

**STATEMENT OF HERITAGE IMPACT
PROPOSED PORTABLE CLASSROOMS
Nos. 416-420 LIVERPOOL ROAD, STRATHFIELD**

1.0 Introduction

This report has been prepared on behalf of the Australian International Academy to assess the potential heritage impacts of the proposed portable classrooms for the primary school at Nos. 416-420 Liverpool Road, Strathfield (the site).

2.0 Background & Heritage Listing Status

Nos. 416-420 Liverpool Road is located on the southern side of the Liverpool Road and is bounded by Hill Street to the north and Hillcrest Avenue to the east. A prominent corner site located on a curve of the main road, it is currently occupied by three buildings, *Leigh College*, *Vickery Hall* and building known as *Brundah*, which were used as a Theological College and have been leased and used as a primary and secondary School since 2003.

Brundah is a large two storey Victorian Italianate style house (1889) with hipped roof clad in slate. Constructed of rendered, load bearing masonry walls with timber floors it features a two storey verandah which wraps around the north eastern corner of the building. A two storey, semi detached brick wing and a small detached timber framed structure on brick footing are located at the rear (south) of the building.

Leigh Hall is the largest building on the site and located close to the corner of Liverpool Road and Hill Street. It is a two and three storey Inter-War Georgian Revival (1927) face brick building with hipped roof clad in terracotta tiles. The front facade, which faces the Liverpool Road frontage is symmetrical about a central neo classical portico supported on sandstone columns and with sandstone frieze and details. *Vickery Hall* (also known as the E Vickery Memorial Chapel) is a small single storey face brick structure constructed in the same period and style as *Leigh Hall* with hipped roof clad in terracotta tiles. The front façade also features a small portico structure.

Some recent work has been done on the buildings, particularly *Brundah*, that is not “sympathetic” to the structure. It is the intention to rectify these works. A Conservation Management Plan is currently being prepared on the site and two main buildings, *Brundah* and *Leigh College* to guide the future conservation works and on-going maintenance of the site and buildings.

In the interim, it is currently proposed to provide additional classroom accommodation in a single storey standard portable structure. The structure comprises two classrooms and a central hallway. It will be located to the rear of the main buildings, close to the southern site boundary, with simple pedestrian footpath also proposed to connect the structure to the main grouping.

The site is not covered by any instruments under the *NSW Heritage Act* (1977), however, *Leigh College*, noted at Nos. 416-420 Liverpool Road and *Brundah*, also at Nos. 416-420 Liverpool Road have been individually listed as heritage items in Schedule 9 of the Strathfield Planning Scheme Ordinance (SPSO) and Schedule 6 of the Draft Strathfield Local Environmental Plan (DLEP) 2003. There are also several heritage listed and potential items in the “vicinity” including No. 430 Liverpool Road, Enfield Fire Station, however, these are generally physically and visually separated from the subject site.

The site, the United Church Theological College Group: *Leigh Hall, Chapel*, Principal’s Residence and Stables, has also been classified by the National Trust (NSW). *Leigh Hall* and *E Vickery Memorial Chapel* are also listed on the Register of the Twentieth Century Buildings administered by the Australian Institute of Architects (NSW Chapter).

As such, Strathfield Council must take into consideration the potential impacts of the proposed works on the cultural significance of the *Brundah* and *Leigh College* and their setting. Classification and listing by the National Trust and Institute of Architects carries no statutory obligations, however, is highly regarded and an indication of the cultural recognition of the buildings.

The main objective of this report is to assess any potential impacts and appropriateness of the proposed works. This assessment has been prepared by Luisa Alessi, Heritage Consultant of Perumal Murphy Alessi and is based on inspection of the site, review and analysis of the context. The potential impacts of the proposed works have been assessed with reference to Strathfield Planning Scheme Ordinance (SPSO), Draft LEP No. 105 and NSW Heritage Branch criteria.

3.0 Brief Historical Overview

Strathfield was originally part of the area known as Liberty Plains, so called because the first free settlers received grants there.¹ The earliest grants were made in the early 1790s however larger parcels of land were subsequently granted in 1799 and in the early 1800s. One of the larger grants was given to James Wilshire who received 570 acres in 1808.

