

4 October 2016

Peter V'Landys
Managing Director
Kiama Shores Pty Ltd
PO Box 341
NEWTOWN NSW 2042

Dear Peter,

Re Heritage Impact Statement Letter for Kiama Shores Pty Ltd Development at 23 Meares Place and 33 Collins Street, Kiama NSW 2533

Urbis has been engaged to provide this Heritage Impact Statement (HIS) letter for Kiama Shores Pty Limited to assess the potential heritage impact of the proposed development of 23 Meares Place and 33 Collins Street, Kiama NSW 2533. This letter will accompany a Development Application (DA) for the proposed works.

It is proposed to demolish the existing later structure on Collins Street and construct a three storey senior housing development, with two levels of basement car parking, across the properties. The subject site is not a heritage listed item on Schedule 5 of the Kiama Local Environment Plan (LEP) 2011. However, the site is in the vicinity of heritage listed items. Therefore, consideration of the heritage impact on the visual setting of nearby heritage items is required.

1 Subject Site Description

The subject properties comprises two (2) adjoining properties located at 23 Meares Place and 33 Collins Street, Kiama NSW 2533 as outlined below in Figure 1.

FIGURE 1 – AERIAL



SOURCE: SIXVIEWER

The subject site is located on the western alignment of Collins Street, with a secondary frontage to Meares Place. Meares Place is a cul-de-sac road extending behind the local Woolworths shopping centre, while Collins Street is a main local road bisecting Kiama's main street, Terralong Street. The subject property is located approximately 200 metres (by direct line) north east of the Kiama town centre, 27 kilometres (by direct line) south west of the Wollongong Central Business District (CBD), and approximately 95 kilometres (by direct line) south west of the Sydney CBD.

33 Collins Street is a regular shaped lot with a late twentieth century retail shop located at the western portion of the site, and paved car parking at the eastern portion of the site. 23 Meares Place comprises an irregular shaped vacant isolated lot, surrounded by development on all sides.



PICTURE 1 – 33 COLLINS STREET



PICTURE 2 – 23 MEARES PLACE (VIEW FROM CUL-DE-SAC)

2 Date of Construction

From observation of historic photographs, it appears that 23 Meares Place has remained vacant over the preceding 100 years.

