

STATEMENT OF HERITAGE IMPACT



Development Application

No. 138 Maroubra Road, Maroubra

August 2025 | J7661_01

**Weir
Phillips**
Heritage

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Report Details	

Statement of heritage impact for: Demolition of the existing building and construction of a mixed use building consisting of ground floor retail, basement parking and eight levels of apartment and communal open space on the roof.

Revisions			
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We acknowledge that the land on which we live, learn and work as the traditional country of the Gadigal people of the Eora Nation. We acknowledge these traditional owners of this land and acknowledge their living cultures and the unique roles they have played in maintaining life, language, and culture in this region. We pay respect to their Elders past, present and emerging and all Aboriginal people.

Cover photo: No. 138 Maroubra Road, Maroubra

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1 INTRODUCTION

1.1 Preamble

This Statement of Heritage Impact, (SoHI) accompanies a State Significant Development Application (SSDA) for the removal of an existing building, and the construction of a mixed use building consisting of ground floor retail, basement parking and eight levels of apartment and communal open space on the roof.

The site is located within the Randwick Council area. The principal planning instrument for the site is Randwick Local Environmental Plan 2012 (*LEP 2012*). The site is not listed as a heritage item nor is it located in a Conservation Area as identified by Schedule 5, Parts 1 and 2, but is in the vicinity of heritage items listed under the *LEP 2012*.

Accordingly, under Part 5.10 of the *LEP 2012*:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

In order to assess the potential impacts of the SSDA on heritage items, a heritage management document must be submitted with the SSDA. The appropriate heritage management document, in this instance, is a SoHI; and this document is submitted in satisfaction of this requirement.

This report has been prepared at the request of the owner and accompanies architectural drawings prepared by DJRD Architects.

1.2 Methodology

A site inspection was undertaken in August 2025 for the preparation of this SoHI by Weir Phillips Heritage. All photographs of the site were taken at this time unless otherwise noted.

This SoHI has been prepared with reference to the Heritage NSW publications *Assessing Heritage Significance* (2023 update) and *Statements of Heritage Impact* (2023 update) and with reference to the planning documents listed under Section 0.

The historical information and assessments of significance contained in this SoHI partly rely on existing studies (refer to Section 7 below). Acknowledgment of the authors of these studies is duly given.

1.3 Limitations

A detailed history of the site and a full assessment of significance to Heritage NSW standards were not provided with regards to the site. Section 3 of this SoHI provides the established history and significance of the site. This was compiled from readily available sources.

An assessment of archaeological potential and archaeological significance, Aboriginal or historical, is outside the scope of this SoHI.

1.4 Site Location

The subject site is located on the northern side of Maroubra Road, the main arterial road travelling east-west through Maroubra. The site is located on the block bound by Boyce Road to the north, Anzac Parade to the east, and Bruce Bennetts Place to the west. The site is legally identified as Lots 1 and 2 of DP506844. Figure 1 identifies the site.



Figure 1: The location of the subject site (outlined in blue) within the wider precinct. SDT Explorer, accessed 2025.

2 SITE OF THE PROPOSED WORKS

For the following, refer to Figure 2, an aerial photograph over the site, and to the survey that accompanies this application.



Figure 2: Aerial photograph of No. 138 Maroubra Road, Maroubra. The subject site is outlined in blue and highlighted yellow. SDT Explorer, accessed 2025.

No. 138 Maroubra Road, Maroubra is a relatively flat, rectangular allotment on the northern side of Maroubra Road with a total site area of 1,517.4sqm. The boundaries of the site are as follows: north and south, 24.83m; east and west, 61.11. The existing commercial building covers the majority of the site and extends to the eastern and western boundaries, and is setback from Maroubra Road by a tiled forecourt and balcony, and the footpath along the street. The rear of the building is set back from Piccadilly Place by a driveway crossing and carparking space. The subject building is a contemporary, two storey commercial office building with a flat roof and a basement level, constructed of painted and rendered masonry, with a balcony to the front and rear. There are garden beds and street trees forward of the subject site, and vehicle access to the rear. The principal elevation comprises of metal framed glazing and a glass brick wall, as well as a balcony with an open style metal balustrade, supported by masonry piers.

Refer to Figure 3 and Figure 4 which illustrate the subject site.



Figure 3: The principal elevation of No. 138 Maroubra Road, Maroubra.



Figure 4: The rear elevation and balcony of the subject building from Piccadilly Place.

2.1 The Surrounding Area

2.1.1 The General Area

For the following, refer to Figure 5, an aerial photograph of the site and its surrounds.

