

# STATEMENT OF HERITAGE IMPACT

**Proposed Development at**  
**53 & 57 Bolong Road and 4 Beinda Street**  
**Bomaderry**



Job No. 10193  
April 2024

**Heritage21**  
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

RAPPOPORT PTY LTD ©  
CONSERVATION ARCHITECTS AND HERITAGE CONSULTANTS  
Suite 48, 20-28 Maddox Street, Alexandria, NSW 2015  
(02) 9519 2521  
info@heritage21.com.au

---

Heritage Impact Statements

Conservation Management Plans

On-site Conservation Architects

Photographic Archival Recordings

Interpretation Strategies

Expert Heritage Advice

Fabric Analyses

Heritage Approvals & Reports

Schedules of Conservation Work

## TABLE OF CONTENTS

<b>1.0 INTRODUCTION</b>	<b>5</b>
1.1 BACKGROUND	5
1.2 SITE IDENTIFICATION	5
1.3 HERITAGE CONTEXT	6
1.4 PURPOSE	7
1.5 METHODOLOGY	7
1.6 LIMITATIONS	8
1.7 COPYRIGHT	8
<b>2.0 HISTORICAL CONTEXT</b>	<b>9</b>
2.1 LOCAL HISTORY	9
2.2 SITE SPECIFIC HISTORY	13
<b>3.0 PHYSICAL EVIDENCE</b>	<b>17</b>
3.1 THE SETTING	17
3.2 PHYSICAL DESCRIPTION	17
3.3 CONDITION AND INTEGRITY	18
3.4 IMAGES	18
<b>4.0 HERITAGE SIGNIFICANCE</b>	<b>27</b>
4.1 ESTABLISHED SIGNIFICANCE	27
4.2 ASSESSMENT OF SIGNIFICANCE	27
<b>5.0 WORKS PROPOSED</b>	<b>30</b>
5.1 PROPOSAL DESCRIPTION	30
5.2 BACKGROUND	30
5.3 DRAWINGS	30
<b>6.0 ASSESSMENT OF HERITAGE IMPACT</b>	<b>45</b>
6.1 HERITAGE MANAGEMENT FRAMEWORK	45
6.2 HERITAGE IMPACT ASSESSMENT	47
<b>7.0 CONCLUSION &amp; RECOMMENDATIONS</b>	<b>54</b>
7.1 IMPACT SUMMARY	54
7.2 GENERAL CONCLUSION	55
<b>8.0 SOURCES</b>	<b>56</b>

### **Acknowledgement of Country**

Heritage 21 wishes to acknowledge the Traditional Owners of Country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures and to elders both past and present.

**Name of the heritage item:**

“Greenleaves”—Federation Queen Anne style residence and grounds

**State Heritage Register / LEP heritage schedule item number and name:**

Item 122 - “Greenleaves”—Federation Queen Anne style residence and grounds – Shoalhaven Local Environmental Plan 2014

**Address and location:**

53 & 57 Bolong Road and 4 Beinda Street, Bomaderry NSW 2541

**Statement of heritage impact for:**

Proposed Landcom development located adjacent to a heritage item and consisting of demolition of existing structures on site and construction of two new 4 storey apartment blocks comprising of 60 apartment units for build-to-rent

**Prepared by:**

Ankita Powale MURbanism BArch

**Overseen by:**

Paul Rappoport MURP BArch AIA M.ICONOS SAHANZ IHBC IPHS  
NSW Registered Architect No. 5741

Heritage 21

48/20-28 Maddox Street, Alexandria NSW 2015

(02) 9519 2521

info@heritage21.com.au

**Prepared for:**

Landcom

**Cover image:** Subject site at 4 Beinda Street, Bomaderry, showing a vacant site, facing south-east.  
(Source: Heritage 21, 23 February 2024)

The following table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Issued by
1	Draft report (D1) issued for comment.	28.03.2024	AP	AP
2	Report (RI) issued.	22.04.2024	AP	AP



## 1.0 INTRODUCTION

### 1.1 Background

This Statement of Heritage Impact (“SOHI” or “report”) has been prepared on behalf of Landcom, a NSW Government-owned land and property development organisation, in the context of the proposed residential development application at 53 & 57 Bolong Road and 4 Beinda Street, Bomaderry (“the site”).

### 1.2 Site Identification

The subject site is located at 53 & 57 Bolong Road and 4 Beinda Street, Bomaderry which falls within the boundaries of the Shoalhaven City Council (LGA) and comprises the following lots:

- Lots 1-7 of DP25566; and
- Lot 1 of DP329959.

As depicted in Figure 1 below, the site is located on the southern side of Beinda Street and to the west of Bolong Road. The subject site is located to the south-west at the intersection of Beinda Street and Bolong Road. 53 Bolong Road consists of a single-storey weatherboard cottage which has been extended to the rear and is in a poor condition. 57 Bolong Road is a single-storey face brick masonry dwelling most likely constructed in the postwar period. The site of 4 Beinda Street is a large open site with mature trees along its northern and southern boundaries.



**Figure 1.** Contemporary aerial view of the site outlined in red and surrounding urban environment (Source: NSW Spatial Services, “SIX Maps,” accessed 29 February 2024, <http://maps.six.nsw.gov.au>, annotated by Heritage 21).

