

# HERITAGE IMPACT STATEMENT



*Development Application*  
Princes Highway, Heathcote  
April 2023 | J5413P

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<b>CONTENTS</b>	<b>PAGE</b>
<b><u>1 INTRODUCTION</u></b>	<b><u>1</u></b>
1.1 PREAMBLE	1
1.2 AUTHORSHIP AND ACKNOWLEDGEMENTS	1
1.3 LIMITATIONS	1
1.4 METHODOLOGY	1
1.5 PHYSICAL EVIDENCE	1
1.6 DOCUMENTARY EVIDENCE	1
1.6.1 HERITAGE LISTING SHEETS	1
1.6.2 PLANNING DOCUMENTS	1
1.7 SITE LOCATION	2
<b><u>2 SITE ASSESSMENT</u></b>	<b><u>2</u></b>
2.1 THE SITE	2
2.2 THE SURROUNDING AREA	3
2.2.1 THE GENERAL AREA	3
2.2.2 PRINCES HIGHWAY	4
<b><u>3 ASSESSMENT OF SIGNIFICANCE</u></b>	<b><u>4</u></b>
3.1 STATUTORY LISTINGS	4
3.2 HERITAGE ITEMS WITHIN THE VICINITY OF THE SITE	4
3.2.1 NSW HERITAGE ACT 1977	4
3.2.2 SUTHERLAND SHIRE LEP 2015	4
3.3 VIEW CORRIDORS	7
<b><u>4 THE PROPOSAL</u></b>	<b><u>9</u></b>
<b><u>5 EFFECT OF WORK</u></b>	<b><u>11</u></b>
5.1 METHODS OF ASSESSMENT	11
5.2 EFFECT OF WORK ON HERITAGE ITEMS WITHIN THE VICINITY	11
<b><u>6 CONCLUSION</u></b>	<b><u>12</u></b>

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## **1 INTRODUCTION**

### **1.1 Preamble**

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Development Application for the installation of new digital advertising signage at Princes Highway, Heathcote, New South Wales. The site lies within an area managed by Sydney Trains.

The site is located within the Sutherland Shire Council. The principal planning control for the site is the *Sutherland Shire Local Environmental Plan 2015 (LEP 2015)*. The site has no statutory heritage listings, however, lies within the vicinity of heritage items as defined by Schedule 5 Part 1 of the *LEP 2015*.

This statement has been prepared at the request of JCDcaux and accompanies plans prepared by Dennis Bunt Consulting Engineers Pty Ltd.

### **1.2 Authorship and Acknowledgements**

This HIS was prepared by Elliot Nolan, B.A. (Anc.Hist.Hons), M. Mus.Herit.Stud., Grad.Dip.Herit.Cons., and James Phillips, B.Sc. (Arch.), B.Arch., M.Herit.Cons. (Hons), of Weir Phillips Heritage and Planning.

### **1.3 Limitations**

As the site is not subject to any statutory heritage listings, no heritage assessment has been carried out.

No Aboriginal or historical archaeology was carried out on the site.

### **1.4 Methodology**

This assessment has been prepared with reference to the *NSW Heritage Manual* update *Statements of Heritage Impact* (2002) and with reference to the Council planning controls listed under Section 1.6.

### **1.5 Physical Evidence**

This report is based on a desktop study only. Unless otherwise stated, all photographs were supplied by the client.

### **1.6 Documentary Evidence**

#### **1.6.1 Heritage Listing Sheets**

- 'Former railway cottage', Heritage NSW State Heritage Inventory ID No. 2440177.
- 'House', Heritage NSW State Heritage Inventory ID No. 2440178.

#### **1.6.2 Planning Documents**

- *Sutherland Shire Local Environmental Plan 2015 (LEP 2015)*.
- *Sutherland Shire Development Control Plan 2015 (DCP 2015)*.
- NSW Government Department of Planning *Transport Corridor Outdoor Advertising and Signage Guidelines* (November 2017).
- *State Environmental Planning Policy (Industry and Employment) 2021*.

## 1.7 Site Location

The site is located on the east side of Princes Highway, Heathcote (Figure 1).



**Figure 1: Site location (indicated approximately by the red rectangle).**  
SIX Maps, 2023

## 2 SITE ASSESSMENT

### 2.1 The Site

For the following, refer to Figure 2, an aerial photograph of the site.



**Figure 2: Aerial photograph of site. The red rectangle indicates the approximate location of the proposed signage.**  
SIX Maps, 2023

The site of the proposed signage is located on an access track adjacent to the railway corridor and is roughly level with the street. The site is separated from Princes Highway by a metal palisade fence. It is noted there is existing static signage already within the access track to the north and south of the site.