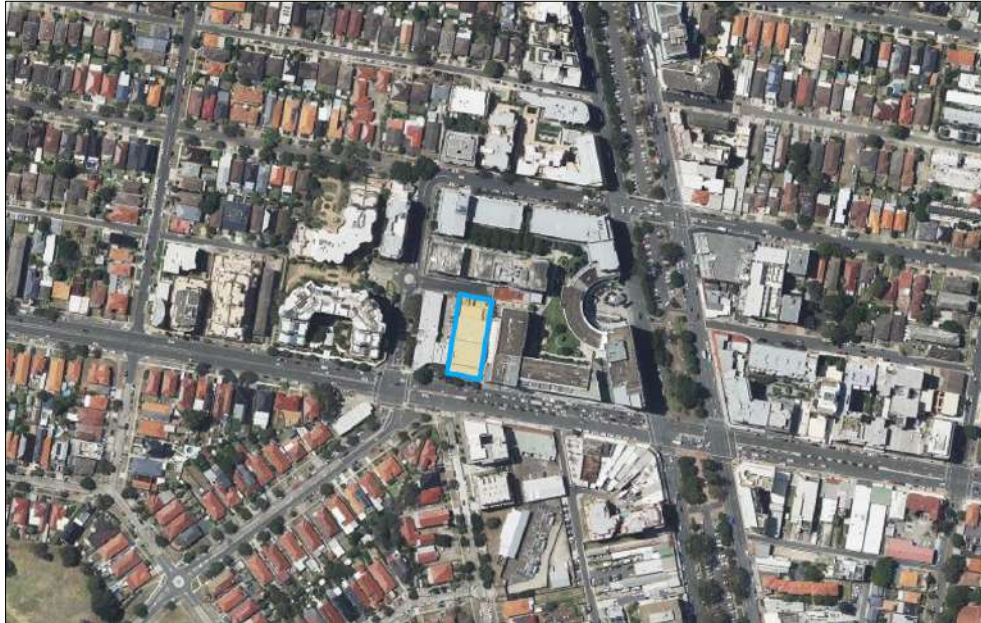


Figure 5: Aerial photograph over the site and surrounding area. The subject site is outlined in blue. SDT Explorer, accessed 2025.

The subject site is located with the Block 6 of the Maroubra Junction. The Randwick Development Control Plan 2023 (*DCP 2023*) provides the following description for the Maroubra Junction:

2.1.1 Regional context

Maroubra Junction Centre lies approximately 8km south of Sydney CBD, 4.5km east of Sydney Kingsford Smith Airport and 2km from Maroubra Beach. The closest competitive commercial centre is located at Eastgardens, 1.5km to the southwest of Maroubra. The developing Green Square project is located northwest in the adjoining LGA of South Sydney.

2.1.2 Local context

Maroubra Junction is defined by the intersection of two wide roads: Anzac Parade and Maroubra Road. The Maroubra Junction Commercial Precinct has been defined as shown in the adjacent diagram. It is generally bound by Shepherd Street to the north, Haig Street to the south, Garden Street to the east and Hannan Street to the west. The study area is approximately 163 000m² or 16.3ha. The Maroubra Junction Centre includes both an enclosed mall and on-street strip shopping. In addition to commercial uses the centre is characterised by large scale residential developments.

This description is adopted for the purposes of this report. Refer to Figure 6 for a map of the Maroubra Junction Area.



Figure 6: Illustration of the Maroubra Junction Area (outlined in red). The subject site is indicated by the red arrow. Randwick DCP 2023, accessed 2025.

2.1.2 *Desired Future Character*

The Randwick Development Control Plan 2013 (DCP 2023) provides the following vision statement for the Maroubra Junction:

Maroubra Junction Centre is envisaged to be a vibrant place, well-designed, bustling with activity, easily accessible to all, which attracts people from all over to come to it and be a part of it.

Maroubra Junction Centre will continue its role as the main centre within Randwick City, and will provide a mix of commercial, retail and residential uses that serve the needs of the local community. A "mix of high quality medium and higher density built forms that enhance the centre and provide better amenity for residents and the public domain is envisaged, and the controls and performance criteria in this DCP have been designed to facilitate this.

Also central to the vision for the Maroubra Junction Centre is an emphasis on Anzac Parade as the centre's main street, and creation of a smoother transition between the centre and its surrounds. This will be achieved through building height and scale controls which vary throughout the centre under the LEP and DCP.

This statement has been adopted for the purposes of this report.

2.1.3 *Maroubra Road*

Maroubra Road is defined by a mix of commercial and residential development. The road extends west from Malabar Road to Anzac Parade, where the street is defined by Maroubra Junction, Pacific Square and high-rise residential buildings. Further west on Maroubra Road, the street is defined by high rise residential development with ground floor retail tenancies to the north and Inter War flat buildings and single dwellings to the south.

The road carries two-way multi-lane traffic with provision for parking on both sides, and footpaths and grass verges with some street trees to the north and south. Directly adjacent to the subject site to the west is the Maroubra Police Station, and Newington Towers on the opposite side of Bruce Bonnets Place. Adjacent to the subject site to the east is Pacific Square, a high rise, mixed residential and commercial development.

Refer to Figure 7 and Figure 8 to illustrate the streetscape.