The site is part of the 570 acres originally granted to James Wilshire in 1808, which he called *Wilshire Farm*. In 1824 the grant was sold to Samuel Terry who renamed it the Redmyre Estate. In the 1850s the estate was again transferred to the Hughes family² and in 1867 was subdivided into blocks of 3 to 13 acres, each with frontages from 4 to 8 chains to Station Road, Railway Road, Homebush Road, Liverpool Road, Water and Dean Streets and Redmyre Boulevard (now The Boulevard).³

The lots which now comprise the site, were occupied successively by WH Piggott and TR Allt, a wine merchant. Allt constructed *Brundah* for his family in 1889 and resided in the house until 1910, when it was sold to Paul Lamarand.⁴ By the late 1880s the *Sands Directory* indicates that some development had occurred, like in many suburban areas, it is assumed in anticipation of the Railway line which was opened at Redmyre (later Strathfield) in 1877. In the 1890s, Strathfield became the main railway junction between the western and northern railway lines. The consolidation of the railway contributed to the development in the area. A number of large Victorian homes were built near the railway station, many of which still remain today. The subsequent addition of the tramway system, which acted as a feeder service for the railway line, hastened suburban expansion,⁵ and resulted in a subsequent wave of development.

¹ Pollon, F., (1988) *The Book of Sydney Suburbs*, p.248.

² Land and Property and Information Office, Primary Application No.1539.

³ www.strathfieldhistory.org.au/Early Land Grants.

⁴ Graham Brooks & Associates Pty Ltd, *Heritage Impact Statement Brundah House & Leigh Hall* 420 Liverpool Road, Strathfield, (July 2005) p. 7.

⁵ Hughes Turnbull, L., (1999), *Sydney Biography of a City*, p. 444.

In 1914 *Brundah* and an area of approximately 10 acres surrounding the house were purchased by the Methodist Church for the establishment of Leigh College, a training centre for the Church. The college was named after Reverend Samuel Leigh, Australia's first Wesleyan minister. The features of the property were described at this time and included an "*imposing*" set of iron gates at the entrance and wide drive which curved around the front of the College buildings, lawns and garden beds.⁶

The house was noted as being a "*well-appointed mansion*" with spacious front with wide verandah, receptions rooms, dining room, dormitories, domestic quarters and ball-room which the College initially used as a library and larger lecture hall. The roof also featured a "*palisaded look-out*" (widows walk) which gave "*one of the finest views around Sydney*". The house grounds also included kitchen garden and fernery/ conservatory which was built around the same time as the house and located approximately 50 metres to the east.⁷

After taking over the site, the College found it necessary to make alterations to the house and property. These were undertaken during 1915 and 1916, however, due to falling student numbers and the effects of the First World War, the College was temporarily closed in 1917. Hillcrest Avenue and Bennett Avenue were formed between 1915 and 1923 by which time the conservatory was also demolished, possibly to make way for a new building which was designed in 1924.⁸

Leigh Hall was designed by architect Byera Hadley, who had designed a number of notable buildings including the Wesleyan Chapel at Sydney University. The building, which was constructed in two stages, occupied the location of the conservatory. The first stage, the western wing, with its small square tower and cupola was erected in 1927. Its matching eastern wing was added in 1952. The eastern wing was dedicated as a memorial to those who had been killed in the Second World War.⁹

The new building was a welcome addition to the site and was soon followed by the *E Vickery Memorial Chapel* (1927), named after Ebenezer Vickery, a local who had been active in the College. Also designed by Hadley, the structure featured similar style and materials.

The College continued to develop. In 1958 the representatives purchased additional land to the east, along what is now Hillcrest Avenue.¹⁰ In 1974, the site became the United Theological College following a merger between Leigh College (Methodist), Camden College (Congregational) and St Andrews College (Presbyterian). However, since the mid 1960s the buildings became progressively inadequate for College's purposes. The student population changed, including older students with families and female students which necessitated alternative accommodation.¹¹

In 1987 much of the land, including the former stables, was sold for residential development and *Leigh Hall* along with *Brundah* were used for the teaching of English mostly to overseas students or recent migrants. The subdivided land was subsequently developed and occupied by two storey townhouses. The Australian College of Languages relocated to a city location in 1998.¹²

Noor Al Houda Islamic College commenced occupation of this site in c. 2003. The site is now leased and operated as a primary and secondary School by the Australian International Academy.

⁶ Graham Brooks & Associates Pty Ltd, *Heritage Impact Statement Brundah House & Leigh Hall* 420 Liverpool Road, Strathfield, (July 2005) p. 7.

⁷ Graham Brooks & Associates Pty Ltd, *Heritage Impact Statement Brundah House & Leigh Hall* 420 Liverpool Road, Strathfield, (July 2005) p. 8.

⁸ Ibid. p.9.