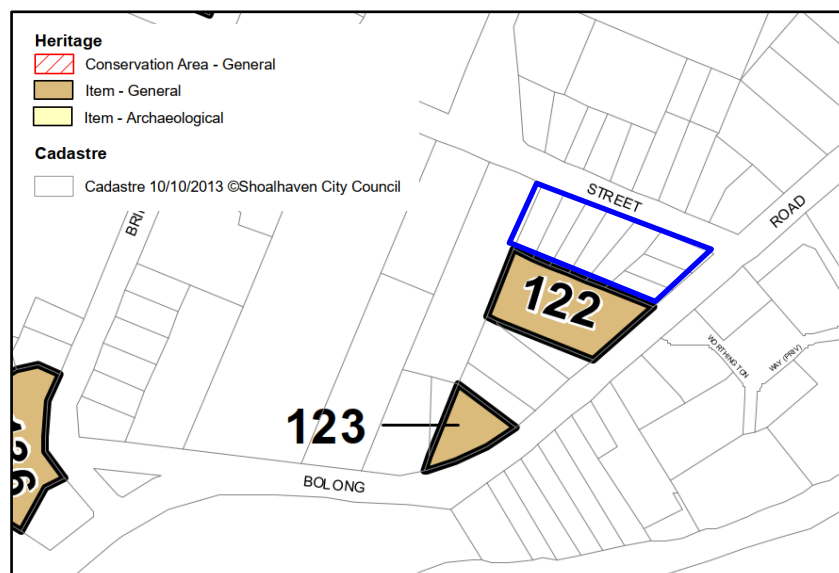


**Figure 2.** Contemporary aerial view of the site, with 4 Beinda Street outlined in blue, 53 Bolong Road outlined in yellow and 57 Bolong Road outlined in orange and the surrounding urban environment. (Source: NSW Spatial Services, “SIX Maps,” accessed 29 February 2024, <http://maps.six.nsw.gov.au>, annotated by Heritage 21)

### 1.3 Heritage Context

#### 1.3.1 Heritage Listings

The subject site is **not** listed as an item of environmental heritage under Schedule 5 of the Shoalhaven Local Environmental Plan 2014 (SLEP). It is **not** listed on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), or the former Register of the National Estate.<sup>1</sup>



**Figure 3.** Detail from Heritage Map HER\_013E. The site is outlined in blue and heritage items located in the vicinity are shaded brown (Source: NSW Legislation Online, <https://www.legislation.nsw.gov.au/maps>, annotated by Heritage 21).

<sup>1</sup> The Register of the National Estate ceased as a statutory heritage list in 2007, but it continues to exist as an inventory of Australian heritage places.

The subject site is **not** located within the boundaries of a Heritage Conservation Area under Schedule 5 of the SLEP 2014.

### 1.3.2 Heritage Items in the Vicinity

As depicted in Figure 3 above, the subject site is situated within the general vicinity of the following heritage items listed under Schedule 5 of the SLEP 2014. The details of the listings follow:

Item/HCA Name	Address	Significance	Item Number
"Greenleaves"—Federation Queen Anne style residence and grounds	59 Bolong Road	Local	122
Federation brick and asbestos tile residence	67 Bolong Road	Local	123

Among the heritage items in the vicinity listed above, the subject site is adjacent to or within the visual catchment of Item 122 (59 Bolong Road). The proposed development of the site is not located within the visual catchment of heritage item (Item 123 listed above), nor is it considered to be sufficiently proximate to those places to warrant discussion in the Heritage Impact Assessment contained in Section 6.0 of this SOHI. Accordingly, the discussion in Section 6.0 of this SOHI of the potential heritage impact of the proposal on heritage items in the vicinity is limited to Item 122.

### 1.4 Purpose

The subject site is located adjacent to a heritage item, which is listed under Schedule 5 of the SLEP 2014. Sections 5.10(4) and 5.10(5) of the SLEP 2014 require Shoalhaven City Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 5.0), on the heritage significance of the abovementioned heritage item and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of that heritage item. This assessment is carried out in Section 6.0 below.

Accordingly, this SOHI provides the necessary information for Council to make an assessment of the proposal on heritage grounds.

### 1.5 Methodology

The methodology used in this SOHI is consistent with *Guidelines for preparing a statement of heritage impact* (2023) and *Assessing heritage significance* (2023) published by the NSW Government, and has been prepared in accordance with the principles contained in the 2013 edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

## 1.6 Limitations

- This Statement of Heritage Impact (SOHI) is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Any specifics regarding views should be assessed by a view expert. Heritage 21 does not consider itself to be a view expert and any comments in this report are opinion based.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

## 1.7 Copyright

Heritage 21 holds copyright for this report. Any reference to, or copying of, the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.



## 2.0 HISTORICAL CONTEXT

### 2.1 Local History

Bomaderry, located four kilometres from Nowra and within the Shoalhaven Local Government Area (LGA), originates from the indigenous word meaning ‘fighting ground’ or ‘running water’. The land on which the subject site belongs to the indigenous Tharawal/Dharawal people, who were the first occupants of the land spanning for thousands of years.



**Figure 4.** Map of the different Aboriginal and Torres Strait Islander group (Source: AIATSIS, <https://aiatsis.gov.au/explore/map-indigenous-australia>)

European settlement following 1788 saw Bomaderry become associated with Nowra as an adjoining town and later as Nowra-Bomaderry as evident in Figure 4.<sup>2</sup> Nowra was proclaimed a town in 1857, a municipality in 1871, incorporated into the shire of Shoalhaven in 1948 and became a city in 1979<sup>3</sup>.

The town of Bomaderry sits opposite Nowra on the northern bank of the Shoalhaven and lies on the Prince’s Highway on the terminus of the South Coast rail line from Sydney.<sup>4</sup>

<sup>2</sup> ‘Nowra, South Coast NSW’, accessed 28 March 2024. <https://www.southcoast.com.au/nowra/>.

<sup>3</sup> Ibid.