FIGURE 2 – 1930S KIAMA AERIAL



SOURCE: KIAMA LIBRARY HISTORICAL PHOTOGRAPHS AND AERIALS

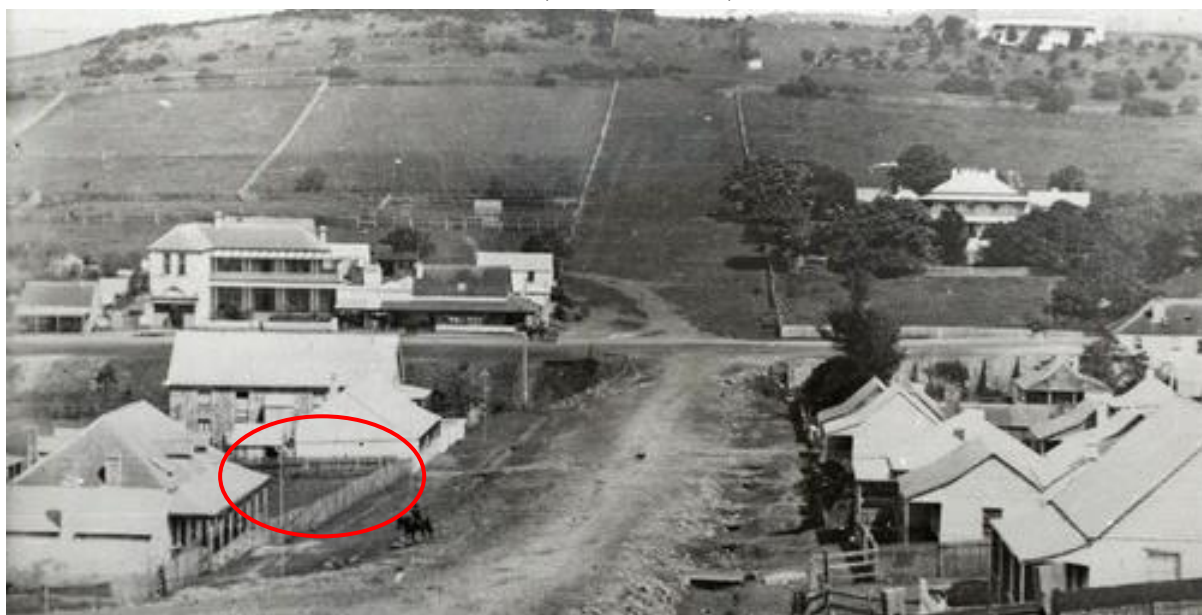
FIGURE 3 – 1950S KIAMA AERIAL



SOURCE: KIAMA LIBRARY HISTORICAL PHOTOGRAPHS AND AERIALS

The above aerials show that structures were erected along Collins Street at this time. The following photograph from c.1880s shows the approximate location of the subject 33 Collins Street property as being vacant.

FIGURE 4 – 1880S COLLINS STREET PHOTOGRAPH (LOOKING NORTH)



SOURCE: KIAMA LIBRARY HISTORICAL PHOTOGRAPHS AND AERIALS

The existing building on the 33 Collins Street site is a generic twentieth century structure of rendered brick and concrete with metal roof, of no identified heritage significance; as such, it does not warrant retention.

TABLE 1 – ARCHITECTURAL DRAWINGS PROVIDED

DRAWING NAME	DATE	DRAWING NO.	REVISION
Lower Basement Level	7 September 2016 Preliminary	DA.05	P6
Basement Car park	7 September 2016 Preliminary	DA.06	P7
Ground Floor Level	7 September 2016 Preliminary	DA.07	P8
First Floor Level	7 September 2016 Preliminary	DA.08	P8
Second Floor Level	7 September 2016 Preliminary	DA.09	P7
Third Floor Level	8 September 2016 Preliminary	DA.10	P7
Roof Level	15 September 2016 Preliminary	DA.11	P8
Elevations	15 September 2016 Preliminary	DA.12	P5
Sections – Sheet 1	15 September 2016 Preliminary	DA.14	P6
Sections – Sheet 2	15 September 2016 Preliminary	DA.15	P5
Streetscape	20 September 2016 Preliminary	DA.13	P3

FIGURE 6 – EXTRACT ELEVATIONS

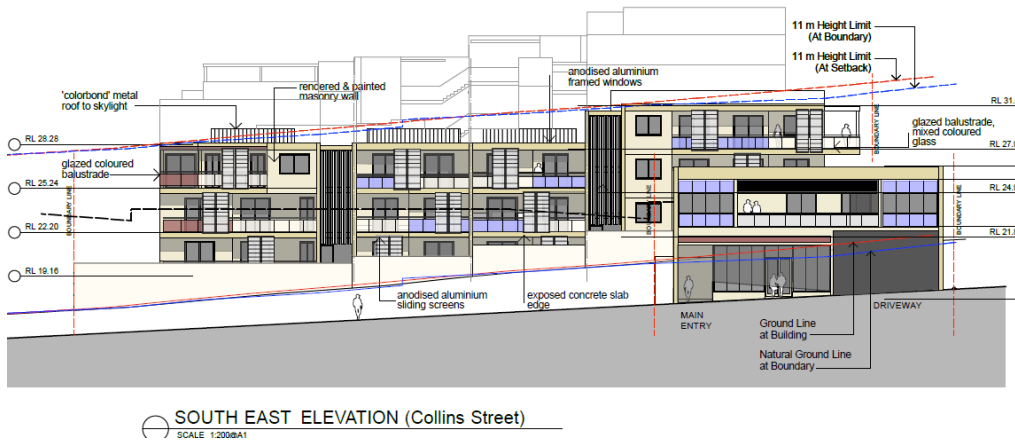
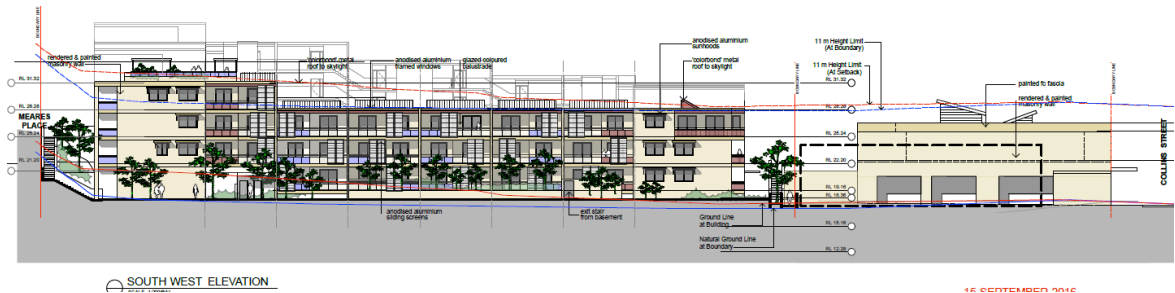