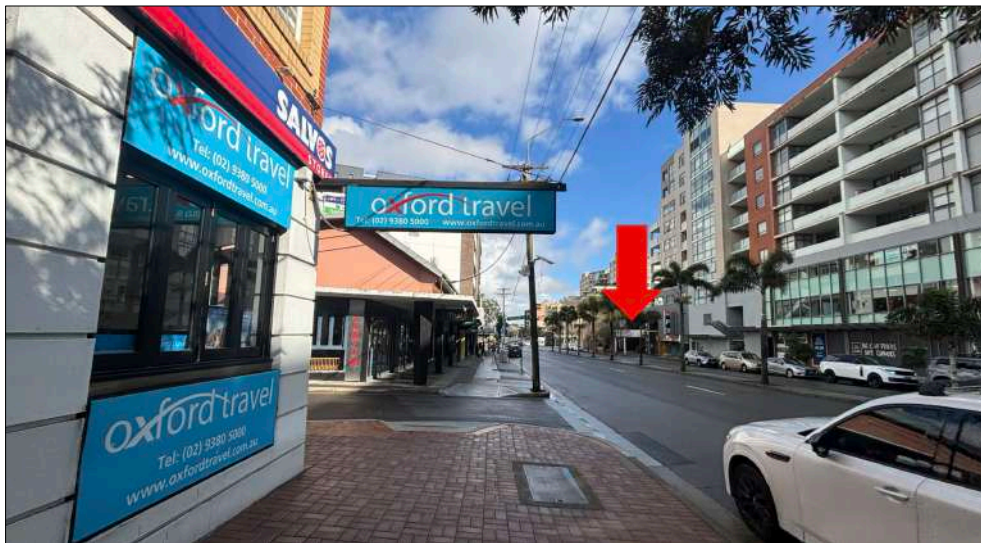


Figure 7: Looking west along Maroubra Road. The subject site is indicated by the red arrow.



Figure 8: Looking east along Maroubra Road. The area of the subject site is indicated by the red arrow, though views are obscured by intervening buildings and street trees.

2.1.4 Relationship to items in the vicinity

The subject site is in the vicinity of four heritage items, generally located to the south of the subject site. No. 139 Maroubra Road, Maroubra is located on the southern side of Maroubra Road, to the west of the subject site and is listed as Item No. I221, *Art Deco residential flat building* by the LEP 2012.

Nos. 7-9 Walsh Avenue, Maroubra, listed as Item No. I230, *Semi-detached pair*, is located close to the intersection of Walsh Avenue and Maroubra Road, opposite the subject site. Similarly, No. 2 Robey Street, Maroubra, listed as Item No. I227, *Post-war house*, is listed at the intersection of Robey Street and Maroubra Road, opposite the subject site. Further east on Maroubra Road is Nos. 195-197 Maroubra Road, Maroubra, listed as Item No. I222, *Maroubra Junction Hotel*.

Refer to Figure 9 to Figure 12 which illustrate items in the vicinity.



Figure 9: The subject site (indicated by the red arrow) and Heritage Item No. I221, *Art Deco residential flat building* at No. 139 Maroubra Road, Maroubra (indicated by the yellow arrow).



Figure 10: The subject site (indicated by the red arrow) and Item No. I230, *Semi-detached pair* at Nos. 7-9 Walsh Avenue, Maroubra (indicated by the yellow arrow).



Figure 11: The area of the subject site is indicated by the red arrow, within the vicinity of Item No. I227, *Post-war house*, at No. 2 Robey Street, Maroubra.



Figure 12: The subject site (indicated by the red arrow) and Item No. I222, *Maroubra Junction Hotel*, located at Nos. 195-197 Maroubra Road, Maroubra (indicated by the yellow arrow).

3 ASSESSMENT OF SIGNIFICANCE

3.1 Summary of Existing Citations and Listings for the Site

The following table addresses the relevant heritage listings for the site. For further information refer to Section 4.

Table 1: Statutory Heritage Listings

Listing Type	Item Name and Details	Listing No.
State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	No	N/A
In the vicinity of items on the State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	Yes	N/A

Listed as an item of local heritage significance by Schedule 5 of the <i>Randwick LEP 2012</i> :	No	N/A
Located within the vicinity of local heritage items by Schedule 5 of <i>Randwick LEP 2012</i> ;	<i>Art Deco residential flat</i> , No. 139 Maroubra Road, Maroubra	I221
	<i>Semi-detached pair</i> , Nos. 7-9 Walsh Avenue, Maroubra	I230
	<i>Post-war house</i> , No. 2 Robey Street, Maroubra	I227
	<i>Maroubra Junction Hotel</i> , Nos. 195-197 Maroubra Road, Maroubra	I222
Located within a heritage conservation area.	No.	N/A

For the following, refer to Figure 13, which provides a detail of a heritage map from the NSW Planning Portal. In this plan, local heritage items are coloured brown and numbered and Conservation Areas are hatched red and numbered. The site is outlined in yellow.