⁹ Ibid. p.9.

¹⁰ Department of Lands, Certificate of Title Volume 3401 Folio 44.

¹¹ Cathy Jones, Article Former Leigh College, 2006.

¹² Ibid.

4.0 The Built Context

The subject site is a relatively large area located on the eastern side of Liverpool Road and generally bounded by Hill Street to the north and Hillcrest Avenue to the east. Liverpool Road (Hume Highway) is a busy and major arterial road and multi-lane dual carriageway. The site occupies a corner on a bend on the road.

The immediate context of the site is characterised by mixed, predominantly residential development. Opposite the site, on Liverpool Road are a number of two storey residential flat buildings. A public school is also located on the opposite side of Liverpool Road approximately 300 metres to the west of the site.

Hill Street and Hillcrest Avenue comprises mainly detached houses and bungalows dating mostly from the Inter-War and Post-War periods with some Federation period dwellings located between. Two utilities, the Sydney Water Enfield Depot and an Electrical Substation building neighbour each other on the south eastern side of Hillcrest Avenue, opposite the subject site

The southern boundary is shared with a modern (c. 1990) townhouse development constructed on land that was subdivided and sold off from the site in the late 1980s.

5.0 Nos. 416-420 Liverpool Road

The subject site, Nos. 416-420 Liverpool Road, is an irregularly shaped area that is currently occupied by three main buildings and one semi-detached and one detached structure associated with the former house, *Brundah*. The buildings are grouped together and generally set well back from the street frontages, Liverpool Road, Hill Street and Hillcrest Avenue. The Liverpool Road boundary follows the curve of the road and features a face brick and piered fence. Rendered piers and wrought iron gate remain along the frontage close to the Hill Street corner. The fence returns along the Hill Street corner and is terminated by a modern gate and vehicular entry to the site.

The three main buildings all face the Liverpool Road frontage and sealed curved driveway which extends in an arc and in turn bounds an open lawn and garden which also runs parallel to the brick fence along Liverpool Road. The front area features a number of mature specimen trees and cultural plantings including pines and palms in addition to more recent plantings. The driveway also accesses a car park which is located in the north eastern section of the site. The main driveway also exits onto Liverpool Road, at the south western corner of the site.

Leigh Hall, the largest of the building is located in the approximate centre of the subject site and is a two and three storey Inter-War Georgian Revival (1927) face brick structure with hipped roof clad in terracotta tiles. The front facade is symmetrical about a central neo classical portico supported on sandstone columns and with sandstone frieze and details. The building also features steel framed multipaned windows and central cupola. The building faces the front yard and driveway and overlooks the open grassed at the rear. The eastern end of the east wing featured open verandahs, however, these have now been infilled.

Vickery Hall (also known as the *E Vickery Memorial Chapel* is a small single storey face brick structure constructed in the same period and style as *Leigh Hall* with hipped roof clad in terracotta tiles. The front façade which is constructed to the driveway also features a small portico structure. The rear features a faceted bay which is surrounded by a hard paved play area which generally connects the existing buildings on the site.

Brundah is a large two storey Victorian Italianate style house (1889) with hipped roof clad in slate. Constructed of rendered, load bearing masonry walls with timber floors it features a two storey verandah which wraps around the north eastern corner of the building.

The verandah is bounded by a projecting wing with a bayed window which also faces the front garden area and driveway. The driveway exits to the immediate north west of the building.

A painted brick, two storey semi detached wing extends from the south western façade of the house. The wing, like the house itself has undergone some changes and modifications. The house and rear wing frame a smaller single storey timber framed outbuilding with brick footings and pitched roof clad in corrugated iron. The eastern façade of this structure also features a small, gable roofed portico and faces the paved play area. Several trees and plantings separate the paved area from the open grassed area which generally makes up the remainder and south eastern portion of the site.



Figure 5.1 The site is located on the corner of Liverpool Road and Hill Street. The Liverpool Road and corner features a face brick piered fence and remains of the original entry gates to the Victorian building, *Brundah*.

The fence returns along the Hill Street boundary which features the vehicular entry to the site.



Figure 5.2 The buildings that occupy the site are set well back from the front brick fence and Liverpool Road frontage with open lawn and garden and curved driveway located in the area between. The garden features a number of mature specimen trees and cultural plantings including the pine (mid shot), eucalypts and several palms.



Figure 5.3 View looking north east across the front lawn and driveway to *Leigh Hall*.