FIGURE 7 – EXTRACT ELEVATIONS



5 Heritage Impact Assessment

The following heritage impact assessment has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impact' (2002) guidelines for assessment. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013). The following discussion takes into account the standards and objectives listed above and relevant clauses, objectives and controls of the Kiama LEP 2011 and the Kiama Development Control Plan (DCP) 2012.

5.1 DISCUSSION

POTENTIAL PHYSICAL AND VISUAL IMPACTS

While the eastern alignment of Collins Street retains its historical context with the state listed terrace rows, the western alignment, containing the subject 33 Collins Street portion of the property, has been substantially altered and contains a variety of contemporary retail buildings with differing architectural styles and ages. The proposed development along the Collins Street frontage will be constrained to a two storey height limit, which is in line with existing development along the western alignment of the street.

The 23 Meares Place portion of the property is physically separated from the Collins Street heritage items as an isolated island lot. Development on this portion of the site will be obscured from the heritage listed Collins Street terraces by both the existing retail development along the western alignment of Collins Street, and the steep topography of this portion of the site (refer below Figure 8).

FIGURE 8 – EXTRACT VISUAL ANALYSIS



As the proposed development will occur on the opposite side of Collins Street, and will therefore be located behind the observer, it will have no impact on views to the heritage items from the public domain. The modest scale of development proposed to the Collins Street frontage means that existing views looking north and south along Collins Street, which incorporate the heritage items, will not be adversely impacted.

The proposed development will have little or no visual impact on the vicinity heritage items on Minnamurra Street. The development will be obscured from these Minnamurra Street vicinity heritage items by existing development along Minnamurra and Collins Streets. Overall, the modest scale of development proposed to the Collins Street frontage, as well as the physical separation between the subject site and heritage listed items, mean that there will be no identified heritage impacts, either visual or physical, associated with the proposal.

5.2 STATUTORY ASSESSMENT

KIAMA LOCAL ENVIRONMENTAL PLAN 2011 IMPACT ASSESSMENT

KIAMA LEP 2011	DISCUSSION
5.10 HERITAGE CONSERVATION	
<p>(1) Objectives</p> <p>a) To conserve the environmental heritage of Shoalhaven</p> <p>b) To conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views.</p>	<p>The subject site is not a heritage listed item on Schedule 5 of the Kiama Local Environment Plan (LEP) 2011. However, the site is in the vicinity of heritage listed items, including Kiama Terrace Houses at 24 – 44 Collins Street (I98 & I96) and the Kiama Masonic Lodge at 46 Collins Street (I97). These vicinity heritage items are also listed on the State Heritage Register.</p> <p>The subject property is also in the vicinity of the Minnamurra Street Precinct Group at 13 – 21 Minnamurra Street (I25) containing Glennifer House, Bayview House, 2 cottages and Bellevue.</p> <p>The proposed development of the subject site will have no adverse impact on the heritage significance of the heritage items in the vicinity or the existing streetscape of Collins Street.</p> <p>The proposed development will have little or no visual impact on the vicinity heritage items on Minnamurra Street.</p>
<p>(5) Heritage Assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>a) On land on which a heritage item is located</p> <p>b) On land that is within a heritage conservation area, or</p> <p>c) On land that is within the vicinity of land referred to in (a) or (b)</p> <p>Require a heritage management document to be prepared to assess 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.</p>	<p>This HIS letter satisfies this clause as a heritage management document.</p>