<sup>4</sup> Ibid.

In the late 1800s, David Berry laid out the township and in 1882 the township was officially opened.<sup>5</sup> David Berry arrived in Sydney in July 1836 alongside his siblings including John, William, and Janet.<sup>6</sup> Within the same year, he went at once to the Coolangatta Shoalhaven property which at Edward Wollstonecraft's death in 1832 was passed to Alexander Berry, David Berry's brother.<sup>7</sup> Until John Berry died in 1848, he and David managed the property jointly.<sup>8</sup>

Previously, the site was part of the Shoalhaven Estate owned by Berry (Figure 5).<sup>9</sup> When Berry died, the estate was sold in portions and the land was subdivided.<sup>10</sup> In 1852, the Nowra township was gazetted and the first town blocks at Nowra were offered for sale in 1857.<sup>11</sup> By 1855 Nowra was proclaimed a town.<sup>12</sup> By 1860, Nowra had a population of 40.<sup>13</sup> In 1861 a post office was established and by 1870, the town of Nowra had nine hotels, a town hall, and numerous other businesses.<sup>14</sup>



Figure 5. Subdivision map of Bomaderry 1892. (Source: National Library of Australia)

<sup>5</sup> "The Berry Estate Land Sale". The Northern Star. Vol. 17. New South Wales, Australia. 6 April 1892, <https://trove.nla.gov.au/newspaper/article/71738452>

<sup>6</sup> Stephen, M. D. 'David Berry (1795–1889)'. In Australian Dictionary of Biography. Canberra: National Centre of Biography, Australian National University, accessed 28 March 2024. <https://adb.anu.edu.au/biography/berry-david-2983>.

<sup>7</sup> Ibid.

<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

<sup>10</sup> Ibid.

<sup>11</sup> Heritage NSW, "Bomaderry Railway Station and yard group," State Heritage Inventory, Heritage Item ID: 5011933, accessed 28 March 2024, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2420667>.

<sup>12</sup> Ibid.

<sup>13</sup> Ibid.

<sup>14</sup> Ibid.

It would, however, be the development of the railway station that saw the increase in the population of Bomaderry.<sup>15</sup> The single railway built from Bombo (North Kiama) to Bomaderry was designed as the 'Kiama to Jervis Bay Railway' and terminated at Bomaderry in 1893.<sup>16</sup> This was intended to continue over the proposed railway bridge, however, this never eventuated, and the bridge was maintained as a road bridge.<sup>17</sup> By 1888, with a change in the railway administration, standard and economic building designs were being introduced for all types of railway buildings including residences.<sup>18</sup>

One of the first houses in Bomaderry was Lynburn, built-in 1895 by the architect Jane Morton, the widow of Henry Gordon Morton, the manager of the Shoalhaven Estate (Figure 6).<sup>19</sup> After the town opened in 1892, several factories moved into the area. Messrs Denham Bros. built a bacon and ham factory in about 1900.<sup>20</sup> In 1901, a milk condensery which was originally located near the railway station moved to the bank of the Shoalhaven River close to Bolong Road.<sup>21</sup> In 1912, the Nowra Co-op Dairy Company established a milk depot at Bomaderry, causing a major boost to the local economy for years.<sup>22</sup>

Historically, the Bomaderry region has relied predominantly on timber, wheat, wool, and produce industries supporting tourism, local government, naval bases, manufacturing, dairying, paper and starch mills.<sup>23</sup>

---

<sup>15</sup> Heritage NSW, "Bomaderry Railway Station and yard group," State Heritage Inventory, Heritage Item ID: 5011933, accessed 28 March 2024, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5011933>.

<sup>16</sup> Ibid.

<sup>17</sup> Ibid.

<sup>18</sup> Ibid.

<sup>19</sup> 'Lynburn - Timber Federation Residence and Garden | Heritage NSW'. Accessed 28 March 2024.

<https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2390820>.

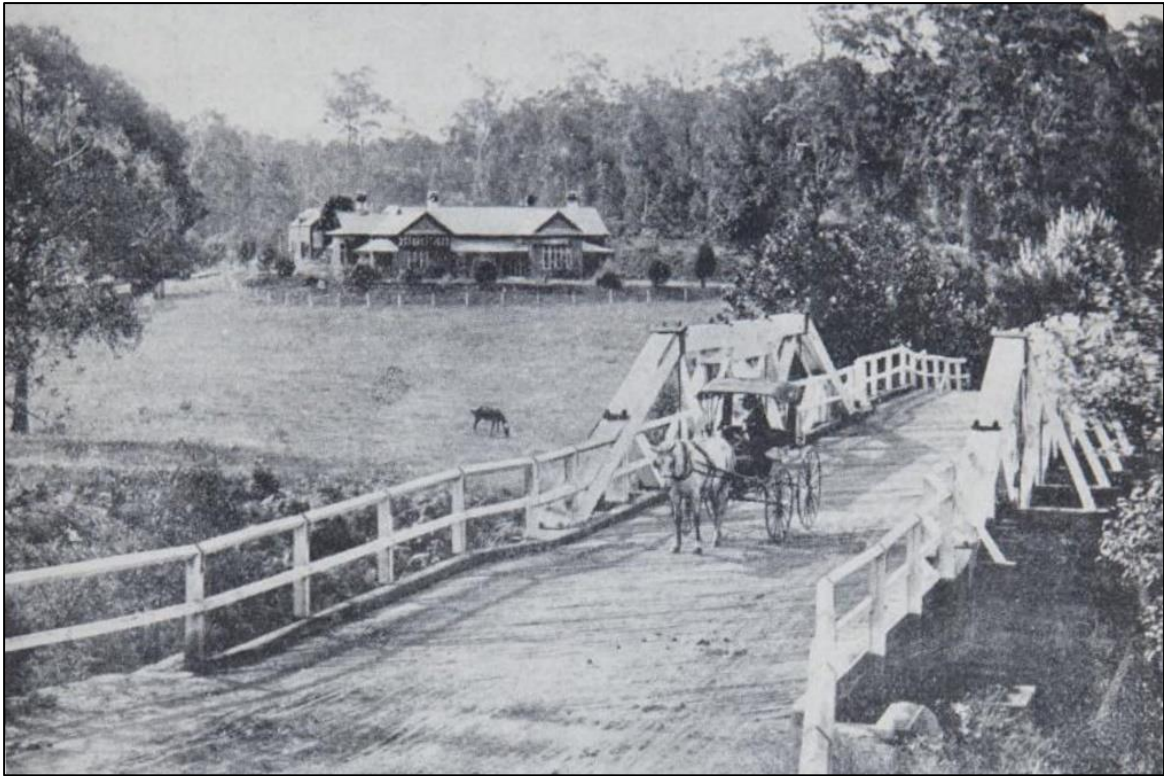
<sup>20</sup> "MESSRS. DENHAM BROS". The Sydney Mail and New South Wales Advertiser. Vol. LXXII, no. 2162. New South Wales, Australia. 14 December 1901. p. 1492