Figure 5.4 The main buildings are constructed to the driveway and face the front lawn and garden area and Liverpool Road frontage.



Figure 5.5 *Brundah* is a late Victorian former dwelling with two storey verandah which wraps around the north eastern corner of the building. The verandah is partly bounded by hipped roofed projection with faceted bay window and rendered mouldings and trims.



Figure 5.6 A two storey semi detached wing and small single storey timber framed structure is located at the rear of *Brundah*. These buildings are generally bounded by paved, open play area and a number of trees and plantings. The modern townhouse development is located to the rear of these buildings and shared southern site boundary.



Figure 5.7 The paved area surrounding the rear of *Vickery Hall* (at left) and western wing of *Leigh Hall* (mid shot).



Figure 5.9 View of the open grassed area which occupies the south eastern portion of the site from the paved area between the buildings.



Figure 5.10 View looking south along the Hillcrest Avenue site boundary. Note the proximity of the multi-storey residential development to the south of the site.



Figure 5.11 View of open grassed area which at the rear of the group of buildings which occupy the site.



Figure 5.12 The rear façade of *Leigh Hall* and infilled verandahs of the eastern wing overlook the large grassed area which extends to the Hillcrest Avenue boundary.

6.0 Summary Analysis and Assessment

The two larger buildings which occupy the site, *Leigh Hall* and *Brundah* have been listed as heritage items. The site, Nos. 416-420 Liverpool Road, buildings and associated group of structures have also been recognised as part of a significant complex. Previous assessment (GBA 2005) notes the following in the Statement of Significance:

“The property at 416-420 Liverpool Road, Strathfield South, has historical significance as the site of Leigh College, the first Methodist theological college in NSW.

Leigh Hall and E Vickery Memorial Chapel were purpose designed for the college. Their internal spaces provide evidence of the methods and scale of theological training in the Inter-War period.

Brundah is a good example of a large house constructed for a wealthy family in the boom period of the late 1880s. It is typical of the pattern of subdivision and development of large residential estates in Sydney in the late 19th Century. The property also has some historical significance for its use by the Wesleyan Church.

Burndah and Leigh Hall (and the chapel) have associations with figures who were prominent in the history of the Methodist Church.

Leigh Hall has significance as a fine example of the Inter War Georgian Revival Collegiate style made popular by amongst others, Leslie Wilkinson at Sydney University. It is a good example of the work by the capable and noted Sydney architect, Byera Hadley. The building has been carefully detailed, is highly intact and illustrates a rare element of NSW’s architectural history.”

The site, like most of the area is part of an early land grant in the area and is associated with early local land speculators and occupants. *Brundah* significantly remains as evidence of the late Victorian development and earlier “villa estates”. Its purchase and subsequent development of the site by the Methodist Church for use as a college resulted in a number of changes and alterations to the house and site which have continued to evolve to the present including the subdivision and sale of land and original stables to the south of the main buildings. This land is now occupied by modern residential townhouse development. The buildings, particularly *Leigh Hall*, significantly continue to be used for “educational” purposes.

The buildings are setback from the Liverpool Road frontage and significantly retain a garden setting enhanced by the curving driveway which recalls the original access and setting of *Brundah*. The existing fence, garden and mature trees and plantings are highly visible and recognisable features along Liverpool Road, emphasised by the corner location and curve. The buildings address the open area and street this relationship, the fence, including remnant entry gates and piers, open garden area and plantings are considered to be of high significance.

The overall external form and details of *Brundah* and *Leigh Hall*, are considered to be of exceptional significance. *Brundah* and associated structures are now located close the southern site boundary, however, the Chapel and existing relationship between the buildings including open paved area (curtilage) and associated mature trees and plantings at the rear of the buildings are also considered to be of some significance.

Whilst the buildings on the site are of high standard and *Leigh Hall* is an excellent example of College building constructed in the Inter-war Georgian Revival style, the buildings incorporate standard construction materials and techniques. The technological and archaeological potential of the remainder of the site is considered to be low, due to the disturbance caused by the construction of the current buildings, driveway and plantings and subdivision of the site. Whilst evidence of earlier structures and elements may remain in the open areas these do not have the potential to reveal any new information which is not available elsewhere.

The site is of high social significance as a College, associated with a number of staff, students and their families. The buildings and their garden setting, particularly as presents to the Liverpool Road frontage have high value to the local community due to their distinctive siting and retention of a late Victorian villa and sense of its setting.

Whilst the site is located in the vicinity of heritage and draft items, including the Enfield Fire Station, these are physically and visually distanced from the site with various and modern development located in the area between.

