



Lilyfield Skate Plaza

70 Mary Street, Lilyfield

Statement of Heritage Impact

Prepared for Inner West Council

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1 INTRODUCTION

1.1 Background and purpose of the report

This Heritage Impact Statement has been prepared on behalf of Inner West Council. It has been prepared to assess the impact of the proposed Skate Plaza at Leichhardt Park on the cultural significance of the place.

1.2 Methodology and terminology

This report follows the general guidelines for Statements of Heritage Impact, set out in the NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning (1996).

This report also follows the methodology and terminology described in *The Conservation Plan*, Sydney, National Trust of Australia (NSW), 7th edition 2013 by Dr J. S. Kerr and in the Australia ICOMOS *Burra Charter*, 1999 as described below. The methodology of these documents is combined with the State Heritage Register criteria to formulate an assessment of cultural significance (refer Section 3).

J.S. Kerr's *The Conservation Plan* considers the concept of cultural significance according to three qualities: The ability of a place to demonstrate a process, event, custom or style; associational (historical) links for which there may be no surviving evidence; and formal or aesthetic qualities.

The process of assessment of culturally significant places set out in the Australia ICOMOS *Burra Charter* breaks the concept of significance into "historic", "aesthetic", "technical/scientific" and "social" categories.

1.3 Author identification

This document was prepared by Dr Roy Lumby, Senior Heritage Specialist, of Tanner Kibble Denton Architects.

1.4 Site location and description

The site of the proposed Lilyfield Skate Plaza is located at the south-western corner of Leichhardt Park, in open space that was the result of reclamation works carried out in Iron Cove during the first half of the twentieth century. The open space is used as a playing field. Trees on and near the site were planted after 1969. The site is bounded on the west by Maliyawul Street, which is close to the foreshore of Iron Cove, on the south by a carpark and road that connects Maliyawul and Fraser Streets, and on the east by a roadway associated with Leichhardt Park. To the south of the site is Le Montage and residential development along Fraser and Morton Streets.

The subject site is defined as part of Lot 6643 Deposited Plan 1137663.



1 Site plan (not to scale).
Source: SIX Maps with TKD Architects overlay.



2 Site plan (not to scale).
Source: SIX Maps with TKD Architects overlay.

1.5 Documentation

Documents referred to in this report include the Leichardt Park Skate Park Construction Drawings prepared by Enlocus Landscape Architects, specifically the following:

- 1821_CD001 General Notes
- 1821_CD002 Existing Condition Plans
- 1821_CD003 Demolition Plan
- 1821_CD004 Site Plan
- 1821_CD006-A Surface Finishes Plan
- 1821_CD006-B Surface Finishes Plan
- 1821_CD007-A Levels Plan
- 1821_CD007-B Levels Plan
- 1821_CD008 Drainage Plan
- 1821_CD009-A Setout Plan
- 1821_CD009-B Setout Plan
- 1821_CD010-A Dimensions Plan
- 1821_CD010-B Dimensions Plan
- 1821_CD011 Steel Plan
- 1821_CD012-A Concrete Joints Plan
- 1821_CD012-B Concrete Joints Plan
- 1821_CD100 Section Key Plan
- 1821_CD101 Sections 01
- 1821_CD102 Sections 02
- 1821_CD110 Retaining Wall Plan
- 1821_CD111 Retaining Wall Sections
- 1821_CD200 Engineering Details 01
- 1821_CD201 Engineering Details 02
- 1821_CD202 Engineering Details 03
- 1821_CD203 Engineering Details 04
- 1821_CD204 Engineering Details 05
- 1821_CD205 Drainage Details 01
- 1821_CD210 Carpark Details 01
- 1821_CD300 Steel Shelter Details 01
- 1821_CD301 Steel Shelter Details 02
- 1821_CD310 Balustrade/Handrail Plan
- 1821_CD311 Balustrade details 01

- 1821_CD320 Entrance Signage
- 1821_CD400 Planting Plan
- 1821_CD401 Planting Details

1.6 Heritage management context

NSW State Heritage Register

Leichhardt Park is not included in the NSW State Heritage Register.

Inner West Council Local Environmental Plan

Leichhardt Park is included in Schedule 5 in Leichhardt LEP 2013 (Item I716).

National Trust of Australia (NSW)

Leichhardt Park is not classified by the National Trust of Australia (NSW).

