comment. On the 22 April 2024 Curio was advised by Council <i>that the Heritage Committee has been provided with updates on the planning work for Westmead South, including the proposed heritage items. The Heritage</i></p>

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan

Subject	Submission summary	Curio response
		<p><i>Committee has also had the opportunity to comment on the documents as part of the boarder engagement process’.</i></p>
	<p>3. No explanation or justification for significant change in proposal for this area from the 2022 CLUP and the 2023 Draft Master Plan.</p> <ul style="list-style-type: none"> - Inconsistency between the Cumberland Land Use Plan 2022 which showed medium density to the rear and east of Toohey’s Palm Estate and Draft Master Plans which proposes 8 storeys. 	<p>Curio understands that the draft Master Plan has been revised which reduces the proposed heights and scale of development to the north, east and west of the Toohey’s Palm Estate HCA to a maximum of four (4) storeys. This is consistent with the advice from Curio regarding built form within the immediate vicinity of the HCA and will be consistent with the 2022 Concept Land Use Plan for Westmead South.</p>
	<p>The submitter also requested the following of Council:</p> <ul style="list-style-type: none"> • <i>Council to provide a transparent and detailed explanation for this significant change from the CLUP to the Draft Master Plan and justify how this change does anything to further the following objective of the master planning process:</i> <p><i>Westmead South’s character will be preserved and enhanced by protecting its extraordinary heritage. New development, in particular those in close proximity to heritage items, will be carefully considered regarding height, bulk and scale to ensure new buildings respect the area’s heritage in a sympathetic way. (p.g 39).</i></p>	<p>This is a strategic planning consideration and requires Council’s response.</p>

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan

Subject	Submission summary	Curio response
	<p>4. Error in the mapping of the Draft Master Plan as it pertains to the heritage conservation area.</p> <ul style="list-style-type: none"> - Mapping error to identify Toohey's Palm Estate HCA • <i>Council requested to address this issue.</i> 	<p>Curio was not involved in the mapping for the Draft Master Plan. This is a strategic planning issue to be considered by Council.</p>
	<p>5. Very limited references to controls that will attempt to attenuate the adverse impacts on the heritage items and heritage conservation areas are wholly inadequate.</p> <ul style="list-style-type: none"> - No justification for Design Excellence criteria to only apply to buildings greater than 9 storeys when most of the built forms within the Northern Living Area are 6 or 8 storeys – including those which adjoin the heritage conservation area; - Minimum 6m setbacks apply to the front of properties only, and rear or side setbacks are not highlighted. - Podium will not reduce visual and overshadowing impacts due to the small size of the lots and will not minimise “wall” effect created along Grand Avenue which will face the private open spaces of the properties along Moree and adjoining the heritage conservation area. Grand Avenue’s topography/ground level is higher than that of Moree Ave. 	<p>Curio strongly supports the revision of Draft Master Plan which reduces the proposed heights and scale of development to the north, east and west of the Toohey's Palm Estate HCA to a maximum of four (4) storeys.</p> <p>Curio has also consistently recommended that new development adjacent to the HCA should incorporate appropriate siting, consistent front, side and rear setbacks and stepped built form (e.g. above two storeys) so as to conserve the historical setting of the HCA and ensure new development does not visually overwhelm the heritage items or detract from their appearance and contribution to the Moree Avenue streetscape. These recommendations are contained within the Built form Guidance and Advice, dated 20 November 2023 (contained within Appendix E of the HIA), and contained within the recommendations in Section 8.2 of the HIA.</p>

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan

Subject	Submission summary	Curio response
	<p>The submitter also requested the following of Council:</p> <ul style="list-style-type: none"> • <i>Council to subject buildings at 6 storeys or greater to Design Excellence.</i> • <i>Council to revise the setbacks so that minimum front and rear setbacks are stipulated – at the very least – for those land parcels in the Northern Living Area that are directly adjacent to the rear of the heritage conservation area</i> 	<p>As detailed above, Curio agrees with the submission that development controls in relation to setbacks, built form, roof form, materiality and landscaping will play a crucial role in conserving the setting of the setting of the Toohey's Palm Estate HCA.</p>
	<p>6. There are unexplained abnormalities in how the Draft Master Plan considers heritage within Westmead South</p> <ul style="list-style-type: none"> - Misleading information and images and descriptions within the Urban Design Report prepared to support the Draft Master Plan. Misrepresentation of houses/diagrams within the proposed Westmead Estate HCA and those within Toohey's Palm Estate. - Inconsistent emphasis on conservation of 'historical settings'. <p>The submitter also requested the following of Council:</p> <ul style="list-style-type: none"> • <i>Council to provide a transparent explanation of the abnormalities and inconsistencies described opposite. These kinds of errors or inconsistencies do not instill confidence in the quality or rigour of the town planning studies/assessments undertaken to support the Master Plan – or that proper consideration has in fact been given to heritage issues.</i> 	<p>Curio was not involved in the graphics or photographs for the exhibited Draft Master Plan. This is a strategic planning/Urban design issue to be considered by Council or Council's Urban Design team.</p>