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Refer to Figure 3 which illustrates the site.

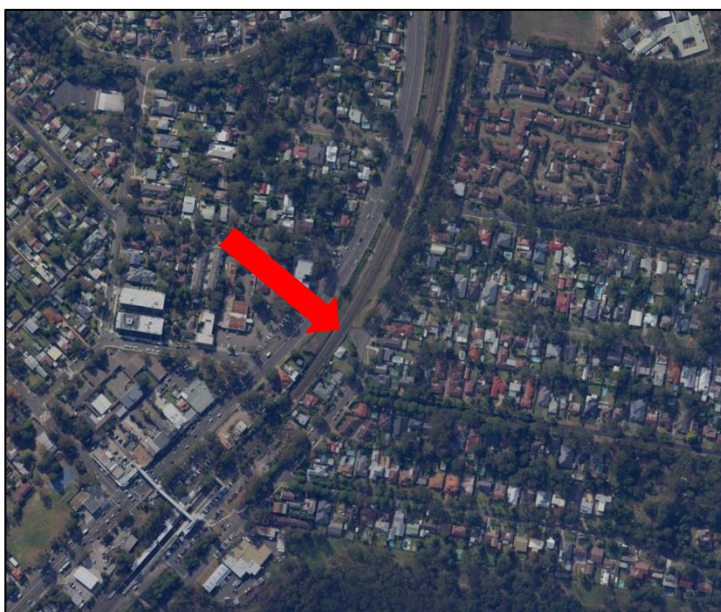


**Figure 3: Looking towards the site of the proposed signage behind the fence.**  
Provided by the client

## **2.2 The Surrounding Area**

### **2.2.1 The General Area**

For the following, refer to Figure 4, an aerial photograph of the surrounding area.



**Figure 4: Aerial photograph of site and surrounding area. The site is indicated by the red arrow.**  
SIX Maps 2023

The site is located on the Princes Highway, a busy road corridor that extends between Sydney and Adelaide. Heathcote Railway Station lies to the south; Royal National Park to the east; Sydney CBD to the north and Wollongong to the south.

## 2.2.2 Princes Highway

Princes Highway is a major road corridor. The section of road in which the site is located carries two-way traffic with no provision for street parking. Concrete footpaths with grass verges line the western side of the road. There is limited pedestrian access on the eastern side. This part of Princes Highway is characterised by single-storey 20<sup>th</sup> century period cottages and two and three-storey infill development. There is existing signage within

Refer to Figure 5 which illustrates the streetscape.



**Figure 5: Princes Highway to the south of the site showing an example of existing signage.**

Provided by the client

## 3 ASSESSMENT OF SIGNIFICANCE

### 3.1 Statutory Listings

The site:

- Is not listed as a heritage item by Schedule 5 Part 1 of the *Sutherland Shire LEP 2015*.
- Is not located in a Heritage Conservation Area by Schedule 5 Part 2 of the *Sutherland Shire LEP 2015*.
- Is not listed as an item on the State Heritage Register under the *NSW Heritage Act 1977*.

### 3.2 Heritage Items Within the Vicinity of the Site

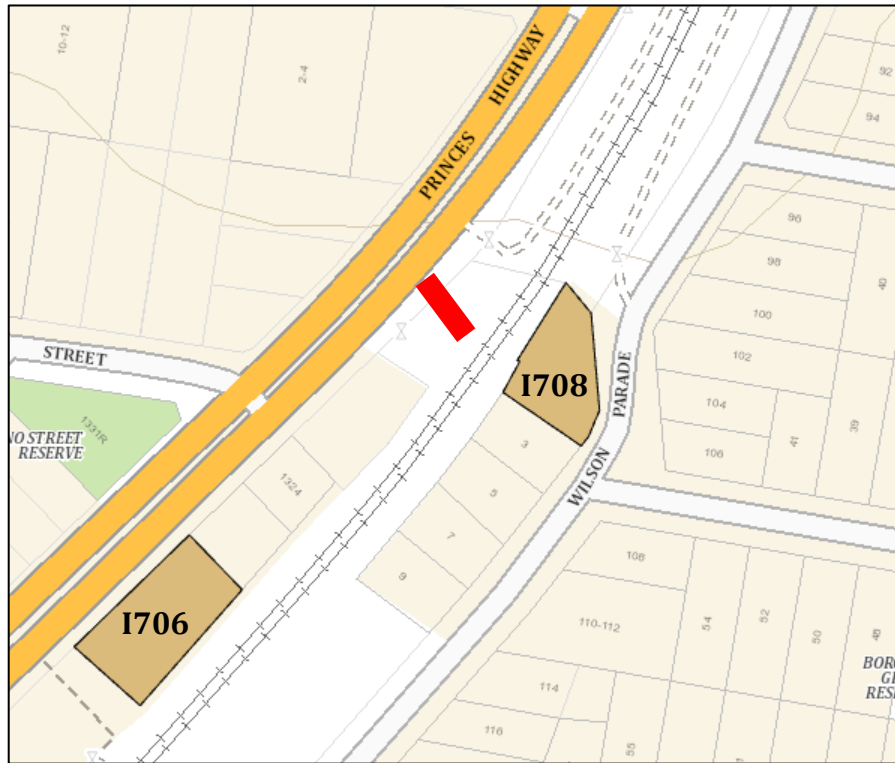
For the following, 'within the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