<sup>21</sup> "BRITISH AUSTRALIAN MILK PROPY. LTD". The Shoalhaven Telegraph. Vol. XXVI, no. 2191. New South Wales, Australia. 20 October 1926. p. 8

<sup>22</sup> "Milk Depot at Bomaderry". The Kiama Independent, and Shoalhaven Advertiser. Vol. XLVIII, no. 82. New South Wales, Australia. 17 April 1912. p. 2

<sup>23</sup> 'Nowra, South Coast NSW', accessed 28 March 2024. <https://www.southcoast.com.au/nowra/>.





**Figure 6.** Lynburn Bomaderry 1903 (Source: Calendar of the Shoalhaven district 1903, [https://upload.wikimedia.org/wikipedia/commons/3/3f/Lynburn\\_Bomaderry\\_circa\\_1900.jpg](https://upload.wikimedia.org/wikipedia/commons/3/3f/Lynburn_Bomaderry_circa_1900.jpg))

## 2.2 Site Specific History

The subject site was originally a part of 912 acres of land granted to John Berry by Crown grant on 18 February 1840 (see Figure 7 below). The land was then in the ownership of David Berry. Land Title records indicate that John Hay and The Honourable James Norton were the joint proprietors of the land in Bomaderry in 1892 (see Figure 8 below)<sup>24</sup>. The town of Bomaderry was subdivided in 1892 and the subject site of the proposed development was originally Lot 4 of Section 32 within the original subdivision plan of the town (see Figure 9 below).

