

25 May 2021

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**Attention:**

**Shane Harding**

The Landen Group  
Level 3, Suite 303  
7-9 Irvine Place  
Bella Vista NSW 2153  
Per email: [shane@landen.com.au](mailto:shane@landen.com.au)

**Re:**

**Lot 6 DP 229296 Garfield Road East, Riverstone**

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Dear Shane

In regard to revised drawings for Lot 6 DP 229296 Garfield Road East, Riverstone. I make the following observations:

- There is a heritage item located adjacent to the site, that is, Nu Welwyn House, 4 Clarke Street, which is listed as an item on the State Heritage Inventory.
- The actual building group of the heritage item approximately 20 m from the edge of the proposed subdivision.
- There is a row of trees within the heritage item along the boundary of the proposed subdivision and further trees located between these trees and the heritage house.
- The house, Nu Welwyn, faces on to Clarke Street, to the southwest and away from the proposal. This vista is unaffected by the proposal.
- There is a level difference between the trees on the heritage site and the road level on the subdivision adjacent to this boundary.

The following measures have been undertaken in order to address potential impacts of the proposal on the adjacent heritage item:

- A full landscape plan has been produced by Taylor Brammer Landscape Architects Pty Ltd in order to enhance the separation between the proposal and the item. Taylor Brammer has extensive experience dealing with heritage landscapes.
- The tree protection zone for the trees on the heritage site has been recognised and there is to be no planting or hard landscaping within 5 m of these trees.

# Weir Phillips **Heritage and Planning**

- A toe wall is to be built some distance in from the boundary (outside the TPZ) in recognition of the grade change between the natural ground line and the street level. The toe wall will be constructed of sandstone blocks.
- A zone is established for substantial street trees to be planted on both sides of the street. This planting will assist in filtering views from the item to the proposal thus mitigating any impact of the proposal on the heritage item.
- The trees will also enhance the proposal itself as being adjacent to a heritage item.

With regard to heritage impact of the proposal on the heritage item *Nu Welwyn House*, the proposed changes reflected in the landscape plan address any potential impact on the item in the following manner:

- The views to and from Clarke Street to the item are unaffected by the proposal.
- Views from the item to the proposal are curtailed by retention of trees along the boundary of the heritage item and by planting within the heritage site.
- Views from the item to the proposal are further curtailed by the planting of street trees on both sides of the proposed street that runs parallel to the boundary of the item.
- The view to the item from the proposal is enhanced by the use of sandstone as a sympathetic material in the landscape for the construction of the toe wall.

Overall, the revisions present a much more sympathetic interface between the proposal and the heritage item.

Please do not hesitate to contact me on (02) 8076 5317 if you have any questions.

Yours faithfully,

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

James Phillips (Director)