

17 September 2024

J6966_01

Attention: General Manager

Bayside Council

PO Box 21

Rockdale NSW 2216

Re: Request for information to DA No. 2023/3700 at 277 The Grand Parade, Ramsgate, NSW.

This Statement of Heritage Impact (SoHI) has been prepared to accompany a Development Application (DA) NO.2023/370 for the demolition of existing structures, tree removal and construction of a mixed used development comprising of three levels of basement car park, ground floor supermarket and retail premises; and five levels of residential, comprising of 50 apartments at the above site.

The site is located within the Bayside Council area. The principal environmental planning instrument for the site is the *Bayside Local Environmental Plan 2021 (LEP 2021)*. The site is not listed as a heritage item by the LEP2021, but is in the vicinity of heritage items listed by this plan.

The site is rectangular in shape and is located on the south west corner side of the Grand Parade and Ramsgate Road, overlooking Ramsgate Beach to the east. It is a large 4,426m² site consisting of a single storey Coles Supermarket positioned close to the Grande Parade boundary with an on grade asphalt customer carpark to the west and north.

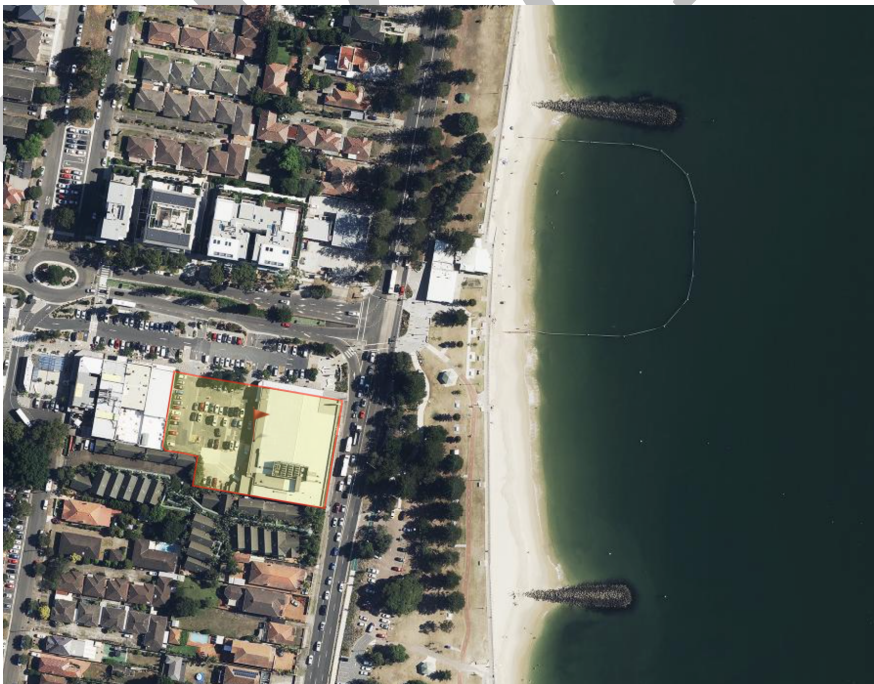


Figure 1: Site location. SIX Maps 2024; The site is outlined in red.



Figure 2: Site location. <https://www.commercialrealestate.com.au/property/277-the-grand-parade-ramsgate-nsw-2217-2017147599>. The site is circled in red.



Figure 3: The site, as viewed from the corner of The Grand Parade and Ramsgate Street looking south west toward the site. Google Maps 2024.

Heritage Items in the Vicinity of the Site

For the following, refer to Figure 4, showing heritage items within the vicinity of the site. In this map, State Heritage Items are hatched blue, local heritage items are coloured brown and Conservation Areas are hatched red. The subject site is outlined in yellow.