#### 3.2.1 NSW Heritage Act 1977

There are no items listed on the State Heritage Register under the *NSW Heritage Act 1977* within the vicinity of the site.

#### 3.2.2 Sutherland Shire LEP 2015

Refer to Figure 6, which shows a heritage map. In this plan, local heritage items are coloured brown and Conservation Areas are hatched red. The site is indicated by the red rectangle.



**Figure 6: Detail, map showing heritage items and Conservation Areas in relation to the site. The approximate location of the site is indicated by the red rectangle.**  
NSW Planning Portal, 2023

There are two heritage items listed by Schedule 5 Part 1 of the *Sutherland Shire LEP 2015* within the vicinity of the site:

- **'House', No. 1 Wilson Parade, Heathcote**

This item is located to the southeast of the site. It is identified as 'I708' in Figure 6 above. The item is separated from the site by approximately 25m. The item is visible from the site, except where it is obscured by the fence.

The State Heritage Inventory provides the following Statement of Significance for this item:

The site evidences the importance of the development of the railway and bridges in the early development of the Sutherland Shire. The place has an identified association with NSW Railways. The building is a fine example of High Victorian style. The site has potential to yield information if better interpreted in its original context. The building is a rare example of a High Victorian style in the area. The building has a high level of integrity.<sup>1</sup>

Refer to Figure 7 which illustrates the item.

<sup>1</sup> 'House', Heritage NSW State Heritage Inventory ID No. 2440178.





**Figure 7: The item as viewed from Wilson Parade.**

Google Maps

- **'Former railway cottage', No. 1328 Princes Highway, Heathcote**

This item is located to the south of the site. It is identified as '1706' in Figure 6 above. The item is separated from the site by approximately 150m. The item has no visibility from the site as it is set back from the street and blocked from view by intervening dwellings.

The State Heritage Inventory provides the following Statement of Significance for this item:

The site evidences the importance of the development of the railway and bridges in the early development of the Sutherland Shire. The building is a representative example of Station Masters Residence brick type-3 structure, an important typology in the State. The place has an identified association with NSW Railways. The site has potential to yield information if better integrated in its original context. The building is a rare example of a Victorian vernacular style in the area. The building has a high level of integrity.<sup>2</sup>

Refer to Figure 8 which illustrates the item.

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<sup>2</sup> 'Former railway cottage', Heritage NSW State Heritage Inventory ID No. 2440177.





**Figure 8: The item as viewed from Princes Highway.**  
Google Maps

### **3.3 View Corridors**

The principal view corridor towards the site is from directly outside on Princes Highway, or on approach from the south. The rear of the structure will be visible on approach from the north. The signage will be visible within limited, secondary view corridors from the east on Wilson Parade, except where trees on the boundary of the railway corridor obscure it.

Refer to Figures 9 to 11 which illustrate view corridors towards the site of the proposed signage.