Figure 13: Detail, heritage map showing heritage items in relation to the subject site. The site is outlined in yellow. NSW Planning Portal, accessed 2025.

3.2 Heritage Items Within the Vicinity of the Site

For the following, in the vicinity has been determined with reference to physical separation, existing and potential view corridors and the nature of the proposed new works.

There are four heritage items within the vicinity of the site as defined by Schedule 5 Part 1 of the *Randwick LEP 2012*:

Item	Description	Image
<p><i>Art Deco residential flat, No. 139 Maroubra Road, Maroubra.</i></p> <p>Listed as Item No. 1221 by the <i>Randwick 2012</i>.</p>	<p>This heritage item is located to the west of the subject site, on the southern side of Maroubra Road. The item comprises of a two-storey Inter War flat building constructed of face brickwork, with a hipped roof clad in terracotta tiles and two protruding bays to either side of the building.</p> <p>View corridors to this item are from directly in front, and while travelling east and west along Maroubra Road. There are limited view corridors between this heritage item and the subject site, owing to the distance between the sites, as well as intervening buildings and mature street trees.</p> <p>The setting of this item comprises of the adjacent flat buildings, as well as the contemporary mid-rise flat buildings with commercial ground level tenancies on the opposite side of Maroubra Road.</p>	 <p>State Heritage Inventory, accessed 2025.</p>
<p><i>Semi-detached pair, Nos. 7-9 Walsh Avenue, Maroubra.</i></p> <p>Listed as Item No. 1230 by the <i>Randwick 2012</i>.</p>	<p>This heritage item is located south of the subject site, on Walsh Avenue, close to its intersection with Maroubra Road.</p> <p>This item is a semi-detached pair of single-storey dwellings, with a hipped, tiled roof and curved glass-paned windows. Principal view corridors are from directly in front of the subject site on Walsh Avenue, though a street tree directly outside the site mitigates views directly to the dwelling. The curvature of the street only allows from oblique view corridors between the subject site and this item, and these are further mitigated by street trees and intervening dwellings.</p> <p>The setting of this item includes the adjacent Inter War dwellings, most of which comprise of large rear additions, as well as the broader setting comprising of mid-rise, contemporary flat buildings.</p>	 <p>State Heritage Inventory, accessed 2025.</p>

<p><i>Post-war house, No. 2 Robey Street, Maroubra.</i></p> <p>Listed as Item No. I227 by the <i>Randwick 2012.</i></p>	<p>The heritage item is located opposite the subject site, on the southern side of Maroubra Road. It is a single-storey, face brick dwelling with a hipped, tiled roof and decorative gable end detailing.</p> <p>Views to this item are primarily along Robey Street, though the high, timber picket fence and dense vegetation to the boundary of the site obscures clear views to the principal elevation of the dwelling from Maroubra Road. As a result, view corridors between the subject site and this heritage item are limited.</p> <p>The setting of the site is defined by adjacent low scale dwellings ranging in character from Inter War dwellings to contemporary infill, as well as the contemporary mid-rise development along Maroubra Road.</p>	 <p>State Heritage Inventory, accessed 2025.</p>
<p><i>Maroubra Junction Hotel, Nos. 195-197 Maroubra Road, Maroubra.</i></p> <p>Listed as Item No. I222 by the <i>Randwick 2012.</i></p>	<p>This heritage item is located to the east of the subject site, on the southern side of Maroubra Road. The item comprises of a three-storey, 1920s hotel building constructed of face brickwork, with some decorative tiling and face brickwork, and a centrally located clock tower.</p> <p>The site is a prominent feature in view corridors while travelling east and west along Maroubra Road, however distance and intervening buildings adjacent to the subject site mitigate views between this item and the subject site.</p> <p>The setting of this item comprises of shop top housing on the southern side of Maroubra Road, and contemporary mid-rise development directly opposite.</p>	 <p>State Heritage Inventory, accessed 2025.</p>

3.3 View Corridors

Principal view corridors towards the subject site are obtained from directly outside of it on Maroubra Road. The setback of the subject building, mature street trees and the adjacent Maroubra Police Station and Pacific Square complex obscure views to the site on approach from the east and west along Maroubra Road.

There are secondary view corridors to the rear of the building on Piccadilly Place. These views are compressed and limited by the short and narrow street and consistent pattern of boundary to boundary development.

Refer to Figure 14 to Figure 18 to illustrate view corridors to the subject site.

