

30th March 2022

J4515

Department of Planning Industry and Environment

**Re: Request for additional information – Built Heritage
Eden Street, Arncliffe Mixed Use Redevelopment SSD-11429726**

This letter responds to the request for additional information issued by the Department of Planning and Environment on 17th and 18th March 2022 for the proposed Mixed-Use Redevelopment at Eden Street, Arncliffe SSD-11429726.

On 18th March an email addendum, to the request for additional information letter (dated 17th March), requesting the update of the Heritage Impact Statement to include an addendum providing

‘comment on findings of the Visual impact Assessment in relation to the SHR listed Railway Station Site and general on heritage items in vicinity’.

The updated Visual Impact Assessment, dated 25th March 2022, was prepared by Virtual ideas using the CMS Surveyors 3D models, the previous report prepared by CMS Surveyors and *‘site photography...captured from locations that were nominated by the project planning Consultants Ethos Urban’*.

Weir Phillips Heritage and Planning prepared the Heritage Impact Statement (HIS 2021) in June 2021, amended November 2021, utilising the Visual Impact assessment prepared by Ethos Urban and renders prepared by Group GSA.

In respect to the potential visual impacts arising from the development, the Ethos Urban report considered that the proposal:

- *results in an urban form outcome consistent with the planning intent for the Arncliffe Planned Precinct, in particular through consolidates the urban form and visual character of the Princes Highway Corridor as an emerging node of substantial growth and visually demarcating the location of the Arncliffe rail station*
- *does not block, occlude or otherwise adversely impact significant views obtained from the public domain to elements identified as being of high scenic value such as Botany Bay, the Cooks River or the Sydney CBD skyline*
- *is the product of a comprehensive and considered design process that has been subject to design review and incorporates a number of design measures that mitigate visual impact.*¹

The analysis of the potential Visual Impact to the neighbouring heritage items included within the HIS 2021 acknowledged that, the proposed development, comprising four buildings between 17 and 21 storeys in height, would be visible from or in conjunction with the majority of the neighbouring heritage listed properties.

¹ Group GSA, Visual Impact Assessment, 19 July 2021 p68

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The HIS 2021 considered that the visual bulk of the proposed development has been lessened by the following mitigation strategies which were incorporated into the design:

- four, uniquely designed architectural distinct, buildings.
- a lack of homogeneity with regards to the building's orientation and material palette. This is intended to breaking up the massing of the development as a whole and encourage the site to be read as comprising four distinct buildings.
- Large setbacks between the buildings to provide visual separation and through site views through the site.
- The use of denser materials, such as concrete and brick, to the lower section of the proposed buildings. This lower section reflects the height and scale of the neighbouring buildings allowing the proposed buildings to relate to its neighbourhood context.
- Increased setbacks and use of lighter materials, such as glass and metal, to the upper levels of the building which is intended to reduce its appearance. The upper levels will appear as modern residential development.

The analysis contained within the HIS 2021 acknowledged that the setting of the heritage items will be altered by the proposed development and anticipated further change to the setting of the items as part of the *Arncliffe Planned Precinct* which provides for increases to the precincts-built scale.

The potential impacts to the views to the State listed Railway Station were also considered and the it was acknowledged that the views towards this item would be altered by the development.

It was noted that the location of the higher scale buildings surrounding a Railway Station was not detrimental to the character to the place. It was also considered that higher scale buildings visually demarcate the location of Railway Stations and was consistent with the development pattern of Greater Sydney where the wider urban setting of many State Listed Railway Stations include neighbouring high-rise development.

It was also noted that the historical and aesthetic significance of the Railway Station Group will be retained and the significance of the place as one of three remaining stations with 1880s 'second class' brick platform buildings on the Illawarra line as well as the historic development of the group during the Victorian and Inter war eras will continue to be read and understood.

The visual analysis of the proposed development contained within the HIS 2021 determined that the development:

- was acceptable and an appropriate response to the introduction of a modern layer of high-rise mixed-use development.
- had been designed to demonstrate a modern aesthetic which is considered to be an appropriate response.
- would not mimic the character and style of the neighbouring heritage listed items

Review of the amended Visual Impact Assessment, dated 25th March 2022, was prepared by Virtual Ideas has determined that the height, bulk and scale of the development has not changed and only minor design changes to the development are evident.

Accordingly, the finding of the HIS 2021 that, the proposed development is consistent with the evolving modern setting of the area and fulfils the objectives for works in the vicinity of heritage items set out by the *Rockdale LEP 2011* and the *Rockdale DCP 2021* remains.

Weir Phillips Heritage and Planning

Yours faithfully,

A handwritten signature in black ink, appearing to read 'James Phillips', with a stylized flourish at the end.

James Phillips | Director