2 HISTORICAL BACKGROUND

The site of the proposed Skate Plaza is on reclaimed land on the foreshores of Iron Cove.

Leichhardt Council purchased the land for Leichhardt Park in 1882. The park was originally 9.7 hectares in extent and only included elevated land along the foreshore. It was formally reserved in 1887 and an additional three hectares were added following reclamation in Long (now Iron) Cove. Initially the Park was almost devoid of vegetation.

The site of the proposed Skate Plaza is on the periphery of Leichhardt Park, on part of the land reclaimed from Iron Cove. In 1911 it was proposed to reclaim land between Leichhardt Park and Long Cove Canal to the south, which is understood not to have happened until the end of the 1930s or early 1940s.¹ The reclaimed land remained undeveloped and unlandscaped until after World War II. For many years the Skate Plaza site was an open grassed area with no trees.

The site is to the north of the events venue known as Le Montage, which occupies a building that was built by the Associazione Poli-sportiva Italo Australiana (APIA) Club. The Club was established in 1954. Several years later it signed a 49 year lease with Leichhardt Council for the land at Iron Cove. Construction of its clubhouse commenced in 1960 and the building was completed in 1965.² The owners of Le Montage took over the building after the Club ran into severe financial difficulties and the venue opened in 1997.



- 3 Boundaries of Leichhardt Park, circa 1885 (left) and in 1917, after initial reclamation (right).
Sources: National Library of Australia nla.obj-231106955-1, State Library of NSW a1363022h.

¹ "Waterfront Boulevard. For Leichhardt", *Sydney Morning Herald*, 28 August 1911, p.9; "Opportunities for Business", *Construction and Real Estate Journal*, 8 September 1937, p.20.

² Dijana Alic, "Ethnic Clubs: 'The Dream of Tomorrow'" in Paul Hogben and Judith O'Callaghan, *Leisure Space: the transformation of Sydney 1945-1970*, p.198.



- 4 Aerial photograph showing the reclaimed land to the west and south-west of Leichhardt Park, 1943. The approximate location of the proposed Skate Plaza site is indicated.
Source: Spatial Information Exchange.



- 5 Fishermen with nets standing to the north of the proposed Skate Plaza site, circa 1965. The Apia Club is in the background.
Source: Inner West Library.



6 Aerial photograph showing the subject site with the APIA Club beyond, 1969.
Source: National Archives - Series/Control Symbol A12111, 1/1969/18/7.

3 HERITAGE SIGNIFICANCE

3.1 Statement of significance

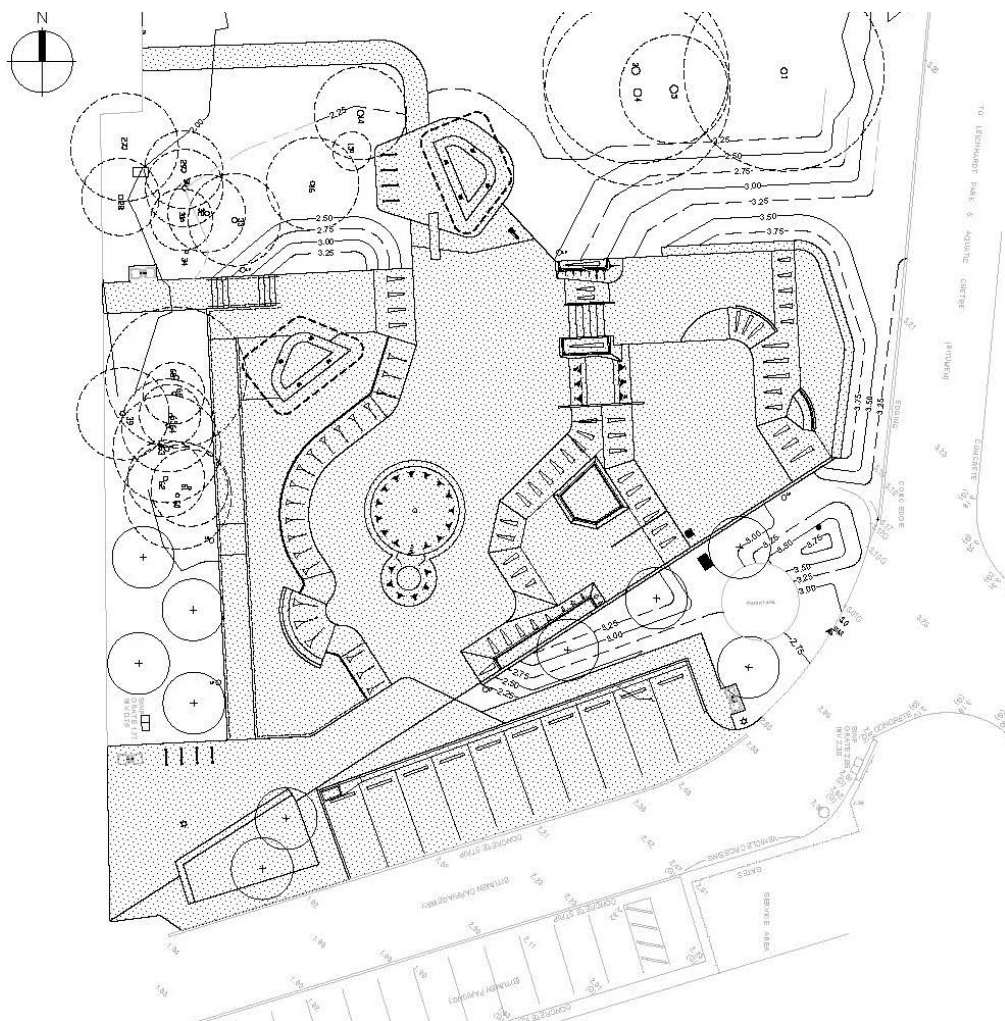
The following statement of heritage significance is extracted from the State Heritage Inventory database entry for Leichhardt Park including Leichhardt Ovals and Aquatic Centre:

Leichhardt Park is of high local historic, aesthetic and social significance as part of the late 19th century development of the local area and largest open space recreation reserve in Leichhardt Municipality associated with a number of user groups. The establishment of the park in the 1880s recognised the need for open public space and parkland in the rapidly expanding suburbs of Leichhardt which were developing as principally workers suburbs. It significantly continues to cater for passive recreation and sporting activities for the local and wider community. The various elements including three Ovals and Aquatic Centre are enhanced by the Parks planting including mature Fig trees and Giovinazzo Grove, overall visual character, views and vistas and waterfront setting which make a positive contribution to the local and wider area.

4 DESCRIPTION OF THE PROPOSAL

The proposed Lilyfield Skate Plaza will be a concrete structure that includes low level retaining walls to contain activity while also allowing the facility to be sunk in order to maximise the existing slope of the site. The project will necessitate the removal of a small number of trees and shrubs, which have been assessed as having low value or are failing structurally. However, retained trees and shrubs will be augmented by new landscaping consisting of Australian native plants.

The general arrangement of the Skate Plaza is intended to minimise acoustic impacts on neighbouring residents and Le Montage by placing levels of high activity away from them and by a wall along the southern and western boundaries of the Skate Plaza. Events and skate spaces have been located towards the northern edge of site to maximise separation. The Plaza and surrounding landscape will provide improved view lines from Fraser Street residents in Fraser Street to Iron Cove. All hardscape will be keyed into embankments, to minimise impediments on view lines across the Plaza. The location of high activity areas, view lines and access points from Maliyuwal Street will allow a high level of passive surveillance. The Skate Plaza will include two shade structures in its north-western section. Existing parking spaces adjacent to the Plaza will be upgraded.



7 Plan of the proposed Lilyfield Skate Plaza.
Source: Enlocus.

5 ASSESSMENT OF HERITAGE IMPACT

5.1 NSW Heritage Office Model Questions

The assessment of heritage impacts has been undertaken in reference to the model questions given in the NSW Heritage Office's publication 'Statements of Heritage Impacts'. Relevant questions have been addressed.

Demolition of a building or structure	x
Minor partial demolition	x
Major partial demolition	x
Change of use	x
Minor additions	x
Major additions	x
New development adjacent to a heritage item	x
Subdivision	x
Repainting	x
Re-roofing/re-cladding	x
New services	x
Fire upgrading	x
New landscape works and features	✓
Tree removal or replacement	✓
New signage	✓

New landscape work and features

How has the impact of the new work on the heritage significance of the existing landscape been minimised?