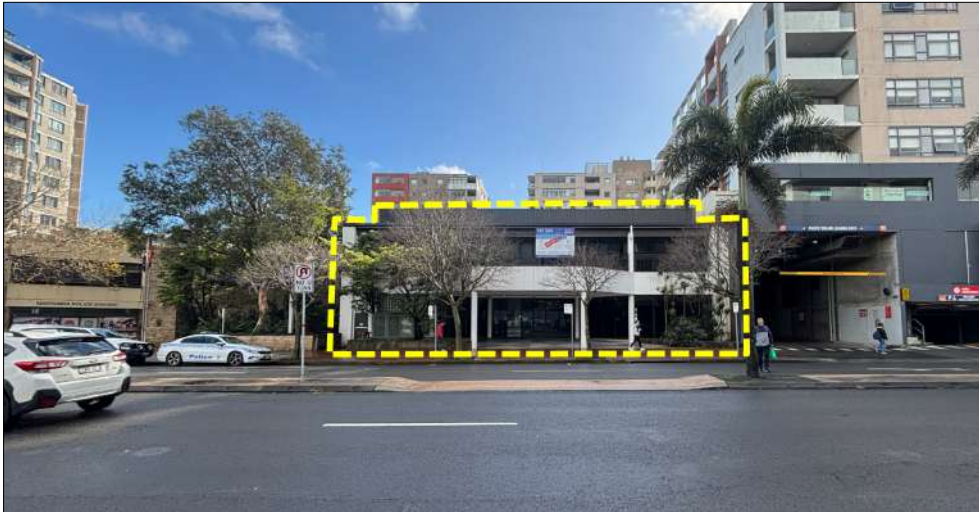


Figure 14: The principal elevation of the subject site (outlined in yellow) from directly opposite on Maroubra Road.



Figure 15: Looking east along Maroubra Road. The site (indicated by the red arrow) is obscured by the Maroubra Police Station.



Figure 16: Looking west along Maroubra Road. The subject site is indicated by the red arrow, although completely obscured by the Pacific Square complex.



Figure 17: The rear elevation of the subject site from Piccadilly Place.



Figure 18: The subject site (indicated by the red arrow) from the corner of Piccadilly Place and Bruce Bennetts Place. Google maps, accessed 2025.

4 HERITAGE IMPACT ASSESSMENT

4.1 Scope of works

The following should be read in conjunction with the plans prepared by DJRD Architects.

The proposed works include:

- Removal of the existing dwelling on the subject site.
- Construction of a mixed use building consisting of ground floor retail, basement parking and eight levels of apartment and communal open space on the roof.

Refer to Figure 19 to Figure 22 to illustrate the proposed works.



Figure 19: CGI render of the proposed residential development looking east on Maroubra Road. DJRD Architects, 2025.



Figure 20: The principal (southern) elevation of the proposed works from Maroubra Road. DJRD Architects, 2025.



Figure 21: The rear (northern) elevation of the proposed works from Maroubra Road. DJRD Architects, 2025.

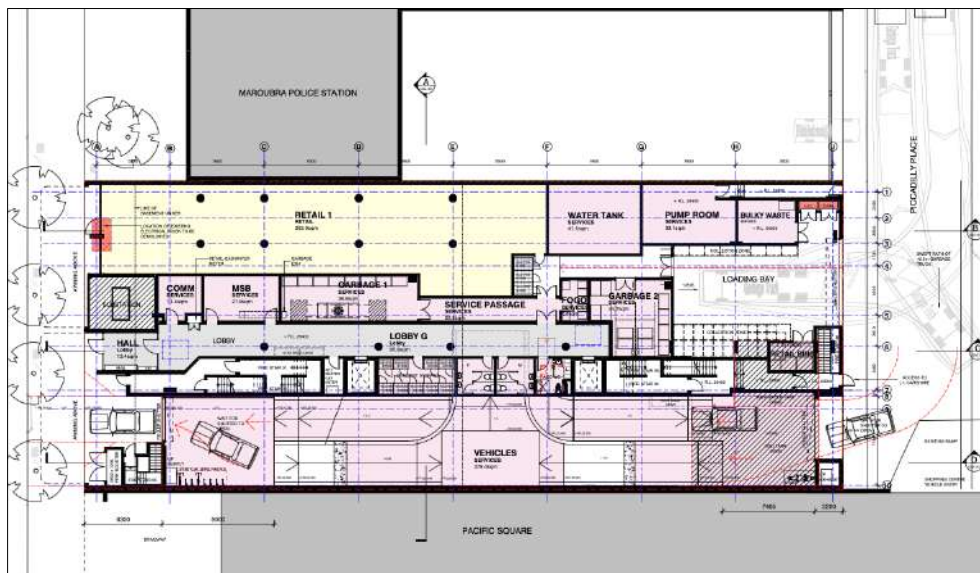


Figure 22: The floorplan of the ground floor, illustrating residential and commercial entry points, amenities and parking ramp. DJRD Architects, 2025.

4.2 Method of Assessment

The following is a merit-based assessment. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact. Refer to the planning documents that accompany this application.

The proposal is assessed by consideration of:

- The relevant controls of the *Randwick LEP 2012*;
- The objectives and controls for new works to and in the vicinity of heritage items as per Part 3 of the *Randwick DCP 2023*;
- with an understanding of the requirements for Heritage Impact Statements provided by the Heritage NSW publication *Statements of Heritage Impact (2023 update)*.

