

13 November 2015

**Our Ref:** H-15014

**The General Manager**  
Liverpool City Council  
Locked Bag 7064,  
Liverpool BC NSW 1871

*Your ref:* DA-1010/2014

Dear Sir/Madam,

**RE: STATEMENT OF HERITAGE IMPACT, PROPOSED MODIFICATIONS TO THE  
DEVELOPMENT APPLICATION FOR 20 SHEPHERD STREET, LIVERPOOL**

This brief Statement of Heritage Impact Statement has been prepared in support of the proposed modifications to the recently approved redevelopment and adaptive reuse at 20 Shepherd Street in Liverpool. The Development Application (DA-1010/2014) for "Demolition of portion of existing heritage building 'Former Challenge Woollen Mills'; Removal of existing car park; Removal of 14 trees; Remediation of site; Erection of two residential flat buildings, with two levels of basement parking, landscaping and associated works" was granted consent subject to conditions by Liverpool City Council on 27 October 2015.

20 Shepherd Street, Liverpool, is listed as an item of local heritage significance in Schedule 5 - Environmental Heritage of the Liverpool City Council Local Environment Plan (LEP) 2008.

In order to avoid repetition, this statement is prepared as an addendum and should be read in conjunction with the Statement of Heritage Impact that accompanied the approved Development Application, which was prepared by City Plan Heritage, 25 May 2015. The proposed amendment to the approved design includes realignment of the basement, addition of a level to the basement and minor ground floor modifications to vehicular entries and unit layout.

The proposed modifications are located within the new sections of the approved development with no changes proposed to the approved design of the former Mills building. The consent conditions in relation to the heritage matters have been consulted and it is noted that the only condition that would need to be considered in the assessment of the proposed modifications is Condition 44, which reads as follow:

*44. Should construction of the subject development proceed, care must be taken to not disturb the foreshore area (Mill Park Reserve) as there is high potential for Aboriginal cultural heritage. Should access or disturbance be likely required for construction, a further Aboriginal cultural assessment will be required to the satisfaction of Council prior to issue of a CC.*

There will be no requirements for further access or encroaching to the foreshore area under the proposed modifications. Therefore, further Aboriginal cultural assessment will not be required. The proposed modifications essentially limited to the approved footprint of the development, minor modifications to the approved vehicular entries from Atkinson Street and the layout of the units within the residential flat buildings.

Other heritage related Consent Conditions (47B, 47C, 51 and 52) relates to the conservation works to the Mills building as detailed in the approved Schedule of Conservation Works and the Heritage Specifications will be undertaken as per the requirements of the subject Conditions and will not be affected by the currently proposed modifications.

The applicant is aware of the historical and cultural importance of the former Mill building, and as such all work will be carried out with utmost care. The conclusion of the City Plan Heritage's Heritage Impact Statement noted above still valid in that:

*"... the proposal which pertains to the adaptive reuse and restoration of the existing McGrath Services Centre Building (formerly Challenge Woollen Mills, and Australian Paper Company's Mill) and development of the surrounding site for the construction of residential apartments known as "The Paper Mills on Georges River", will result in no impact to the heritage significance of the subject site and nearby heritage listed item. The proposal is deemed acceptable and a positive outcome for the following reasons:*

- *The proposal takes into consideration the proximity of the site to the riparian corridor of the Georges River and has refrained from developing in this area*
- *Involves the retention and conservation of the former Challenge Woollen Mills building through restricting residential floor space to areas separate to the heritage item*
- *The adaptive reuse of the heritage building involving minimal intervention and the maintenance of original fabric*
- *The proposed residential towers are also appropriately set back from the heritage building and Light Horse Park, minimising their impact*
- *The streetscape has been maintained and through conservation of the factory building, it has also been improved upon*

*The proposal demonstrates compliance with the existing controls regarding heritage conservation and is therefore recommended to Council for approval."*

We trust the above brief Heritage Impact Statement will satisfy Liverpool City Council's requirements in the assessment of the proposed s96 modifications. Should you have any questions or wish to discuss the matter further please do not hesitate to contact the undersigned on 8270 3500.

Yours Sincerely,



**Kerime Danis**  
Director - Heritage