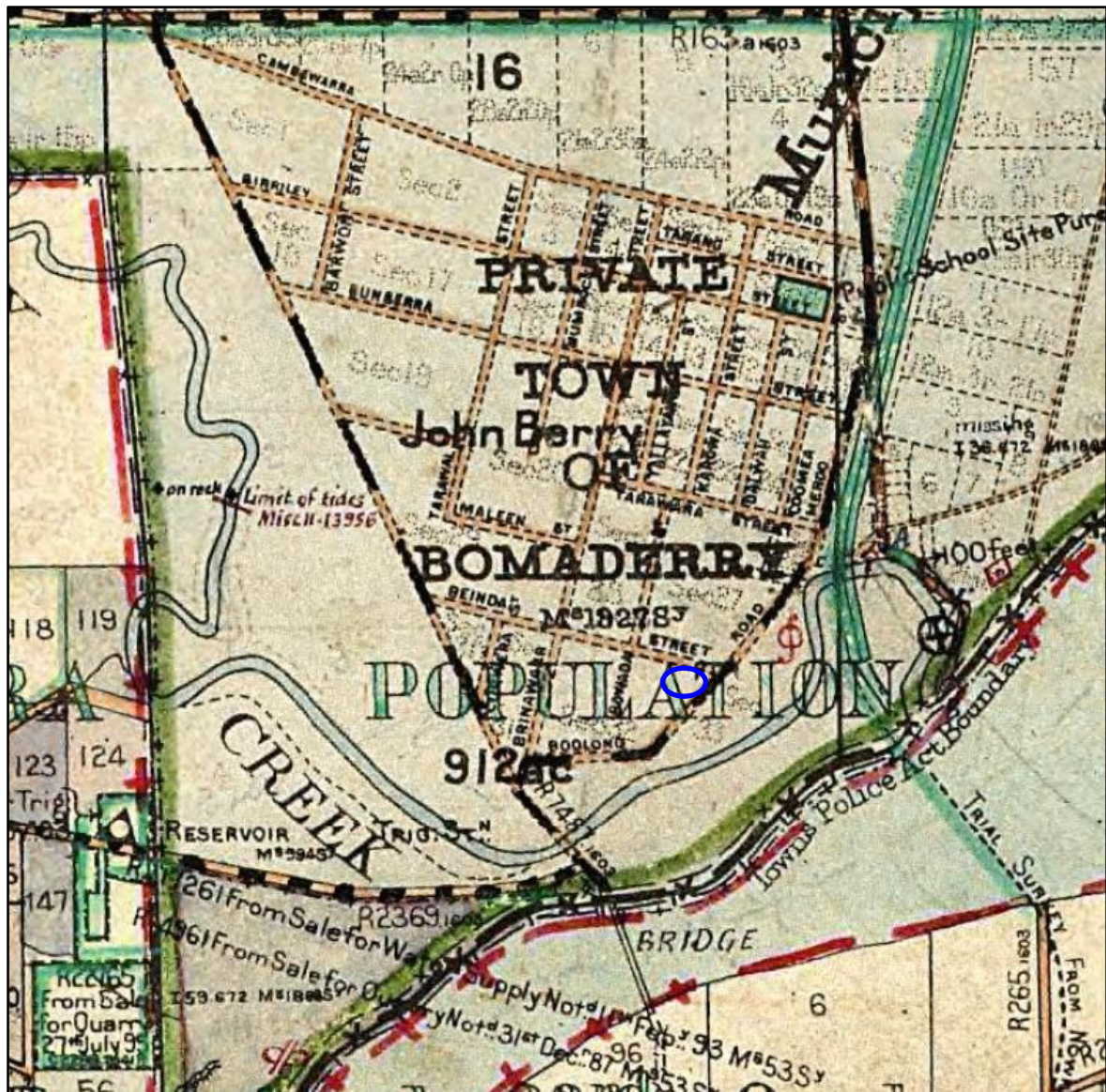
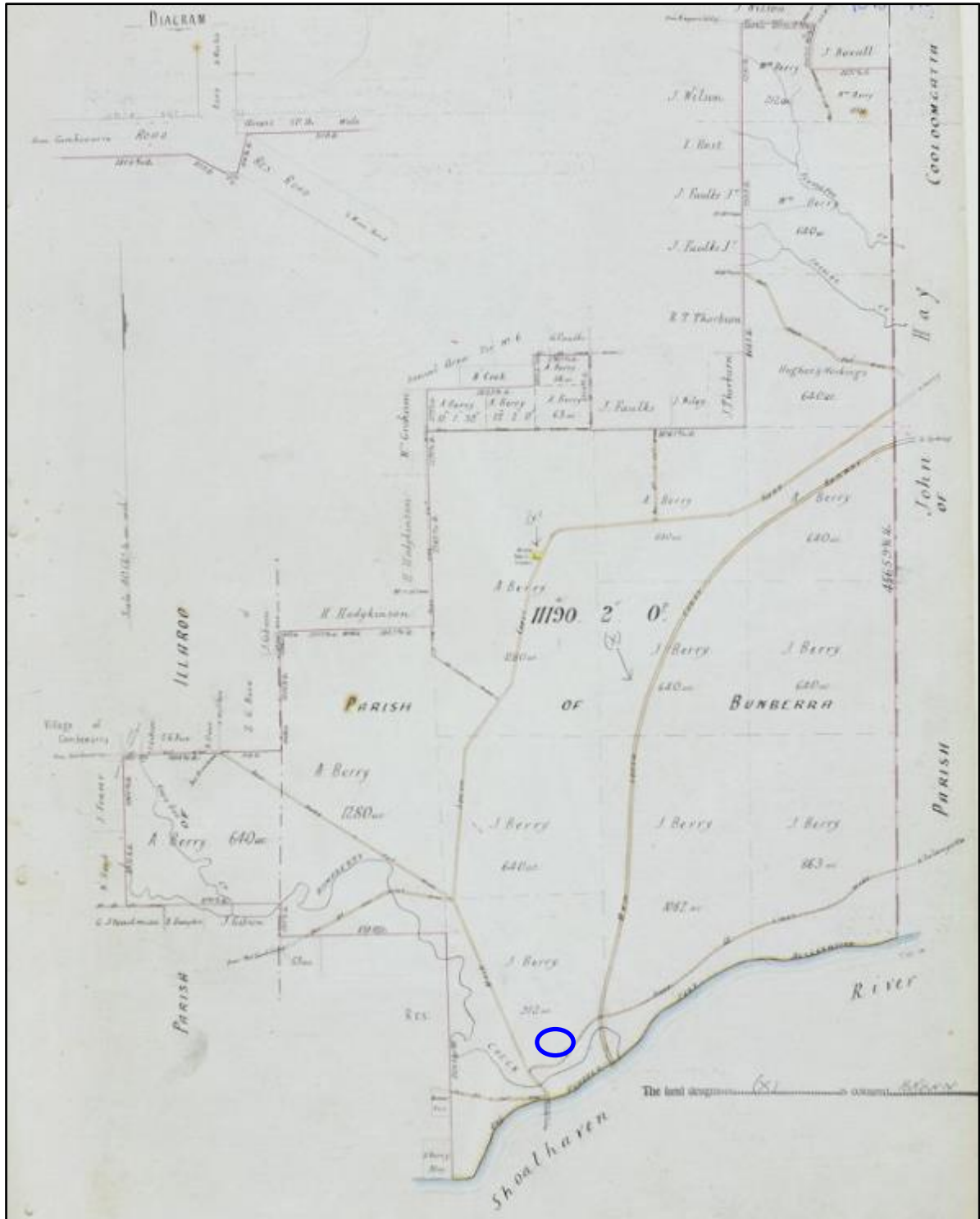