5 EFFECT OF WORK

5.1 Effect of Work on Heritage Items Within the Vicinity

The proposed works are in the vicinity of the following heritage items:

Art Deco residential flat, Item No. I221, No. 139 Maroubra Road, Maroubra,

The proposed works will have a minimal and acceptable impact on this heritage item for the following reasons:

- The heritage item is located diagonally opposite and to the west of the site on Maroubra Road. Principal view corridors towards this item are directly outside the site on Maroubra Road, facing south. These views are in the opposite direction of the subject site. The proposed works therefore will not be visible within, or block, existing view corridors towards this heritage item.
- The sites are well separated by distance and intervening buildings along Maroubra Road. The proposed works will have no physical impact on this heritage item, nor will they be dominant in scale.
- The proposed works are similar to and in keeping with existing development on the northern side of Maroubra Road and development directly opposite the heritage item, which illustrates an acceptance and approval of large scale contemporary mixed-use development much closer to the heritage item than the subject site.

Semi-detached pair, Item No. I230

Located at Nos. 7-9 Walsh Avenue, Maroubra, southwest of the subject site. The proposed works will have a minimal and acceptable impact on this item for the following reasons:

- The heritage item is located south of the intersection between Walsh Avenue and Maroubra Road. Principal view corridors towards to this item are directly outside the site on Walsh Avenue. The proposed works therefore will not block existing view corridors towards this heritage item.
- The proposed works will have no physical impact on this heritage item, nor will they be dominant in scale. The sites are well separated by distance, Maroubra Road, and intervening buildings north along Walsh Avenue.
- The proposed works will be similar to and in keeping with existing development on the northern side of Maroubra Road, only visible in oblique, long range views from the heritage item, which illustrates an acceptance and approval of large scale contemporary mixed-use development in the vicinity of this heritage item.

Post-war house, Item No. I227

Located at No. 2 Robey Street, Maroubra, opposite the subject site. The proposed works will have a minimal and acceptable impact on this item for the following reasons:

- The heritage item is located on the southern side of Maroubra Road, opposite the subject site. Principal view corridors towards this item are directly outside the site on Maroubra Road, facing south. These views are in the opposite direction of the subject site. The proposed works therefore will not be visible within, or block, existing view corridors towards this heritage item.
- The sites are well separated by Maroubra Road. The proposed works will have no physical impact on the proposed works.
- The proposed works are similar to and in keeping with existing development on the northern side of Maroubra Road and development directly opposite the heritage item, which illustrates an acceptance and approval of large scale contemporary mixed-use development much closer to the heritage item than the subject site.

- Further, the adjacent mid-rise, mixed-use building at Nos. 165-167 Maroubra Road, Maroubra is closer to this heritage item. The proposed works will be in keeping with this adjacent contemporary, mixed-use development and will have a minor impact to the existing setting of this item.

Maroubra Junction Hotel, Listed as Item No. I222

Located at Nos. 195-197 Maroubra Road, Maroubra, to the east of the subject site. The proposed works will have a minimal and acceptable impact on this item for the following reasons:

- The heritage item is located on the southern side of Maroubra Road, to the east. Principal view corridors towards this item are directly outside the site on Maroubra Road, facing south. These views are in the opposite direction of the subject site. The proposed works therefore will not block or be visible within existing view corridors towards this heritage item.
- The proposed works will have no physical impact on this heritage item, nor will they be dominant in scale. The sites are well separated by distance and intervening buildings along Maroubra Road.
- The proposed works are similar to and in keeping with existing development on the northern side of Maroubra Road and development directly opposite the heritage item, which illustrates an acceptance and approval of large scale contemporary mixed-use development much closer to the heritage item than the subject site.

5.2 Assessment against DCP Controls for items in the vicinity

Control	Response
Maroubra Junction Centre	
4. Design Controls	
4.1.6 Heritage	
i) Development of or in proximity to a heritage item shall comply with the requirements of Section B2: Heritage	Please refer to the controls responded to below.
ii) Developments within proximity of heritage items are to be appropriate in scale, proportion and materials to these items and their context.	The proposed works will be of an appropriate scale and proportion, in keeping with the scale and proportion of existing contemporary, mid-rise development adjacent to the site, in particular Pacific Square. The materials are in keeping with the materiality of surrounding development and will be sympathetic to the surrounding streetscape.
iii) Developments near heritage items are to reflect and relate to, but not replicate or reproduce the heritage item.	The proposed works will relate to the existing setting of the heritage items within the vicinity