7.0 The Proposed Works

It is proposed to retain all of the existing buildings and features of the site and provide a new detached portable classroom building on the site as indicated on the plan prepared by HB Noori, Chartered Architect.

The proposed structure is to be located to the south and east of the main buildings, closer to the southern boundary with a landscaped buffer and setback proposed between the structure and southern boundary fence.

The proposed building is a standard, single storey portable structure clad in Colorbond sheeting with low pitched gable roof also clad in metal deck and aluminium framed windows and doors. The structure is to be constructed on simple brick footings. A simple paved footpath is also proposed to extend from the existing paved area and roadway located to the east of *Brunda*.

There is no change proposed to the remainder of the site or any of the existing buildings as part of this Development Application. The existing driveway and landscaped area to the “front” of the buildings, fence along the Liverpool Road frontage and return, open lawn, garden and mature plantings will be retained.

8.0 Heritage Impact Assessment

The following assessment refers to the Strathfield PSO with reference to the Draft LEP 105 and relevant questions contained in the guideline document prepared by the NSW Department of Planning, Heritage Branch.

8.1 Strathfield Planning Scheme Ordinance & Draft Local Environmental Plan 105

In accordance with clause **59 (B) Development in the vicinity of heritage items:**

The Council shall not grant consent to an application for consent to the carrying out of development on land in the vicinity of a heritage item unless it has made an assessment of the effect the carrying out of that development will have on the heritage significance of the item and its setting.

The significance of *Brundah* and *Leigh Hall* is associated with their historical values and associations and aesthetic character. The aesthetic significance of the buildings and recognised group also relates to their relations and setting, particularly to the front garden and fence and presentation of the site to Liverpool Road and Hill Street corner.

The proposed new temporary classroom and path are considered acceptable as they will have no impact on the fundamental significance of the heritage listed items on the site. No change is proposed to the main buildings as a result of this application or their relationship and visibility to the front garden and main street frontages.

The proposed new structure is temporary and is to be located to the “rear” of the buildings. It is also setback from the main structures, with open play and plantings located between. The proposed structure is also to be setback from the southern site boundary. Any potential visual impact are mitigated by the single storey, low lying nature of the building, provision of landscaped buffer along the southern boundary fence and retention of the large mature trees between the buildings, particularly around the rear of the Chapel building.

In relation to clause **59 (D) Submission of heritage assessment**

(1) The Council shall not consent to the carrying out of development referred to in clause 59B unless a statement is submitted with the application –

(a) demonstrating that consideration has been given to the heritage significance and the conservation of the building, work or land to which the application relates; and

As noted above the proposed structure is temporary and has been setback from the existing and significant buildings on the site. The structure is also located in an open area that appears to have been free of any earlier structures. This part of the site is also associated with the relatively recent subdivision and redevelopment of the land to the immediate south. However, a landscaped buffer has been proposed to mitigate any potential adverse impacts.

(b) setting out any steps to be taken to mitigate any impact of the development on the heritage significance of that building, work or land; and

Any potential impacts of the proposed new structure and recognised heritage items on the site are mitigated by:

- retention of the primary address and street presence to Liverpool Road and Hill Street corner;
- retention of the existing brick fence and remnants of the earlier gates and piers, associated garden bed, lawn and open area in front of the main buildings of the site;
- retention of the existing relationship between the building and front garden setting and curtilage;
- retention of the existing buildings, their fundamental scale, character and details;
- retention of the existing relationship and views to and from the front of the buildings to the front garden and Liverpool Road;
- retention of the open area and majority of the open grassed area and playground around and at the “rear” of the existing buildings;
- provision of a setback and landscaped buffer along the rear, southern site boundary; and
- by the retention of existing mature plantings and trees.

The proposed structure is single storey and low lying with low pitch roof. It is in contrast to the multi-storey rendered and face brick buildings with prominent roofscapes that currently occupy the site.

(c) describing the significance of that building, work or land as part of the environmental heritage of the Municipality of Strathfield.

The significance of the items in the vicinity relate to their historical associations and evolution of the local area and the aesthetic character of the building and contribution to the Liverpool Road streetscape. The proposed temporary building will have no impact on the fundamental historic or aesthetic significance of the items or area in general which has traditionally developed in accordance with requirements of the site and local patterns and trends.

In relation to clause **13 Development in the vicinity of a heritage item** of the Draft LEP 105.