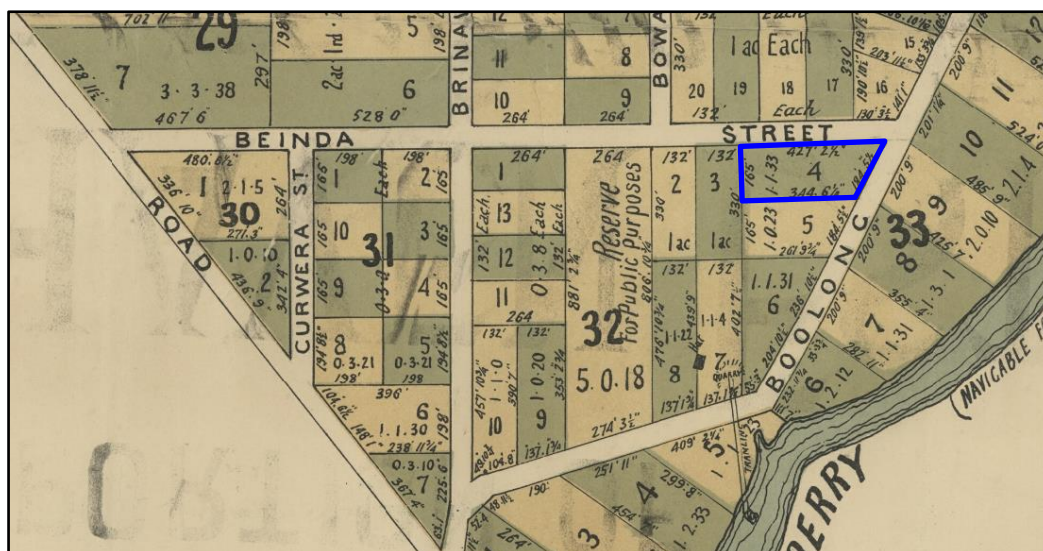
Figure 7. c.1911 parish map of Bunberra showing the approximate location of the subject site in blue. (Source: NSW Land Registry Services, Historical Land Records Viewer)

<sup>24</sup> NSW Land Registry Services, Historical Land Records Viewer, Vol. 1078 Fol. 190.





**Figure 8.** Land owned by John Hay and James Norton in 1892 with the approximate location of the subject site outline in blue. (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 1078 Fol. 190)

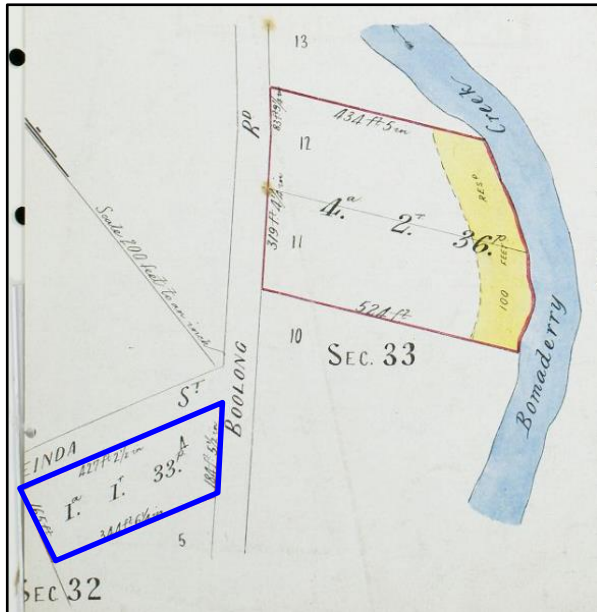


**Figure 9.** 1892 subdivision plan of Bomaderry showing Lot 4 of Section 32 which is the land of the proposed development. (Source: State Library of NSW, available on <https://collection.sl.nsw.gov.au/record/74VvqrkGAEMI/QodqXGkOVzRLQ>)

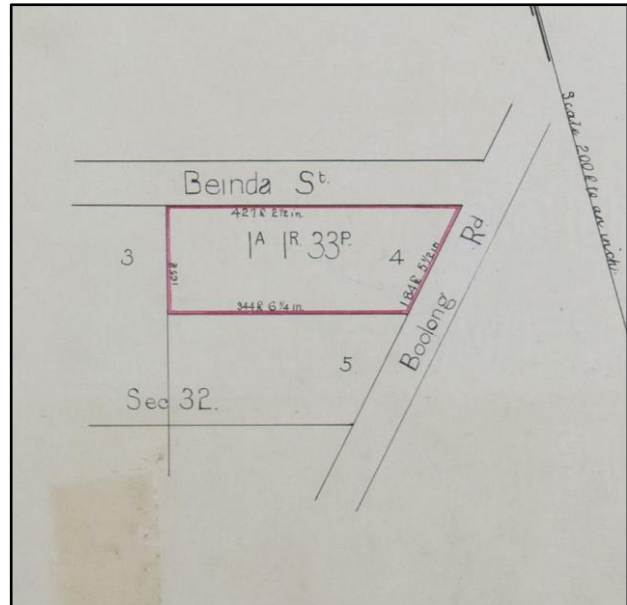
Following the subdivision of the land within the township of Bomaderry, Lot 4 of Section 32 and Lots 11 and 12 of Section 33 were purchased by John Parker Brereton from John Hay and James Norton in 1893 (see Figure 10)<sup>25</sup> Lot 4 of Section 32 appears to have had multiple owners in the following years after it was purchased in 1893 by John Parker Brereton. Land title records indicate that Lot 4 of Section 32 was purchased by Annie Hall in 1911 from Alexandar Hay and David William Roxburgh.<sup>26</sup> Annie Hall and Elizabeth Hall were the joint owners of Lot 4 of Section 32 in 1916. Land title records indicate that a portion of Lot 4 of Section 32 which is currently 59 Bolong Road, Bomaderry was subdivided in 1934 under DP2886, and was purchased by Oswald Henry Daley.

<sup>25</sup> NSW Land Registry Services, Historical Land Records Viewer, Vol. 1115 Fol. 11.