The heritage significance of Leichhardt Park derives from its landscape qualities and from its importance as a place of active and passive recreation. Facilities such as municipal baths, an oval and grandstand were important components of early historical development. The introduction of the Skate Plaza, which provides controlled facilities for active recreation, is consistent with the historical development of the Park. Its location, at the south-western corner of the Park on reclaimed land, assists in minimising impacts on the landscape. Impacts are further minimised by site works and low walls associated with the Plaza. Impacts are further minimised by proposed landscaping works using Australian native plants.

Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?

Archival photographs show that there has been little landscaping associated with the site of the Skate Plaza, apart from an open expanse of grass. The existing trees on the site are relatively recent plantings, undertaken after 1969.

Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?

Although an archaeological investigation has not been undertaken, the site of the Skate Plaza is on land reclaimed from Iron Cove in the late 1930s or early 1950s. It appears to have little archaeological potential.

How does the work impact on views to, and from, adjacent heritage items?

Apart from sections of Leichhardt Park to the north of the Skate Plaza site, there are no heritage items in the vicinity of the proposed development (refer to Figure 10 below).

Tree removal

Does the tree contribute to the heritage significance of the item or landscape?

The Skate Plaza site is located on the periphery of Leichhardt Park. It is proposed to remove several trees preparatory to the construction of the Skate Plaza. Archival photographs show that its site did not include any trees until after the end of the 1960s. The trees have not been identified as having significance and their removal will not impact on the heritage significance of Leichhardt Park.



- 8 Trees at the Skate Plaza site on 22 July 2010 (left) and 12 May 2019 (right).
The extent of canopies in 2010 indicates that the trees were not very old.
Source: Nearmap.



Why is the tree being removed?

The trees are to be removed to facilitate the construction of the Skate Plaza. These trees have been assessed as having little significance. Impacts are mitigated by the proposed landscaping works associated with the Skate Plaza.

New signage

New signage consists of two laser-cut “Pale Eucalypt” matt powder coat finished steel panels mounted on a white matt powder coat finished steel backing sheet, located at the south-western entrance to the Skate Plaza. The smaller of the laser-cut panels contains the words “Lilyfield Skate Plaza. The larger of the laser-cut panels contains information and conditions of use relating to the Skate Plaza.

How has the impact of the new signage on the heritage significance of the item been minimised?

The new signage is situated close to Maliyawul Street. The backing panel is 1.2 metres high while the signage panels are 700 millimetres deep and finished in a recessive colour. The location, height and colour selection of the proposed signage mean that there is no impact on the heritage significance of Leichhardt Park or on views to and from the Park.

Is the signage in accordance with section 6, 'Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based Approach? How?

The signage is generally in accordance with the guidelines included in *Outdoor Advertising: An Urban Design-Based Approach*. The most appropriate guidelines for the signage are contained in the section on "Rural areas". The proposed signage is well-designed and clear, not hazardous to passersby nor obscuring to motorists and is in character with the existing and future amenity of Leichhardt Park. There is little wider impact on the wider environs of the Park and adjacent areas.

Will the signage visually dominate the heritage item/heritage conservation area or heritage streetscape?