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan

Subject	Submission summary	Curio response
	<ul style="list-style-type: none"> <i>Council to address our queries raised opposite about the emphasis placed on the “historical settings” within the Westmead Village Character Area and how this has dictated the low-density design guidelines for this area, when there are presently no existing listed heritage items or heritage conservation areas across the expanse of that area.</i> 	
	<p>7. The proposed R4 (high density) zoning for the Heritage Conservation Area itself is entirely at odds with assessed heritage values and significance of the area.</p> <ul style="list-style-type: none"> - Rezoning of land with heritage items and permit 8 storeys will undermine long term commitment to conservation of heritage values. - May lead to de-listing of items because values are compromised by incompatible character and scale of development. - Low density should be maintained. 	<p>Curio strongly supports revisions to the Draft Master Plan which reduces the proposed heights and scale of development to the north, east and west of the Toohey's Palm Estate HCA to a maximum of four (4) storeys. This is consistent with the on-going advice from Curio regarding built form within the immediate vicinity of the HCA.</p> <p>Curio also agrees that the land comprising the heritage items and within the vicinity of the Toohey's Palm Estate should also be zoned as low density (R2) to conserve the character and setting of the items and HCA.</p> <p>Curio has also consistently recommended that that new development adjacent to the HCA should incorporate appropriate siting, consistent front, side and rear setbacks and stepped built form (e.g. above two storeys) so as to conserve the historical setting of the HCA and ensure new development does not visually overwhelm the heritage items or detract from their appearance and contribution to the Moree Avenue streetscape.</p>

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan

Subject	Submission summary	Curio response
	<p>The submitter also requested the following of Council:</p> <ul style="list-style-type: none"> • <i>Retain the R2 zoning of the land parcels within the Toohey's Palm Estate Heritage Conservation Area to preserve its current low-density residential zoning to be consistent with the assessed heritage significance and values of the area and the listed heritage inter-war bungalows within it.</i> • <i>Explain why the land parcels within the HCA are proposed to also be rezoned to R4 if they are essentially "constrained sites". It would be more transparent to retain the R2 zoning – this is also consistent with the heritage listed items of the properties and their heritage values of the HCA.</i> • <i>Address how zoning the properties R4 is consistent with the National Trust's "Policy on Heritage Property Zoning" [ATTACHMENT 3 to this Submission] – which advocates that a heritage property's zoning in an LEP should not be incompatible with the heritage listing.</i> 	<p>As indicated above, Curio agrees that land within the Tooheys Palm Estate HCA should retain their existing zone R2 (low density) which would be compatible with the low scale character of their significance.</p>
	<p>8. Given the heritage constraints on the individual properties within the heritage conservation area – and the likely long-term use as one storey residences – the Draft Master Plan should not have a negative impact on the amenity and liveability of the area for existing residents.</p>	<p>Curio agrees and has consistently recommended that the properties surrounding the Toohey's Palm Estate HCA should have a maximum height of four (4) storeys. This would not only conserve the historical pattern of development and low scale character within the HCA but would also reduce potential environmental impacts on heritage properties including overshadowing, privacy loss and impacts on outlook.</p>

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan		
Subject	Submission summary	Curio response
	<ul style="list-style-type: none"> - The council should prioritise liveability and amenity for listed properties and within an HCA to ensure their long term conservation. - Amenity of properties within the Toohey's Palm Estate HCA should be conserved including privacy, overshadowing and outlook from principal living spaces and private open space. Outlook of blue sky will be replaced by a wall due to 8 storey buildings to north. No façade treatment will mitigate impacts. 	<p>Curio has also consistently recommended that that new development adjacent to the HCA should also incorporate appropriate siting, consistent front, side and rear setbacks and stepped built form and design and landscaping so as to conserve the historical setting of the HCA.</p> <p>Curio strongly supports the revisions to the Draft Master Plan which reduces the proposed heights and scale of development to the north, east and west of the Toohey's Palm Estate HCA to a maximum of four (4) storeys. This is consistent with the on-going advice from Curio regarding built form within the immediate vicinity of the HCA.</p>
	<p>The submitter also requested the following of Council:</p> <ul style="list-style-type: none"> • <i>Council to undertake a site-specific investigation and assessment that quantifies the visual, overshadowing, solar access and other amenity impacts for existing residents that reside in the one storey inter-war bungalows if the Draft Master Plan was to be realised as currently proposed.</i> 	<p>This is a strategic planning consideration and requires a response from Council.</p>
<p>9 Moree Avenue</p> <p>Toohey's Palm Estate Heritage Conservation Area</p>	<p>9. Suggested urban design outcome to address the heritage issues outlined above and the amenity/liveability issues outlined above.</p> <ul style="list-style-type: none"> - Not acceptable height transitions for northern living area (Alexandra Avenue through to Moree/Austral Avenues. - Recommend reduction in heights along eastern end of Alexandra Avenue in accordance with the 2022 CLUP. This will 	<p>As above, Curio agrees and has consistently recommended that the properties surrounding the Toohey's Palm Estate Heritage Conservation Area should have a maximum height of four (4) storeys to conserve the historical pattern of development and low scale character within the HCA.</p> <p>Curio strongly supports the revisions to the Draft Master Plan which reduces the proposed heights and scale of</p>