KIAMA DCP 2012	DISCUSSION
CHAPTER 30 - HERITAGE	
<p>Controls for New Developments</p> <p>C8 New development in the vicinity of a heritage item or on the site of a heritage item should harmonise with its surroundings. Through careful analysis and evaluation of the historic context of the heritage item, new development must be appropriate in its scale, form, siting, materials and colour and detailing.</p> <p>C9 New development in the vicinity of a heritage item or on the site of a heritage item need not replicate exactly that of the heritage item, but rather through careful analysis of significant design characteristics sympathetically interpret and design new works which are in harmony with the character of the heritage item.</p> <p>C10 New development in the vicinity of a heritage item or on the site of a heritage item should recognise the predominate scale (height, bulk, density, grain) of existing development and respond sympathetically in the design of new works.</p> <p>C11 The form of new development in the vicinity of a heritage item or on the site of a heritage item need not replicate exactly that of adjacent historic properties, but should however visually respect and relate to them in a positive way.</p> <p>C12 The form of new development in the vicinity of a heritage item or on the site of a heritage item should respond to adjacent historic properties with respect to treatment of facades and side elevations visible from the street or prominent locations.</p> <p>C13 The design of roof forms for new development in the vicinity of a heritage item or on the site of a heritage item should respect the scale, form, detail and pitch of adjacent historic properties.</p>	<p>The proposed development will be mostly contained within the 23 Meares Place portion of the subject site, being an isolated lot obscured by existing development from the view of vicinity heritage items along Collins Street. The portion of the proposed development to be located on 33 Collins Street is restricted to two stories of a generally simple contemporary design which will not dominate the existing historical context of the eastern alignment of Collins Street.</p> <p>The siting and scale of the proposed development will result in the bulk of development being obscured from Collins Street, and it will not detrimentally impact on the existing historical streetscape of Collins Street (refer Figure 8).</p> <p>The proposed development will have little or no visual impact on the vicinity heritage items on Minnamurra Street. The development will be obscured from these Minnamurra Street vicinity heritage items by existing development along Minnamurra and Collins Streets.</p> <p>The proposed development will be simple and contemporary in form and design, complementing the existing contemporary development along the western alignment of Collins Street. The preliminary plans provided indicate a neutral colour scheme will be applied to the building so as to not visually dominate the streetscape.</p> <p>The proposed development responds to the natural topography of the site by stepping over the sloping site. This design responds to the natural environment and assists in the visual subservience of the proposal.</p>

C14 New development in the vicinity of a heritage item should be sited to reflect the prevailing rhythm, spacing, orientation, and front and side setbacks of buildings within a streetscape or landscape which includes a heritage item.

See above comments.

C15 New development within the site of a heritage item should be sited to minimise adverse impacts on the setting and significant views to and from the place.

C16 The design of facades/walls in development located in the vicinity of a heritage item or on the site of a heritage item that are visible from the street or prominent location should use materials and colours which are characteristic of the area, such as brickwork, render or timber etc. Other materials may be used but must be harmonious and sympathetic with the character of the area and should be chosen for their complimentary qualities in relation to colour, texture and tonal contrast.

C17 New buildings in the vicinity or within the site of a heritage item should use colours which harmonise with traditional colour schemes.

C18 The principal elevation of new buildings located in the vicinity of a heritage item or on the site of a heritage item should provide a level of detail and design of openings that is in proportion with and similar to that of the adjacent heritage item.

C19 New development in the vicinity of a heritage item should include landscape details such as fences, garden walls and planting treatments which respond to and are sympathetic with the character of the item.

In summary, the proposed redevelopment of the subject site is supported on heritage grounds. It will not have any adverse physical or visual impacts on the local heritage significance of the nearby heritage items along Collins Street or Minnamurra Street.

Sincerely,



Ashleigh Roddan
Heritage Consultant