B2 Heritage	
2.2. Design and character	
All development	
i) Development must demonstrate how it respects the heritage values of the heritage item or the heritage conservation area (as detailed in the statements of significance and key characteristics outlined in this section of the DCP)	The proposed works are of a lesser scale than the adjacent contemporary development, Pacific Square, and utilise materials that relate to and reflect the surrounding streetscape, having consideration for the significance of heritage items within the vicinity.
ii) Common elements and features of the streetscape are to be identified in a streetscape analysis and incorporated into the design (e.g. view corridors, built form, fencing styles, extent of soft landscaping, significant trees and driveway locations)	The proposed works reflect the built form and driveway locations of adjacent development, and will be in line with the building lines of Pacific Square in order to maintain existing view corridors along Maroubra Road.
iii) New development should be consistent with important horizontal lines of buildings in the streetscape, in particular ground floor levels and eaves lines, where appropriate	The proposed works will be in line with the building lines of Pacific Square in order to maintain existing view corridors along Maroubra Road.
iv) Large blank areas of brick or rendered walls should be avoided. Where this is not possible in the design, contrasting building materials and treatments must be used to break up the expanse of wall.	There are no large areas of rendered walls within the scope of the proposed works.
Non-contributory buildings	
viii) Contemporary design is acceptable where it is sympathetic to the heritage conservation area and/or heritage items in the vicinity.	The proposed works will be of a sympathetic design, using materials reflective of the surrounding streetscape, to integrate into the setting of the heritage items in the vicinity of the subject site.

2.3. Scale and form	
All development	
i) In streetscapes where development is of a consistent single storey height, upper floor additions are appropriate only if not readily visible from the street. However, ground floor rear addition remains the preferred option	The proposed works will be in keeping with the existing character of the Maroubra Road streetscape, defined by mid-rise contemporary development.
ii) Attic style additions may be permissible, but there should be no visible alteration to the front of previously unaltered buildings. Front dormer windows are especially discouraged where a building itself is a heritage item, or part of a relatively unaltered semidetached pair or row	Not applicable.
iii) Dormer windows and skylights must not be located to street elevations or where they will be prominent from a public place or dominate the original roof form. The design of dormer windows should generally be appropriate to the style of the building.	Not applicable.
Non-contributory buildings	
xiii) The scale of new buildings must be compatible with the streetscape, (i.e. - single storey, or single storey to the front with two storey to the rear). The form should also be compatible, including roof form and articulation.	The proposed works will be in keeping with the existing character of the Maroubra Road streetscape, defined by mid-rise contemporary development. The form of the proposed works is in keeping with the form of the adjacent contemporary development along Maroubra Road, particularly Pacific Square.
2.4. Siting and setbacks	
All development	
i) Development must conform to the predominant front setbacks in the streetscape	The proposed works will be in line with the building lines of Pacific Square in order to maintain existing view corridors along Maroubra Road.

ii) Development must respect side setbacks and rear alignments or setbacks of surrounding development	The existing building on the subject site is built in line with the side boundaries. The proposed works will retain these existing setbacks.
iii) Front and rear setbacks should be adequate to ensure the retention of the existing landscape character of the heritage item or conservation area and important landscape features	The subject site does not comprise of important landscape features and will have no impact on the landscape character of heritage items within the vicinity.
iv) Any significant historical pattern of subdivision and lot sizes must be retained. Subdivision or site amalgamation involving heritage items or contributory buildings must not compromise the setting or curtilage of buildings on or adjoining the site.	The proposed works will have no impact on the existing subdivision pattern along Maroubra Road.
2.5. Detailing	
All development	
i) Only detailing which is known to have been original to your building is acceptable. Do not add what was never there.	The proposed works will use contemporary detailing, in line with the existing building at the subject site, as well as adjacent contemporary development within the immediate vicinity.
Non-Contributory Buildings	
vii) Decorative elements should adopt a level of detailing which is less elaborate than original buildings and does not mimic inappropriate heritage detailing.	The proposed works will be simply detailed and use contemporary materials in keeping with adjacent contemporary infill along Maroubra Road. The works will not mimic heritage detailing.
2.6. Materials, finishes and colour schemes	
All development	
i) Materials for pathways and driveways must be consistent with the character of the heritage item or heritage conservation area.	Pathways and driveways will not be visible from heritage items in the vicinity of the subject site.

Non-Contributory Buildings	
vi) New development should have regard to the original colour schemes for the heritage conservation area.	The proposed works are not located within a heritage conservation area; however, they will utilise materials and colours that are in keeping with the adjacent Pacific Square development.
2.7. Roofs and chimneys	
All development	
i) Attic rooms are to be contained within roof forms and should not dominate the street and visible side elevations.	Not applicable.
Non-contributory buildings	
iv) Roofs of new development are to be consistent to the type of roof (i.e. gabled, hipped), pitch, eaves and ridge height which are predominant in the heritage conservation area.	The proposed works will have a flat roof in keeping with adjacent developments. The proposed communal open space within the roofscape will not be visible in views towards the subject site.
2.13. Commercial properties	
All development	
No additional requirements.	Not applicable.
Non-contributory buildings	
No additional requirements.	Not applicable.

6 SUMMARY

This Statement of Heritage Impact has been prepared to accompany a State Significant Development Application for the proposed nine-storey residential flat building with basement parking and a retail tenancy to the ground floor, located at No. 138 Maroubra Road, Maroubra.