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan		
Subject	Submission summary	Curio response
	<p>enable appropriate transition to 2-3 storeys to the north, east and west of properties within Toohey's Palm Estate HCA.</p> <ul style="list-style-type: none"> - Medium density to surround HCA to provide suitable built forms which can be designed to respond to the single storey heritage listed bungalows. E.g. Zetland/Green Square Town Centre developments. 	<p>development to the north, east and west of the Toohey's Palm Estate HCA to a maximum of four (4) storeys. This is consistent with the consistent advice from Curio regarding built form within the immediate vicinity of the HCA and will be consistent with the 2022 Concept Land Use Plan for Westmead South.</p>
	<p>The submitter also requested the following of Council:</p> <ul style="list-style-type: none"> • <i>Council to consider adopting the changes outlined opposite.</i> - <i>Council to advise what % of total housing supply would the shortfall in additional dwellings be as a result of reducing density/building heights in the areas adjacent to the heritage conservation area and transitioning towards the east of Alexandra Avenue.</i> 	<p>These are strategic planning considerations and require a response from Council.</p>
	NSW Land and Housing Corporation	
NSW Land and Housing Corporation	<p>Establishment of Westmead Estate Heritage Conservation Area</p> <ul style="list-style-type: none"> - The proposed Westmead Estate HCA contains dwellings which have already been redeveloped and lost their heritage values (non-contributory items). It is not an intact area with consistent features. (i.e. dwellings on Church Avenue and Austral Avenue been redeveloped to two storeys or dual occupancy). - Location of HCA within walking distance to public transport (within 800m to Light Rail, Heavy Rail and future Metro 	<p>The Westmead Estate HCA was recommended following the comprehensive Cumberland Heritage Study prepared by Extent Heritage (2020) and further supported by the peer review prepared by Nimbus Heritage. The Westmead Estate HCA was assessed as significant for its historic, associative, aesthetic, social, representative and rarity values. Curio supports the creation of the Westmead Estate HCA, agrees it has merit as a heritage conservation area, and its conservation would make a positive contribution to Westmead South as an important social and historical feature of the precinct.</p>

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan

Subject	Submission summary	Curio response
	<p>Station)and public open space and ideal for more housing choices.</p> <ul style="list-style-type: none"> - Cumberland 2030 identified Westmead South has significant assets with potential for strategic redevelopment. LAHC states that there are 70 social housing dwellings within the proposed HCA that are no longer fit for purpose which would benefit from redevelopment controls and infill development/renewal opportunities. - The housing need is different to than in 1942 when the NSW Housing Commission was established. The NSW HC was originally established to provide a pathway to home ownership for working families and returned service personnel. LAHC housing today is 'safety net' for people in need who can't afford a house themselves. - 60% of tenants over 60 years of age, fewer families and greater number of single person house-holds requiring housing assistance. Older properties need intervention to accommodate needs of tenants. - LAHC would like to collaborate with heritage attributes while accommodating quality housing for current and future residents. <p>LAHC suggested amendments to Draft Master Plan:</p> <ul style="list-style-type: none"> • <i>Consider not to proceed with the proposed HCA.</i> • <i>Include R1 or R4 zoned land with appropriate height and FSR controls to facilitate renewal.</i> 	<p>It is agreed that there are properties located along Austral Avenue and Church Avenue which have been redeveloped. In January 2024, Curio was requested by Council to review the Westmead Estate HCA boundary and provide recommendations on a revised boundary (refer to Appendix D of Heritage Impact Assessment). Curio's preferred HCA boundary option includes properties located on the southern side of Austral Avenue only.</p> <p>Curio appreciates the necessity to respond to the current needs for social housing. However, we note that conservation of the heritage values within the area is also important for amenity, growth and identity within an area. In addition, a heritage conservation overlay for Westmead Estate will not preclude development within the area. The conservation of the low-density scale of dwellings within the Westmead Estate HCA boundary will also contribute to the diversity of housing stock within Westmead South by conserving a low-density housing option.</p> <p>Curio would welcome and strongly support the collaboration between LAHC and Cumberland Council to ensure quality housing can continue to be accommodated while conserving the heritage values of the Westmead Estate.</p>