(2) This clause extends to development:

(a) that may have an impact on the setting of a heritage item, for example, by affecting a significant view to or from the item or by overshadowing, or

It is considered that the proposed structure will have acceptable impact on the setting of the heritage items, *Brundah* and *Leigh Hall* as the structure will have no impact on any primary views to and from buildings or any other items in the “vicinity”. The proposed building is temporary, low scale and located to the “rear” of the buildings and along the southern boundary which is currently dominated by the two storey modern residential development to the south of the site. The primary curtilage and immediate setting of the main buildings, particularly the front garden and setback and relationship to the Liverpool Street frontage will not be affected by the proposed structure. The proposed structure will not be visible from Liverpool Road or Hill Street.

The proposed temporary building is low lying and will create no overshadowing on any buildings or significant portion of the site. This section of the site has previously been “affected” by the relatively recent subdivision and development of the subdivided portion.

(b) that may undermine or otherwise cause physical damage to a heritage item, or

The proposed temporary structure or footpath will not undermine or cause physical damage to the items on the site or any significant trees or plantings. It is a lightweight structure with simple brick footings and is setback from the main structures. The building and path are intended to be temporary and will be removed in the future.

(c) that will otherwise have any adverse impact on the heritage significance of the item or of any heritage conservation area within which it is situated.

The site is not located in a conservation area. Any potential impacts to the area are reduced by the retention of the existing site parameters, major buildings and plantings which will largely obscure any views to the proposed structure from the main street frontages. Whilst the building may be visible from Hillcrest Avenue, the structure is set well back from the Hillcrest Avenue boundary with open grassed area, some planting and fence located between. The built context in Hillcrest Avenue is also varied and features several utilities buildings.

(3) The consent authority may refuse to grant any such consent unless it has considered a heritage impact statement that will help assess the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item.

As noted above the heritage significance of the items on the site relates to their historical associations and aesthetic significance. The proposed temporary structure will have no adverse impact on the visual curtilage of the items or their primary setting. The proposed structure is setback from the existing buildings. Any adverse visual impacts may be reduced by the existing planting and proposed landscape buffer along the southern site boundary.

Other items are separated from the site. The setting and curtilage of these items will have no impact as a result of the proposed temporary structure.

(4) The heritage impact statement should include details of the size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works and details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item.

The proposed structure is a standard, portable classroom building which is low scale and constructed of lightweight and modern materials. The building is temporary and will have no impact on the fundamental significance of the buildings or site.

8.2 NSW Heritage Branch criteria

Relevant questions in the guideline document have been considered in detail below.

How is the new impact of the new development on the heritage significance of the item to be minimised?

The proposed works are intended to improve the use and amenity of the site so that it can continue to function as a school and make an active and viable contribution to the local area. Any potential impact of the proposed works is to be minimised in the following ways:

- by the maintenance of the existing street pattern and Liverpool Road address;
- by the retention of the existing buildings' primary setbacks and open buffer areas;
- by retention of the fundamental curtilage to the front of the main buildings and appropriate setback to the rear;
- by the provision of a standard, temporary structure that is lightweight and incorporates modern materials that do not compete or detract from the older building stock on the site and vicinity; and
- siting of the structure in an area that has previously undergone some change and development.

How does the new development affect views to, and from the heritage item? Will the public and users of the item, still be able to view and appreciate its significance?

As noted above the proposed temporary structure and path will have no impact on the primary views to or from the buildings on the site and any items in the vicinity. The public and users of the site will continue to be able to view and appreciate the significance of the buildings and site and the significance of other items in the area.

Is the development sited on any known or potentially significance archaeological deposits?

The potential for archaeological material from earlier structures or other material to be present on the proposed site is considered to be low. Early plans show a structure to the east of *Brundah*, close to what is now the Hillcrest Avenue boundary, however, any early potential resources are likely to be disturbed and affected by the construction of the various buildings and ongoing use of the site, formation of Hillcrest Avenue and subdivision of the southern portion.

The buildings themselves have potential to reveal some information about various construction techniques and building layouts. However, there will be no change to the buildings as a result of the proposed works. The site is not considered to be a benchmark site and would not retain evidence that would not be readily available elsewhere.

9.0 Conclusion & Recommendations

In summary, it is considered that the proposed temporary structure to be located at No. 416-420 Liverpool Road, Strathfield South is acceptable on heritage grounds.

The structure will create no adverse impact on significant buildings, *Brundah* and *Leigh Hall*, is temporary and will improve the use and amenity of the site.

Council should therefore have no hesitation in approving the proposed works, on heritage grounds.