**Figure 9: Looking towards the proposed signage from the south on Princes Highway.**  
 Provided by the client



**Figure 10: Looking towards the proposed signage from the north on Princes Highway.**  
 Provided by the client



**Figure 11: Looking towards the proposed signage from the east on Wilson Parade.**

Provided by the client

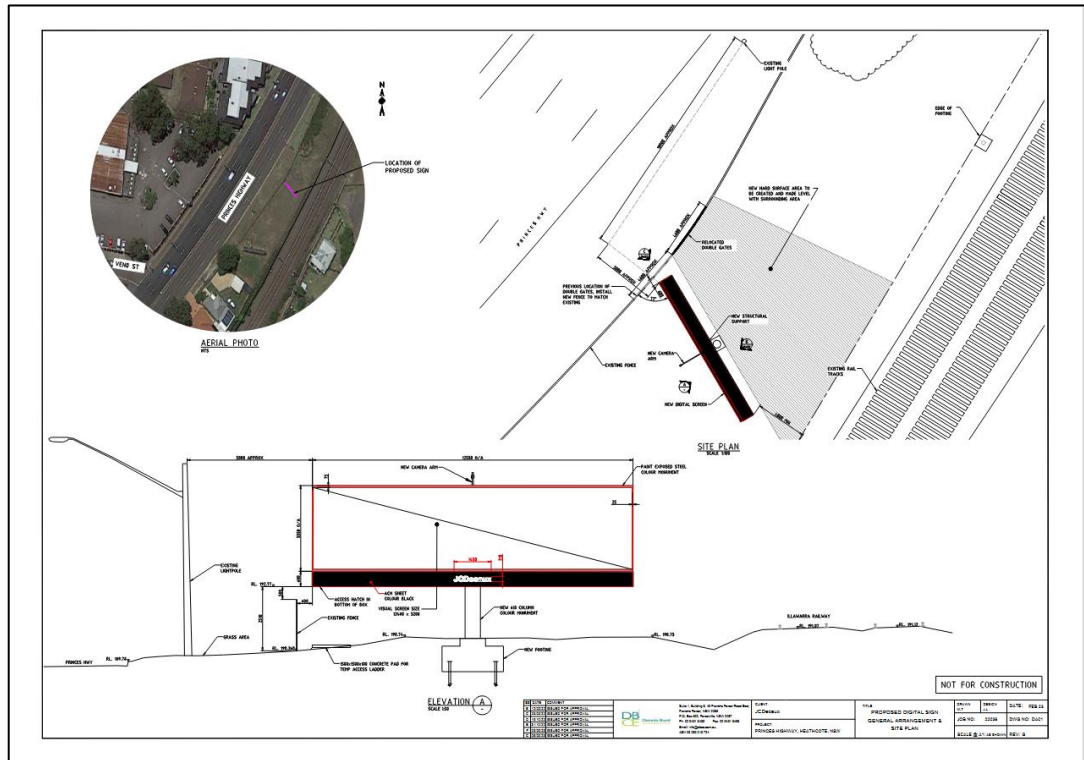
#### **4 THE PROPOSAL**

The following should be read in conjunction with the plans prepared by Dennis Bunt Consulting Engineers Pty Ltd that accompany this application:

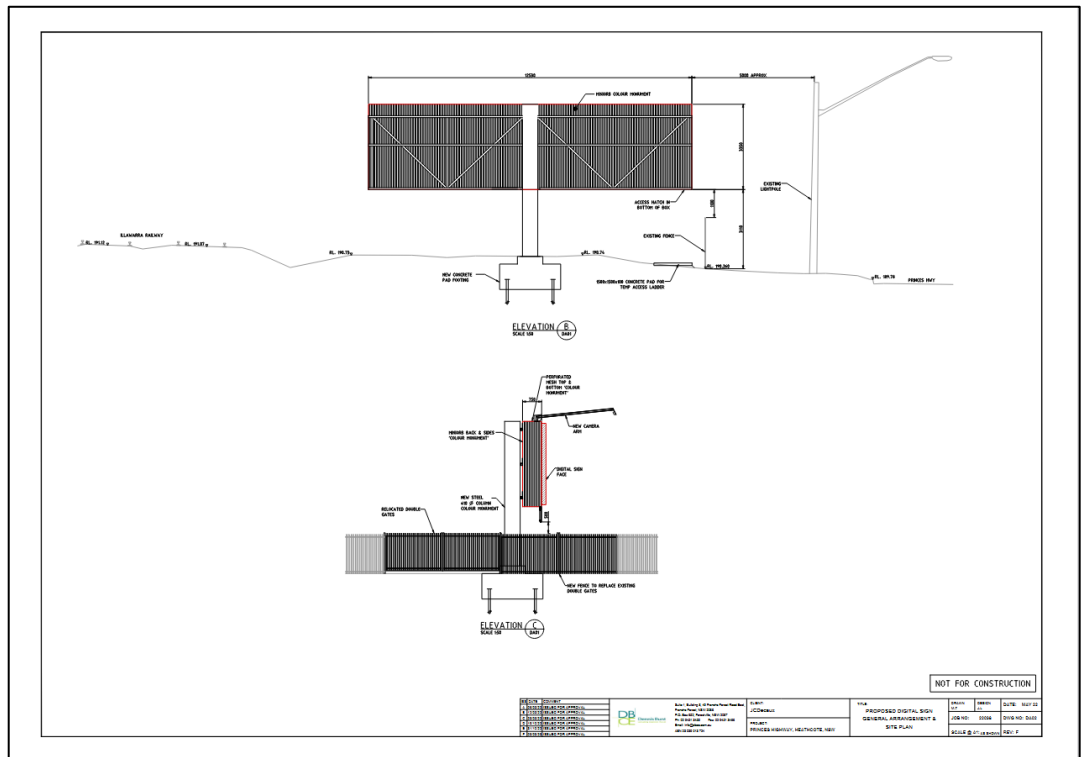
It is proposed to install a new monopole single-sided LED signage facing inbound traffic. The proposed signage, measuring 12.48m x 3.20m, will be located between the railway corridor and Princes Highway, and will require a new concrete pier and support and new hard surface area.