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan

Subject	Submission summary	Curio response
<p>NSW Land and Housing Corporation</p>	<p>Westmead Village Character Area</p> <ul style="list-style-type: none"> - LAHC does not support the establishment of a Heritage Conservation Area and requests Council to consider the needs of current and future tenants. - LAHC does not support the proposal that the maximum building height should be 2 storeys. Current max. building height is 9 metres which can already accommodate a 2-storey dwelling. - medium density development should be considered with heights ranging from 3-10 storeys due to area's proximity to Metro Station and open space. <p>LAHC suggested amendments to Draft Master Plan:</p> <ul style="list-style-type: none"> • <i>Do not proceed with the draft Heritage Conservation Area (HCA) and investigate alternative ways to recognise the Westmead Estate.</i> • <i>Investigate medium and higher density opportunities, similar to the Domain Creek Village Character Area.</i> 	<p>As detailed above, Curio appreciates the necessity to respond to the current needs for social housing. However, we also note that conservation of the heritage values within the area is important for its amenity and identity. A heritage conservation overlay for Westmead Estate will not preclude development within the area and Curio would support the collaboration between Council and LAHC to facilitate the balance between the heritage and the needs of current and future tenants.</p> <p>The conservation of the low-density scale of dwellings within the Westmead Estate HCA boundary will conserve its historical setting as well as the amenity of current and future residents. The low-density residential development will also contribute to the diversity of housing stock within Westmead South. The introduction of medium density within Curio's preferred HCA boundary lines would have a detrimental impact on its physical character, historical setting and significant view lines within, to and from the proposed HCA.</p> <p>Curio understands Council is considering that the area within the Westmead Estate HCA boundary be recognised as a 'Special Character Area' instead of a Heritage Conservation Area (and listed within Schedule 5, Part 2 of the Cumberland LEP). If this outcome is proposed (not Curio's preference as noted in our report), it is recommended that strict development controls/guidelines are applied to the area and defined within the</p>

Addendum Report: Response to Submissions – Heritage Draft Westmead South Master Plan		
Subject	Submission summary	Curio response
		Cumberland Development Control Plan (DCP) to ensure the area's historic values can be conserved and celebrated.



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Addendum Report: Heritage Impact Assessment

Draft Westmead South Master Plan

22 April 2024

We acknowledge the Darug Nation and People as the Traditional Owners of the land on which the Cumberland Local Government Area sits today. We recognise the Darug Nation and People continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

Document Information

Citation

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Local Government Area

Cumberland City Council

Cover Image

Westmead Housing Estate c.1940s (Source: State Library NSW)

Issue	Issue date	Version	Notes/Comments	Author	Review
1	16.04.24	Draft	Client review	Kate Wine	Natalie Vinton
2	22.04.24	Final	For submission	Kate Wine	Natalie Vinton

This report has been prepared based on research by Curio Projects specialists. Historical sources and reference material used in the preparation of this report are acknowledged and referenced at the end of each section and in figure captions.

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1. Introduction

This addendum report has been prepared further to the Heritage Impact Assessment recently prepared by Curio Projects, for Cumberland City Council (dated 13 March 2024) to support a planning proposal for the Draft Westmead South Master Plan.

The Draft Westmead South Master Plan was considered at the Cumberland Local Planning Panel (LPP) on the 27 March 2024. Following the LPP meeting the Draft Master Plan was amended and included the following changes with respect to heritage:

- Reduction of built form along northern side of Moree Avenue and southern side of Grand Avenue from 6 storeys (1.6:1 FSR and maximum Height of Buildings of 21m), to 4 storeys (1.2:1 FSR, and maximum Height of Buildings of 14m). Refer to Figure 1.

er Plan



Figure 1. Extract of Revised Draft Westmead South Master Plan amendments within Northern Living Character Area. Source: Cumberland City Council 2024.

This report also responds to Council's request for further heritage advice and recommendations regarding the following:

- Consideration of two (2) options to Council regarding potential heritage items:
 - Option 1: progress with 2 new heritage items ('St Barnabas Anglican Church' and '18 Austral Avenue'), and the amendment to existing item ('Victorian Gothic Mansion 'Deskford'), and
 - Option 2: progress with only amendment to the existing heritage item ('Victorian Gothic Mansion Deskford').
- Consideration and recommendations regarding four (4) options for the Westmead Estate HCA boundary. The four options are:
 - Option 1: Curio's recommended boundary,

- Option 2: No HCA, but area defined as Special Character Area within Curio's recommended boundary,
- Option 3: Reduced Fenwick Place conservation area, and
- Option 4: Further reduced Church Avenue conservation area.

This addendum report provides an assessment of the proposed changes to the Draft Westmead South Master Plan and as requested by Council. This report has been prepared by Kate Wine, Principal, and reviewed by Natalie Vinton, CEO, of Curio Projects.

2. Reduction of built form around Toohey's Palm Estate HCA

The revised Draft Master Plan proposes a reduction from six (6) storeys to a maximum four (4) storey scale (maximum height of 14 metres) for properties to the north, east and west of the dwellings within the Toohey's Palm Estate HCA. The affected area includes the properties located on the northern side of Moree Avenue (nos. 1-27) and properties located on the southern side of Grand Avenue (Nos.10A to 42). Refer to area identified by black line within Figure 1 above.