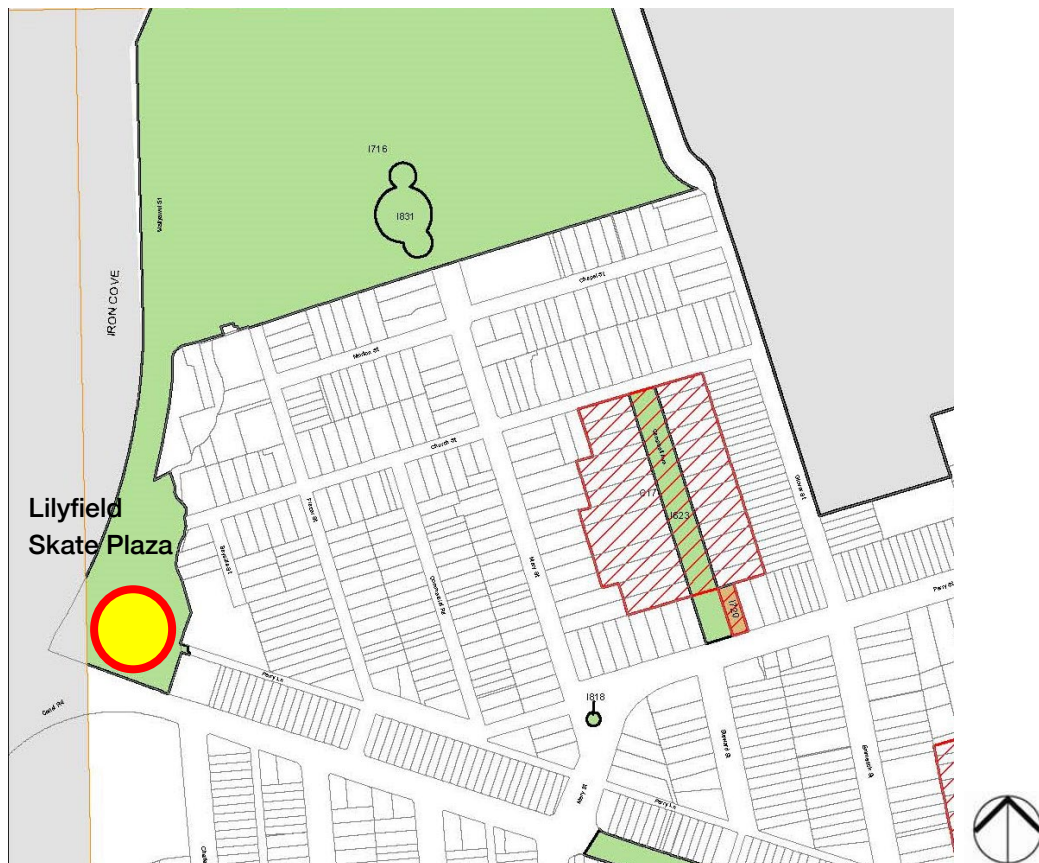
The size, location and colouring of the proposed signage preclude it visually dominating Leichhardt Park.

Can the sign be remotely illuminated rather than internally illuminated?

There is no intention to illuminate the signage internally or remotely.

5.2 Leichhardt Local Environmental Plan 2013

The proposed development generally satisfies the relevant provisions of Section 5.10 of Leichhardt LEP 2013 (Heritage conservation).



- 9 Location of the proposed Lilyfield Skate Plaza in the context of Leichhardt Park and heritage items and conservation areas in its vicinity.

Source: Leichhardt LEP 2013 Heritage Map Sheet HER_004.

The proposed development complies with the provisions of Section 5.10 of the LEP. The environmental heritage of Leichhardt is conserved as there is no impact on the identified significant components of Leichhardt Park due to the location of the proposed Skate Plaza in the grounds of the Park, and there is no impact on other heritage items in the Inner West Council Local Government Area. The proposed development will have little or no impact on the fabric of Leichhardt Park, or on views to and from Leichhardt Park and its setting.

The site of the proposed Skate Plaza is not identified as an archaeological site or as an Aboriginal place of heritage significance.

6 CONCLUSIONS

The proposed Lilyfield Skate Plaza can be supported on heritage grounds for several reasons:

- Its location within Leichhardt Park relative to significant components included in the boundaries of the Park, precludes negative impacts on the heritage significance of the place;
- Site works and landscaping associated with the construction of the Skate Plaza will assist in minimising impacts on its immediate environs and reduce any impacts on views to Leichhardt Park from Iron Cove;
- Retention of existing trees will provide some screening;
- The Skate Plaza is consistent with historical development for active and spectator recreation at Leichhardt Park. It will further enhance the amenity of the Park to users and visitors, and generate greater use of this section of the Park.

APPENDIX A PHOTOGRAPHS



10 The southern end of the Skate Plaza site viewed from the northern end of Fraser Street.



11 Looking west across the Skate Plaza site.



12 Looking north-west across the Skate Plaza site towards Iron Cove.



13 View from the northern end of Fraser Street to Le Montage and the southern end of the Skate Plaza site.



14 Looking south towards Fraser Street and Le Montage. The Skate Plaza site is to the right.



15 View towards Iron Cove from the Skate Plaza site.



16 Looking to Le Montage from the Skate Plaza site.



17 Open space used as playing fields to the north of the Skate Plaza site.



18 The Skate Plaza site viewed from Maliyawul Street.



19 Looking south along Maliyawul Street. The proposed Skate Plaza site is behind the trees at left.



20 The site viewed from the northern side of Le Montage.