The site is located within Randwick City Council. The principal planning instrument for the site is the Randwick *Local Environmental Plan 2012 (LEP 2012)*. The site is not listed as a heritage item by Schedule 5 Part 1 of the Randwick *LEP 2012* nor is it located in a Heritage Conservation Area; however, it is in the vicinity of heritage items listed by this plan.

The proposed works will have a minimal and acceptable impact on the heritage items in the vicinity for the following reasons:

- The proposed works are sufficiently removed by distance, intervening buildings, and the existing setbacks from surrounding heritage items. The proposed works will have no physical impact on the heritage items in the vicinity of the subject site.
- The proposed works will not detract from significant view corridors to and from heritage items adjacent to, and within the vicinity of the subject site. The visual impact of proposed works will be mitigated by the intervening buildings, distance and mature vegetation, and will integrate into the existing character of mid-rise contemporary development along Maroubra Road.
- The proposed works will retain the character of the existing setting of Maroubra Road, and surrounding heritage items. The works will replace an existing, contemporary building, with a sympathetic design that will be subordinate to the wider the adjacent development, Pacific Square.
- The proposed works will accommodate the desired future character of the Maroubra Junction Centre by providing a medium density, mixed retail and residential development, whilst also respecting the historic and aesthetic character of the surrounding area, and heritage items within. The works will use sympathetic materials and finishes to mitigate the visual impact of the proposed works to the surrounding heritage items, and will remain subordinate to existing contemporary development along Maroubra Road.

The proposed works fulfil the aims and objectives of the *Randwick LEP 2013* and the *Randwick DCP 2023*, by replacing a contemporary, commercial building with a sympathetic design, using sympathetic materials and finishes, and providing a medium density residential flat building, in line with the desired future character for the area.

7 REFERENCES AND DEFINITIONS

7.1 Definitions

Term	Meaning
Consent authority	The person or body with whose approval that act, matter or thing may be done or without whose approval that act, matter or thing may not be done.
Conservation	Conservation means all the processes of looking after a place so as to retain its cultural significance (as defined in <i>The Burra Charter</i>).
Development	The erection of a building, carrying out work, use of or subdivision of land.
Heritage significance	Term used in the assessment and understanding of heritage items that have significance in relation to their historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.
Moveable heritage	A moveable object that is not a relic.
<i>National construction code</i>	A code that sets minimum requirements for design, construction and performance of buildings, as well as plumbing and drainage systems throughout Australia.
Relic	Any deposit, artefact, object or material evidence that is of state or local heritage significance.
Setting	The area around an item, which may include the visual catchment.
State Heritage Inventory	An online database containing heritage items and conservation areas on statutory lists in NSW. This includes the State Heritage Register and local government items.
State Heritage Register	The NSW State Heritage Register. A list of places and items of importance to the people of NSW. Only places of state heritage significance are listed on the State Heritage Register. The State Heritage Register protects these items and their significance.
State Heritage Register item	A term to describe a heritage item that is of state heritage significance and is listed on the State Heritage Register.

7.2 Documentary Evidence

7.2.1 General References

7.2.1.1 Guidelines

Australia ICOMOS Inc (2013a) 'The Burra Charter: the Australia ICOMOS charter for places of cultural significance', Australian ICOMOS (International Council on Monuments and Sites) Inc, Burwood, accessed 9 June 2023.

Australia ICOMOS Inc (2013b) 'Burra Charter article 22 — new work', practice note, Australian ICOMOS (International Council on Monuments and Sites) Inc, Burwood, accessed 9 June 2023.

Heritage NSW (2019) Subdivision and NSW State Heritage Register items policy and procedure, Heritage NSW, NSW Government, accessed 9 June 2023.

Heritage NSW (2020) Material threshold policy, Department of Planning, Industry and Environment, NSW Government, accessed 9 June 2023.

DPE (Department of Planning and Environment) (2023) Assessing heritage significance, DPE, NSW Government, accessed 9 June 2023.

7.2.1.2 Heritage Inventory Sheets

State Heritage Inventory including:

- *Art Deco Residential Flat Building*, 139 Maroubra Road, Maroubra. State Heritage Inventory Database No.: 2310313.
- *Semi-detached pair*, 7-9 Walsh Avenue, Maroubra. State Heritage Inventory Database No.: 2310418.
- *Post-war house*, 2 Robey Street, Maroubra. State Heritage Inventory Database No.: 2310381.
- *Maroubra Junction Hotel*, at 195-199 Maroubra Road, Maroubra. State Heritage Inventory Database No.: 2310314.

7.2.1.3 Planning Documents

- *NSW Heritage Act 1977*.
- *Environmental Planning and Assessment Act 1979 (EP&A Act)*
- Standard Exemptions for Works Requiring Heritage Council Approval, 2009.
- *Randwick Local Environmental Plan (LEP) 2012*.