Curio provides the following comments regarding the proposed changes:

- The proposal is consistent with Curio's recommendations that the building height and scale for properties located immediately north, east and west of dwellings within the Toohey's Palm Estate HCA (nos. 5-19 Moree Avenue) should be reduced from six (6) storeys to maximum four (4) storeys (and max.14m) in order to conserve their setting, views and amenity.
- The revised proposal will reduce the potential adverse impacts on their amenity, including reducing opportunities for overshadowing to the rear private open spaces of the dwellings within the HCA. The reduction in maximum building scale up to 4 storeys will also reduce potential overshadowing to the significant Palm trees located along the southern side of Moree Avenue which also form part of the HCA.
- The proposed reduction in scale to a maximum of 4 storeys for future development to the north, east and west of the HCA will better conserve its lower scale setting, and significant views looking east and west along Moree Avenue towards the HCA. There will also likely be less impact on views looking north from the rear of dwellings within the existing HCA, than those caused by the introduction of a 6 storey built forms within the vicinity.
- It is also recommended that a maximum two storey podium is introduced with the upper two levels setback from the external building lines. It is also recommended that front setbacks remain consistent with the setbacks of the significant dwellings within the HCA, and that side and rear setbacks are also consistent to conserve the historical pattern of development along Moree Avenue. Landscaping should also be incorporated within front and rear setbacks to reduce their potential to visually overwhelm the adjacent heritage items and conserve their landscaped setting.
- As previously advised within the Section 7.1.2 of the HIA, Curio recommends that future development within the vicinity of the Toohey's Palm Estate should be encouraged to respond to its historical style and character. New developments should include complementary roof forms, design articulation, sympathetic materials and finishes and appropriate landscaping to support its historic setting.

3. Proposed Heritage Items (Options 1 & 2)

Curio understands Cumberland City Council seeks heritage advice and recommendations regarding two options for the potential listing of heritage items within the Draft Westmead South Master Plan. The subject items include 'St Barnabas Anglican Church and Hall' 75 Hawkesbury Road, 'Inter-War Bungalow' No.18 Austral Avenue, and extension to the existing heritage item "Deskford' Victorian Gothic Residence' at 41-43 Hawkesbury Road.

Option 1: Progress with listing of 2 new heritage items ('St Barnabas Anglican Church' and '18 Austral Avenue') and extension to existing heritage listed item 'Victorian Gothic Residence' 'Deskford' (I294)

- Curio supports the recommended listing of 'St Barnabas Anglican Church and Hall' located at No.75 Hawkesbury Road. The Church (constructed c.1954) has been assessed having local significance for its historical, aesthetic, associative, social, scientific, rare and representative values.
- St Barnabas Anglican Church contributes significantly to the Hawkesbury Road High Street streetscape. Its deep front setback enhances pedestrian activation of its frontage and its visual presence within significant view lines looking north and south along Hawkesbury Road. It's frontage also shares an active visual relationship (looking east and west) with the Oakes Centre, and eastern boundary of the Westmead Estate.
- No. 18 Austral Avenue is a single storey detached Inter-War Bungalow c.1930) and has been assessed as having local significance for its historical, aesthetic and representative values. The dwelling is recorded as being '*largely intact and in good condition*'.¹ Its significance is enhanced by its association with the Toohey's Palm Estate subdivision of 1925 and the group of existing heritage listed houses at nos.15-19 Austral Avenue located on the immediate opposite (northern) side of the road. Significant views to the dwelling are predominantly available from the public domain along Austral Avenue, and associated significant views lines are experienced looking east and west along Austral Avenue where its visual relationship with the dwellings on the northern side of the street can be appreciated.
- Curio would support the listing of No.18 Austral Avenue as it is recognised as having significant aesthetic value and contributes to the wider setting of the existing heritage listed Inter-war Bungalows on the northern side of Austral Avenue. Conservation of the item's setting and views lines along Austral Avenue, would also enhance the setting of the nearby heritage items.
- The establishment of the Westmead Estate HCA, and its preferred boundary (northern boundary line along Austral Avenue) would also positively benefit the proposed item. Although the item is assessed as significant for different historic and associative values, the Westmead Estate HCA would be able to conserve its low-density setting, the consistent subdivision and setback pattern and its landscaped character.
- Curio supports the proposed extension to the curtilage of the heritage item 'Deskford' (I294) to incorporate the additional allotments 1-5 DP15726 the north. Significant view lines exist looking north and south along Hawkesbury Road towards Deskford (I294).

¹ Extent Heritage, Cumberland Comprehensive Heritage Study, 2019 Inventory sheets

- As indicated within Section 7.1.4 of the HIA, the proposed heritage listing extension will have a positive impact on the on the item, by extending its physical curtilage and enhancing its physical setting and significant view lines along Hawkesbury Road.
- The allotments subject to the extension are currently vacant. Curio continues to recommend further consideration of its land use within the Draft Master Plan and its future use for community or recreation which would complement the setting of the item and allow its continued appreciation and interpretation within the Hawkesbury Road high street corridor.
- The current Draft Westmead South Master Plan proposes (up to) 6 storeys within the extended curtilage. The uplift and intensification have the potential to dominate, detract from, and overwhelm the existing item, as well as potentially block significant view lines looking south from further north along Hawkesbury Road. Curio continues to recommend, as a minimum, that future development within the extended curtilage be planned with respect to the existing setbacks of 'Deskford' from the Hawkesbury Road frontage, and that its existing height and form can continue to be appreciated and interpreted within the Hawkesbury Road High Street corridor.