<sup>26</sup> NSW Land Registry Services, Historical Land Records Viewer, Vol. 2213 Fol. 203



**Figure 10.** 1893 land title record showing the land owned by John Parker Brereton and Lot 4 of Section 32 which is the land of the proposed development. (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 1115 Fol. 11)



**Figure 11.** 1911 land title record showing the land owned by Annie Hall which is the land of the proposed development. (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 2213 Fol. 203)

Heritage 21 has not been able to obtain historical evidence to ascertain the exact date of construction of the dwellings located at 53 and 57 Bolong Road. But it is most likely that the dwelling at 53 Bolong Road, Bomaderry was constructed most likely in the 1930s, following the site's subdivision in 1934 and purchase by Oswald Henry Daley. The physical evidence on-site suggests that the dwelling at 57 Bolong Road was constructed sometime in the 1950s or 1960s.

## 3.0 PHYSICAL EVIDENCE

### 3.1 The Setting

The subject site of the new development at 53 and 57 Bolong Road, Bomaderry and 4 Beinda Street, Bomaderry is located to the south-west at the intersection of Bolong Road and Beinda Street within Bomaderry. Bomaderry is suburb in the Shoalhaven Council Local Government Area (LGA), and is located on the north shore of the Shoalhaven river across from the town of Nowra, which is located to the south of the river. Bomaderry is located approximately 120 kilometres south of Sydney.

The site is located in the southern end of Bomaderry and mostly consists of large trading commercial hardware shops to its south-east. A petrol station is located to the north of the subject site at the intersection of Bolong Road and Beinda Street. Single-storey residences are located along Bolong Road, south-west of the subject site. Single-storey residences are also located opposite the subject site along Beinda Street. The heritage listed “Greenleaves”, a Federation Queen Anne style single-storey residence, is located adjacent to the subject site, to the south-west. This dwelling is set back from the street and features a large front garden setting along Bolong Road.

### 3.2 Physical Description

The subject site of the proposed development consists of eight lots – three of which consist of residential dwellings and the remaining five being vacant lots with mature trees and plantings.

53 Bolong Road consists of a single-storey weatherboard cottage, most likely constructed in the interwar period. The dwelling is set within the corner allotment with a small front garden. The dwelling has a gable end along the front elevation, with a hipped roof end to the rear. The original veranda along the exteriors of the dwelling has been enclosed. Some of the internal rooms feature decorative plastered ceiling and timber panelled doors. However, the dwelling has been left vacant/abandoned for some time and is in an extremely poor condition within its interiors.

57 Bolong Road is a single storey face brick masonry dwelling constructed most likely in the postwar period. The dwelling consists of a gabled roof with terracotta tiles. The dwelling is accessible via a small driveway from Bolong Road, and has a garden to its rear and to its north-east which consists of several mature trees. The dwelling has been abandoned and left vacant for some time and is in a poor condition within its interiors.

4 Beinda Street is a large open site mainly consisting of mature trees along its north-eastern and south-western boundaries. Several exposed rock outcrops are located within the site. The old sawmill used to be located to the north-west of the subject site and a portion of 4 Beinda Street used to be a part of the sawmill.



### 3.3 Condition and Integrity

The proposed site of development is generally in a good-fair condition. However, the existing dwellings on 53 and 57 Bolong Road, Bomaderry have undergone multiple alterations and additions, having also been left vacant for some time. These buildings have not been maintained and are in poor condition.

### 3.4 Images

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 23 February 2024, unless stated otherwise.

#### Streetscape



**Figure 12.** View of 53 Bolong Road as viewed from the streetscape.



**Figure 13.** View of Beinda Street as viewed from Bolong Road.



**Figure 14.** View of the heritage dwelling – Greenleaves – located adjacent to the subject site



**Figure 15.** View of the hardware store located opposite the proposed site of development, along Bolong Road





**Figure 16.** View of the car wash located opposite the proposed site of development, along Bolong Road



**Figure 17.** View of the hardware store located opposite the proposed site of development, along Bolong Road

#### **4 Beinda Street, Bomaderry**



**Figure 18.** View of the mature trees located within the subject site, along the north-eastern boundary along Beinda Street.



**Figure 19.** View of the mature trees located within the subject site, along the north-eastern boundary along Beinda Street.



**Figure 20.** View of the open site at 4 Beinda Street.



**Figure 21.** View of the mature trees located within the subject site, along the north-eastern boundary along Beinda Street.





**Figure 22.** View of the mature tree located along the south-western boundary at 4 Beinda Street.



**Figure 23.** View of the heritage dwelling as viewed from 4 Beinda Street.



**Figure 24.** View of the open site at 4 Beinda Street.



**Figure 25.** View of the heritage dwelling as viewed from 4 Beinda Street.



**Figure 26.** View of the single-storey dwelling located to the north-west of the subject site of development.



**Figure 27.** View of the old shed which was a part of the old sawmill.





**Figure 28.** View of the old shed which was a part of the old sawmill.



**Figure 29.** View of the single-storey residence along Beinda Street.



**Figure 30.** View of the single-storey residence along Beinda Street.

### **53 Bolong Road, Bomaderry**



**Figure 31.** View of the front façade of the weatherboard cottage located at 53 Bolong Road.



**Figure 32.** View of the rear addition to the weatherboard cottage at 53 Bolong Road.





**Figure 33.** View of the shed with the backyard of 53 Bolong road.



**Figure 34.** Internal view of the enclosed verandah of the weatherboard cottage with the later addition kitchen.



**Figure 35.** Internal view of the enclosed verandah of the weatherboard cottage with the later addition kitchen.



**Figure 36.** Internal view of the living room.



**Figure 37.** Internal view of the bedroom with the decorative plastered ceiling.



**Figure 38.** Internal view of the bedroom with the decorative plastered ceiling.



**Figure 39.** Detailed view showing the decorative plastered ceiling.



**Figure 40.** Detailed view showing the decorative plastered ceiling.



### **57 Bolong Road, Bomaderry**



**Figure 41.** View of the face brick masonry dwelling at 57 Bolong Road.



**Figure 42.** Front garden setting of 57 Bolong Road.



**Figure 43.** Internal view of the hallway.



**Figure 44.** Internal view of the living room.



Figure 45. Internal view of the kitchen.