Refer to Figures 12 and 13 which reproduce the proposed plans.





**Figure 12: Plans showing proposed digital signage.**  
Dennis Bunt Consulting Engineers Pty Ltd



**Figure 13: Plans showing proposed digital signage.**  
Dennis Bunt Consulting Engineers Pty Ltd



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## 5 EFFECT OF WORK

### 5.1 Methods of Assessment

The following is a merit-based assessment. It does not consider compliance or otherwise with Council's numerical controls except where non-compliance would result in a heritage impact. Refer to the Statement of Environmental Effects that accompanies this application. The following assessment is made with an understanding of the objectives and controls provided by the following:

- *Sutherland Shire Local Environmental Plan 2013 (LEP 2015).*
- *Sutherland Shire Development Control Plan 2015 (DCP 2015).*
- NSW Government Department of Planning *Transport Corridor Outdoor Advertising and Signage Guidelines* (November 2017).
- *State Environmental Planning Policy (Industry and Employment) 2021.*

### 5.2 Effect of Work on Heritage Items Within the Vicinity

#### ***'House', No. 1 Wilson Parade, Heathcote***

This item is located to the southeast of the site.

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

- There will be no impact on the fabric of this item. The site lies well outside the curtilage of the item.
- The proposed signage will be sufficiently separated from the item by the intervening railway corridor so that it is not viewed, from the public domain, as being in conjunction with it.
- The proposed signage will not block significant view corridors towards this item, which are obtained from Wilson Parade. The site is located well outside these view corridors.
- The proposed signage will be consistent with the wider setting of the item, as a busy commercial corridor with existing advertising signage.
- Where visible from the item, the proposed signage will provide for a more visually interesting element within the public domain without detracting from the character of the item.
- The signage will be internally illuminated and will change images on a 10-second basis which will have a negligible visual impact and will not generally be discernible, where viewed from the item.
- The proposed works will, overall, have no impact on the ability of the public to understand and appreciate the historic and aesthetic significance of the item.

#### ***'Former railway cottage', No. 1328 Princes Highway, Heathcote***

This item is located to the south of the site.

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

- There will be no impact on the fabric of this item. The site lies well outside the curtilage of the item.

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- The proposed signage will be sufficiently separated from the item by intervening dwellings so that it is not viewed, from the public domain, as being in conjunction with it.
  - The proposed signage will not block significant view corridors towards this item, which are obtained from Princes Highway. The site is located well outside these view corridors to the north.
  - The proposed signage will be consistent with the immediate setting of the item, as a busy commercial corridor with existing advertising signage.
  - Where visible from the item, the proposed signage will provide for a more visually interest element within the public domain without detracting from the character of the item.
  - The signage will be internally illuminated and will change images on a 10-second basis which will have a negligible visual impact and will not generally be discernible, where viewed from the item.
  - The proposed works will, overall, have no impact on the ability of the public to understand and appreciate the historic and aesthetic significance of the item.

## 6 CONCLUSION

This Heritage Impact Statement has been prepared in conjunction with a Development Application for the installation of new digital advertising signage at Princes Highway, Heathcote, New South Wales. The site has no statutory heritage listings, however, lies within the vicinity of local heritage items listed by Schedule 5 Part 1 of the *Sutherland Shire LEP 2015*.

The proposed digital signage will have a minimal and acceptable impact on heritage items within the vicinity as it is sufficiently separated from them for there to be no impact on significant view corridors, or on their fabric. The proposed signage is already consistent with their setting which has existing signage. Where visible, the proposed signage will provide for a visually interesting element and will have negligible visual impact. The proposed works will, overall, have no impact on the ability of the public to understand and appreciate the historic and aesthetic significance of the items.