Option 2: Extension to existing heritage item (Victorian Gothic Residence Deskford) only

Option 2 involves the proposed extension of the existing listed heritage item 'Deskford' (I294) to include the vacant allotments to its immediate north at the corner of Hawkesbury Road and Cotswold Street. This Option does not progress the listing of 'St Barnabas Church and Hall' or 'Inter-War Bungalow' at No.18 Austral Avenue.

- As indicated above, Curio supports the extended curtilage of the heritage item 'Deskford' and the incorporation of the additional allotments to the north. Curio also recommends that the land be zoned for community/recreational use and/or as a minimum, that future development within the extended curtilage be planned with respect to the existing setbacks of 'Deskford' from the Hawkesbury Road frontage.
- Curio also supports the heritage listing of 'St Barnabas Anglican Church and Hall', and 'Inter-war Bungalow' at No.18 Austral Avenue. Curio provides the following discussion on each of these items:

No. 18 Austral Avenue:

- Not progressing with the heritage listing of No.18 Austral Avenue would potentially impact on longer view lines looking east and west along Austral Avenue and limit its ability to contribute to the wider setting of the existing heritage listed items located on the northern side of Austral Avenue.
- The dwelling is recognised as largely intact Inter-War Bungalow and in good condition and was recommended for heritage listing for its historical, aesthetic and representative values and its significance enhanced by its association with the Toohey's Palm Estate subdivision of 1925.
- Notwithstanding the above, it is appreciated that due to the item's location, being substantially separated from the Toohey's Palm Estate HCA (for which is it historically and aesthetically related) and being located on the opposite side of Austral Avenue to the heritage items at nos.15-19 creates a reduced definable and recognisable heritage context.
- The Draft Master Plan proposes that No.18 Austral Avenue is located within the Curio's preferred Westmead Estate HCA boundary lines. The Westmead Estate has

been assessed as significant for its historic, associative, aesthetic, social, representative and rarity values and includes the collection of NSW commission housing, built c.1944, and as such, the dwelling sits within a different historical context and setting.

- The establishment of the Westmead Estate HCA and the introduction of development controls (with regard to setbacks, built form, height and materiality) for future development within the Westmead Estate HCA will largely offer conservation benefits for the item's wider setting and views.

'St Barnabas Church and Hall':

- *'St Barnabas Anglican Church and Hall'* located at No.75 Hawkesbury Road (constructed c.1954) was assessed having local significance for its historical, aesthetic, associative, social, scientific, rare and representative values. It is a unique example of Post-War Ecclesiastical style which also utilised salvaged sandstone blocks from James Houison's (Parramatta Architect) Nairn Villa (c.1862) that previously stood on the site. It is also socially significant and has the potential to reveal archaeological evidence.
- The Church contributes significantly to the character and appearance of the Hawkesbury Road High Street streetscape offering significant aesthetic value, pedestrian amenity and contributing to important view lines looking north and south Hawkesbury Road. It also provides a positive visual relationship with the Oakes Centre, and the eastern boundary of Westmead Estate.
- The Church positively contributes to the amenity and character of Hawkesbury Road and will make a significant positive contribution to upgrades and public domain enhancements as part of the Hawkesbury Road High Street corridor, which is a key component of the Westmead South precinct.
- Curio supports the conservation of St Barnabas Church and recommends that the heritage listing for this item progresses with the planning proposal for the Draft Westmead South Master Plan.

4. Westmead Estate HCA boundary options

Curio understands Cumberland City Council seeks heritage advice and recommendations regarding four (4) different options for Westmead Estate HCA boundary.

Curio previously prepared a Boundary Options Analysis for Westmead Estate (dated February 2024, amended March 2024) which analysed the risks and opportunities with regard to three (3) different boundary options put forward by Council for the Westmead Estate HCA boundary. Curio was also asked to define a 'preferred' boundary option for the HCA. A full copy of the Westmead Estate HCA Boundary Options report is provided within Appendix D of the HIA.

Council currently seeks further commentary and analysis on the following 4 options (Options 1-4):

Option 1: Curio's recommended boundary

- Curio's preferred boundary option for the Westmead Estate HCA follows the street lines and includes the three main blocks of contributory dwellings. MJ Bennett Reserve and Austral Avenue Reserve are retained as the central green spaces and which all positively contribute to the historical, social and aesthetic significance of

the HCA and its distinguishable ‘garden suburb’ character, layout and subdivision pattern.

