

9 July 2011

Hansen Yuncken Pty Ltd
Sydney Airport Central
15 Bourke Road, L6
MASCOT NSW 2020

Attention: Mr Andrew Campbell

Dear Sir

WEST KEIRA DEVELOPMENT, WOLLONGONG

Following receipt of a further set of preliminary amended drawings for the above proposal, I have reviewed them in relation to the heritage impact statement I prepared in July 2007 for the original development application.

The drawings reviewed, prepared by Rice Daubney, are as follows:

Drawing No.	Issue	Date	Title
11002: SK 11	J	June 2011	West Keira Lower Ground Floor - Retail
11002: SK 12	J	June 2011	West Keira Ground Floor - Retail
11002: SK 13	J	June 2011	West Keira Upper Ground Floor - Retail
11002: SK 14	J	June 2011	West Keira Basement 01 - Carpark
11002: SK 15	J	June 2011	West Keira Level 01 - Carpark
11002: SK 16	J	June 2011	West Keira Level 02 - Carpark
11002: SK107		June 2011	Ground Plan facade info
11002: SK108		June 2011	Keira Street facade
11002: SK109		June 2011	Crown Lane facade
11002: SK110		June 2011	South East Court facade
11002: SK111		June 2011	South East Court facade
11002: SK 112		June 2011	View east Crown Lane
11002: SK 113		June 2011	View South East Court
11002: SK 114		June 2011	View South East Court
11002: SK 115		June 2011	View south along Keira Street
11002: SK 116		June 2011	View west up Crown Lane
11002: SK 117		June 2011	View north along Keira Street
11002: SK 118		June 2011	Keira Street facade
11002: SK 119		June 2011	Section grid E-F
11002: SK 120		June 2011	Section grid H-I
11002: SK 121		June 2011	Section M-N
11002: SK 121		June 2011	Section G-H
11002: SK 122		June 2011	Section I-J
11002: SK 123		June 2011	Section C-D
11002: SK 124		June 2011	Section K-L

The drawings also included sketches marked up with examples of proposed materials and finishes for the facades, and indicating the extent of Stage 1 of the development. All of the drawings relate to the West Keira development on the block bounded by Crown Lane, Keira Street and Richardson Lane. Consequently, the main aspects of the design changes with potential for heritage impact arise from the relationship of the West Keira podium to the heritage listed group of shops in Crown Street.

The drawings indicate that a courtyard (shown as the South East Court) is to be created at the corner of Keira Street and Crown Lane, with the western wall at the edge of the courtyard on grid line 8, which corresponds to the eastern end of the existing building at the corner on the southern side of Crown Lane. Although few details of the buildings in the vicinity of the West Keira site are shown on the drawings, it appears that there is no proposal at this stage to demolish this building, which is adjacent to but not included in the heritage listed group, although probably originally of a similar age and design to the rest of the group, as noted on page 9 of the Heritage Impact Statement.

The drawings show the full height of the West Keira podium including the additional carparking floors to be constructed with the towers as part of a proposed Stage 2. Although the previous proposal did not show any detail of the Stage 2 podium extension, the drawings indicated (by dashed lines) that the extension was to be set back from the facade of the Stage 1 podium. The present scheme shows this setback occurring at a higher level, so that the eventual street façade will be of the order of 25m high at the corner of Crown Lane and Keira Street, compared with the previous proposal of approximately 18m in height at the same point. It is noted that the glazed upper wall of the façade is proposed to be "folded" along broken sloping lines that at their highest will be at approximately the same level as the top of the former Stage 1 façade.

Having reviewed the above drawings, I can confirm that the conclusions and recommendations of the July 2007 Heritage Impact Statement remain largely unchanged. The horizontal setback of the street façade from the present corner of Keira Street and Crown Lane, resulting from the creation of the South East Court, will reduce the visual impact of this façade on the setting of the listed heritage group in Crown Street. It does not appear to me that the increase in the height of the West Keira podium façade to Crown Lane will interfere with the view of the listed group of shops from Crown Street, and its visual impact on the group would be further reduced if the building on the corner of Crown Street and the south side of Crown Lane is retained.

Yours faithfully

ORWELL & PETER PHILLIPS



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