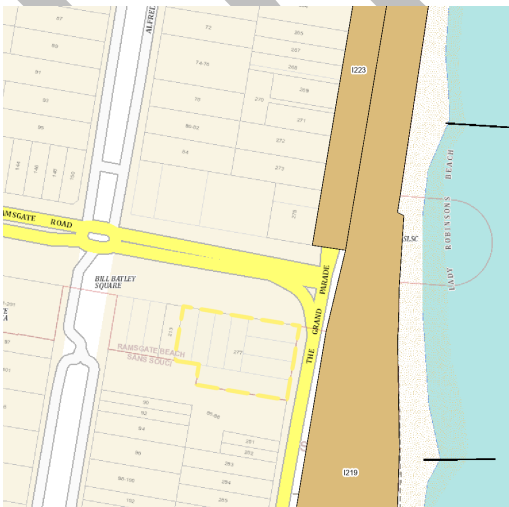


Figure 4: Map showing heritage items and Conservation Areas in relation to the site. The site is outlined in yellow.

Weir Phillips Heritage and Planning

There are two heritage items in the vicinity of the vicinity of the site. Refer to Table 1.

- I223 Row of Araucaria trees, The Grand parade (in Cook Park), Brighton Le Sands
- I219 Cook Park, General Holmes Drive, The Grand Parade

Table 1: Heritage items within the vicinity.

Item	Description
Cook Park, General Holmes Drive, The Grand Parade <i>Bayside LEP 2021</i> Item No. I219.	The State Heritage Inventory provides the following description of the site: 42 hectares (105 acres) of park along the shoreline of Botany Bay from San Souci to Cook's River. The dominant tree in the park is the Araucaria heterophylla commonly known as Norfolk Island Pine. The tree is endemic to Norfolk Island but has be cultivated in Australia since the 19th century. Some of the trees are mature and were probably planted circa 1886, other trees were planted in the 1930's.
	Statement of Significance
	The State Heritage Inventory provides the following statement of significance for the site: Cook Park is major open space on the edge of Botany Bay with distinctive Norfolk Island Pines and historical associations with early developers Saywell and Cook. Established in 1886 Cook Park provides evidence of the late 19th century development of the area as the creation of the park was in direct response to the expanding urbanisation. Aesthetically the park is significant in its role as defining the character of the suburb and the edge of Botany Bay.

Item	Description
I223 Row of Araucaria trees, The Grand parade (in Cook Park), Brighton Le Sands <i>Bayside LEP 2021</i> Item No. I223.	The State Heritage Inventory provides the following description of the site: 42 hectares (105 acres) of park along the shoreline of Botany Bay from San Souci to Cook's River. This part of the park faces Sandringham Bay. The dominant tree in the park is the Araucaria heterophylla commonly known as Norfolk Island Pine. The tree is endemic to Norfolk Island but has be cultivated in Australia since the 19th century. Some of the trees are mature and were probably planted circa 1886.
	Statement of Significance
	The State Heritage Inventory provides the following statement of significance for the site: A major open space on the edge of Botany Bay with distinctive Norfolk Island Pines and a fig tree.

Scope of Works

The following should be read in conjunction with the plans prepared by FJC Studio that accompany this application. It is proposed to:

- Demolish the of existing structures and trees on the site.
- Construction of a mixed used development comprising of three levels of basement car park, ground floor supermarket and retail premises; and five levels of residential, comprising of 50 apartments at the above site.

Weir Phillips Heritage and Planning

Heritage Impact Assessment

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 from the heritage items and will have no physical or structural impact on them.
- The proposed works will remove a contemporary shopping centre that does not contribute to the setting of the heritage items.
- The principal view corridor to the Heritage items at Cook Park and heritage trees are in the opposite direction to the site and will have not block or obscure view corridors to the items.
- The proposed works are similar to and in keeping with other recent construction in the vicinity of the site including to the north of the site on the opposite side of the road at 160 Ramsgate Avenue. Refer Figure 5.
- Where the proposed mixed use building is within the shared view corridors of the heritage items, it will read as a highly considered and designed building that contributes to the setting of the items.
- The proposed mixed use development is lower in height than the heritage trees to ensure it is recessive to the heritage item.
- For the above reasons, there will be no impact on the ability to understand and appreciate the heritage significance of this items.



Figure 5: recent medium density development at No.160 Ramsgate Avenue, Ramsgate. Opposite the site. Google Maps 2024.

Please do not hesitate to contact me on (02) 8073 5317 if you require further information.

Yours faithfully,



James Phillips | Principal