- This option also includes the Oakes Centre and its plaza frontage (c.1948), which positively contribute to the significance of the Westmead Estate HCA as a planned shopping centre constructed by Housing Commission of NSW to service the growing local community. It also creates physical and visual ‘entrance’ to the HCA, from the Hawkesbury Road Corridor.



Figure 2. Westmead Estate HCA: Curio's preferred boundary option. Source: Cumberland City Council 2024.

Option 2: No HCA, Special Character Area within Curio's recommended boundary

- As detailed within Section 6.2.3 of the HIA, the overlay of ‘Special Character Area’ to Curio's preferred boundary option (refer to Figure 2 above) would provide non-statutory recognition of the area's heritage values within the Cumberland Development Control Plan (DCP). While the DCP offers flexibility for future development, there is also a greater risk of loss of to the established heritage character of the area and its values as the development controls are unable to be enforced through legislation.
- Formal listing of the Westmead Estate HCA within Schedule 5, Part 2 of the Cumberland LEP would ensure that Westmead Estate's heritage significance of can be retained and conserved.
- Heritage conservation area listing within the Cumberland LEP would also positively contribute to the overarching strategic objectives for Westmead. In particular, the planning priorities under Direction 9 (Liveability) of the Westmead Place Strategy 2036 (NSW DoPE) to encourage sensitive and adaptive reuse of heritage buildings

and to enhance the sense of place and to celebrate history²; and, in accordance with the Cumberland's Local Advantages and Opportunities outlined within the Cumberland 2030 Local Planning Strategic Statement which states "Cumberland has a rich history, which contributes to our 'sense of place' and cultural identity".³

- Should Council progress with a Westmead Estate as 'Special Character Area' instead of an HCA, Curio would recommend that detailed and targeted objectives and development controls are contained within the Cumberland DCP to encourage sensitive future development within the area, and to ensure conservation of the area's heritage values.

Option 3: Reduced Fenwick Place conservation area

- The reduced boundary option provides a condensed and concentrated portion of contributory buildings within Westmead Estate HCA centred around Fenwick Place (refer to Figure 3).
- Although the smaller boundary allows for focused area for conservation management and interpretation, Curio is concerned that it also excludes a large proportion of the contributory buildings which lie further to the west and northwest. The boundary also excludes the Oakes Centre, MJ Bennett Reserve and Austral Avenue Reserve which form key components of Westmead Estate's significance.
- If Option 3 is progressed, Curio would continue to recommend that the Oakes Centre be included within the boundary lines, and that adequate development controls are employed to ensure that surrounding development and future building forms within its vicinity do not negatively impact on its setting.

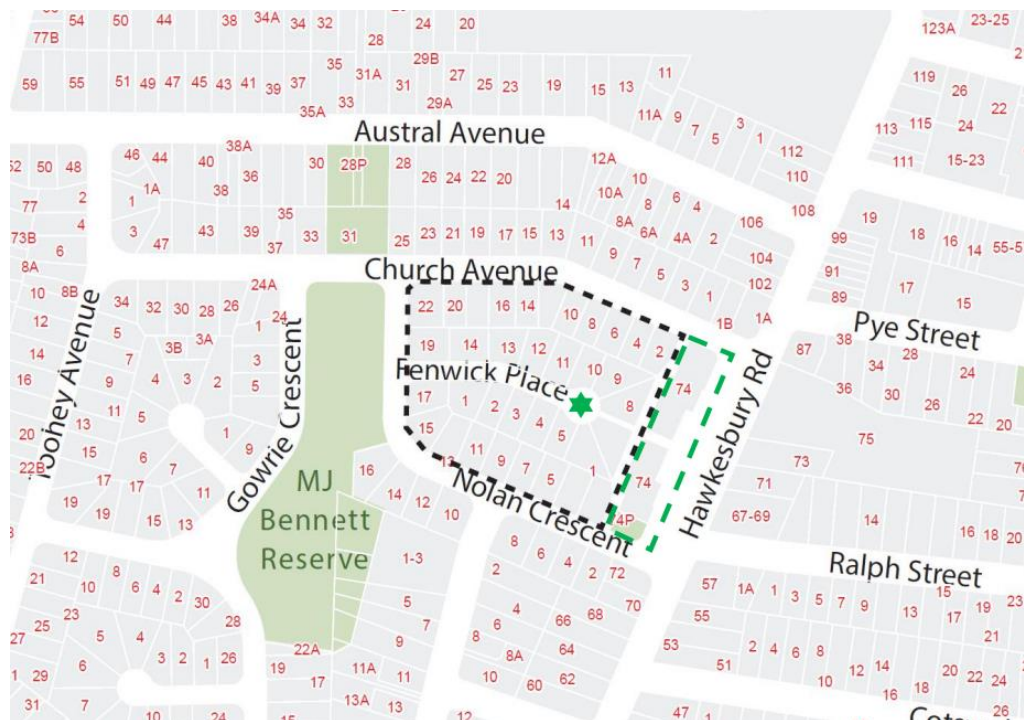


Figure 3. Reduced Fenwick Place Conservation Area. Source: Cumberland City Council 2024, annotated by Curio.

² NSW Department of Planning and Environment, Westmead Place Strategy 2036

³ Cumberland 2030: Local Strategic Planning Statement 2020

Option 4: Further reduced Church Avenue conservation area.

- Following the Local Planning Panel meeting 27 March 2024, Council is considering a further reduced HCA boundary to include five (5) dwellings located on the southern side of Church Avenue (being nos. 2, 4, 6, 8 and 10 Church Avenue). See to Figure 4 below.

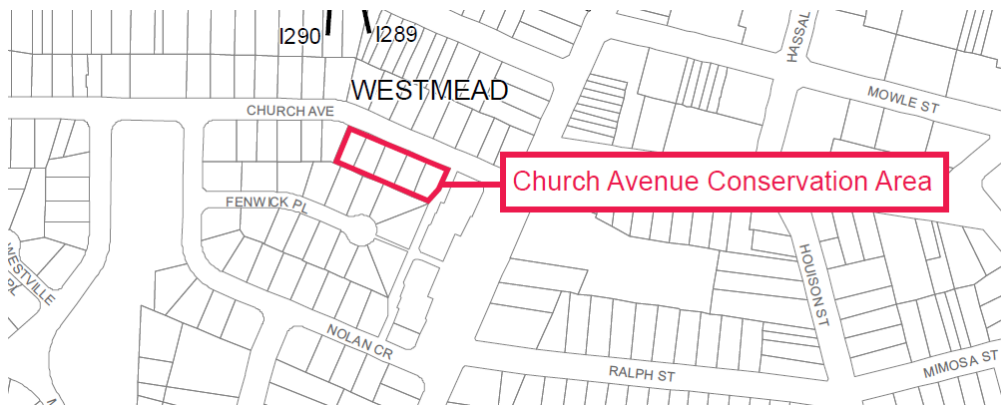


Figure 4. Church Avenue Conservation Area boundary. Source: Cumberland City Council 2024.

- As detailed within the inventory sheet prepared by Extent Heritage, the Westmead Estate comprises predominantly single storey detached residential dwellings in the Post-War Austerity Style the relating to the NSW Housing Commission development, dating from 1944⁴. The dwellings comprise uniform building materials including hipped terracotta roof forms, facebrick, timber framed windows and corner windows, brick chimneys with exposed chimney breasts. provided within the Inventory Sheet, the streets. The dwellings were also planned around central parkland (MJ Bennett Reserve) consistent with the 'garden city' movement, and the allotments are regular sized with consistent subdivision pattern, building footprints and landscaped setbacks with brick fencing.
- While the small collection of dwellings within the Church Avenue Conservation Area (Option 4) would provide a representation of the characteristic built forms and subdivision pattern significant to the Westmead Estate, the restricted boundary provides no wider heritage context. The boundary disregards the Estate's planned street layout and excludes the numerous contributory buildings to the north, south, east, and west. The area provides no visual and physical connection to the Oakes Centre or MJ Bennett Reserve and Austral Avenue Reserve and will limit opportunities for the appreciation and interpretation of Westmead Estate. There is also a greater risk that future development within the vicinity of these dwellings will adversely impact on its setting and views.

5. Conclusion

This addendum report has been prepared for Cumberland City Council and further to Curio's Heritage Impact Assessment, dated 13 March 2024. The addendum report considers the proposed amendments to the Draft Westmead South Master Plan and provides discussion and recommendations regarding the listing of new heritage items, as well as consideration of Council's boundary options for the Westmead Estate Heritage Conservation Area.

⁴ Extent Heritage, Cumberland Comprehensive Heritage Study, 2019 Inventory sheets.

In summary, Curio supports the reduction in height and scale (up to 4 storeys) for land within the immediate vicinity of the Toohey's Palm Estate Heritage Conservation Area. The maximum building height, supported by additional development controls with regard to setback above two storey podiums, side, front and rear setbacks, materiality, design and landscaping will conserve the conservation area's significant setting and view lines.

Curio continues to support the progression of listing St Barnabas Anglican Church and No. 18 Austral Avenue, as well as the extension to the existing heritage item 'Deskford' Victorian Gothic Residence' at 41-43 Hawkesbury Road. Recommendations provided within the HIA regarding these items should continue to be incorporated to conserve their significance.

St Barnabas Anglican Church provides a significant positive contribution to the character and appearance of the Hawkesbury Road High Street corridor. It is appreciated however that the 'Inter-war Bungalow' at No.18 Austral Avenue is substantially separated from the Toohey's Palm Estate HCA (and across the road from Nos.15-19 Austral Avenue) to which it is historically and aesthetically linked, and therefore its immediate historical context is restricted.

Curio has considered the alternative options for the Westmead Estate HCA (or Special Character Area) boundary as requested, and we continue to recommend that Council progress with the preferred boundary option provided within the Boundary Options Analysis (provided within Appendix D of the HIA).



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