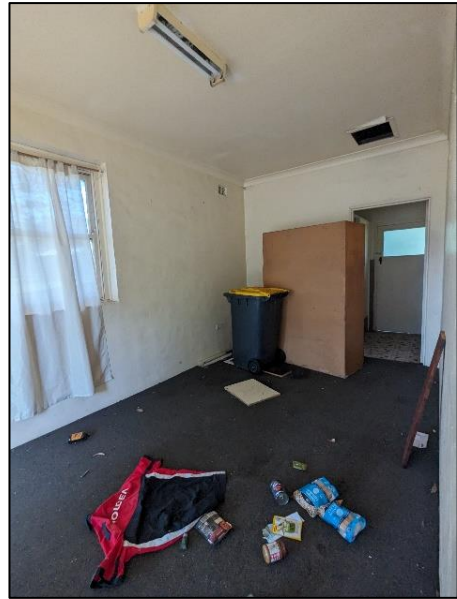


Figure 46. Internal view of the bedroom.



Figure 47. Internal view of bathroom.



Figure 48. Internal view of bedroom.





**Figure 49.** External view of the single-storey dwelling.



**Figure 50.** View of heritage building from 57 Bolong Road.



**Figure 51.** View of the backyard.



**Figure 52.** View of the carport located within the backyard.

## 4.0 HERITAGE SIGNIFICANCE

In order to assess the impact of the proposed works on the heritage significance of the subject site and the heritage item in the vicinity of the site, it is necessary to first ascertain the heritage significance of these places. Accordingly, Statements of Significance for the subject site (refer to Section 4.2) and Item 122 located adjacent to the subject site (refer to Section 4.1.1) are provided below. The significance of these places will form part of our considerations in the assessment of heritage impact, undertaken in Section 6.0 below.

### 4.1 Established Significance

#### 4.1.1 Heritage Item in the vicinity – Item 122

The following statement of significance for “Greenleaves” - Federation Queen Anne style residence and grounds – Item 122 – located adjacent (south) to the subject site is available on the State Heritage Inventory:

*An outstanding late nineteenth century house, essentially Federation in style. Designed by noted Sydney architect Howard Joseland. Local historical interest as an employer-provided house on the former Berry Estate. Historic, aesthetic and research value. An example of the work of Howard Joseland which contributes significantly to the streetscapes of Bomaderry. Local significance (Shoalhaven).<sup>27</sup>*

### 4.2 Assessment of Significance

#### 4.2.1 The Subject Site

In order to make an assessment of whether the proposed development to the subject site would have either a negative, neutral or positive impact upon the significance of the subject place, it is necessary first to ascertain the significance of the subject site. The following assessment is based upon criteria specified by the NSW Department of Planning and Environment.<sup>28</sup>

---

<sup>27</sup> Heritage NSW, “Greenleaves - Federation Queen Anne style residence and grounds,” State Heritage Inventory, Heritage Item ID: 2390818, accessed 29 February 2024, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2390818>.

<sup>28</sup> Department of Planning and Environment, *Assessing heritage significance* (Parramatta: Department of Planning and Environment, NSW Government, 2023), <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

Criterion	Assessment
<p><b>(a) Historic significance</b></p> <p><i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).</i></p>	<p>The subject site has historical significance for being a part of the early subdivision of land within the township of Bomaderry for residential purposes. Other than the use of the site for residential purposes, there is little evidence to suggest any other historical significance for the subject site. The subject site does not provide any additional evidence of the course or pattern of development within Bomaderry.</p> <p>As such, Heritage 21 is of the opinion that the subject site does not meet the criterion for historical significance.</p>
<p><b>(b) Historical association</b></p> <p><i>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).</i></p>	<p>There is no known significant human occupation or any event, person or group of importance which lived in the houses located at the subject site or was associated with them since their construction.</p> <p>As such, the item does not meet the criterion for associative significance.</p>
<p><b>(c) Aesthetic/creative/technical achievement</b></p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).</i></p>	<p>As mentioned above, the existing dwellings and associated structures located on the site of proposed development have been altered extensively and have also been vacant and not maintained for several years. The dwellings are in a poor condition, and although they have retained the original form and scale, they do not feature any significant aesthetic characteristics or details.</p> <p>The subject site therefore does not meet the requirements of this criterion.</p>
<p><b>(d) Social, cultural, and spiritual</b></p> <p><i>An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.</i></p>	<p>To our knowledge, the subject site has no known association with an identifiable group in the area, nor was it used by a particular community for social, cultural or spiritual purposes.</p> <p>Thus, it does not meet the criterion for social, cultural or spiritual significance.</p>
<p><b>(e) Research potential</b></p> <p><i>An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).</i></p>	<p>There is no evidence to suggest that the buildings located at the subject site demonstrate construction techniques other than those commonly employed at the time.</p> <p>The subject site therefore does not meet the requirements of this criterion.</p>

Criterion	Assessment
<p><b>(f) Rare</b></p> <p><i>An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).</i></p>	<p>There are multiple intact and better examples of dwellings built in the Interwar and Postwar architectural style within Bomaderry in addition to the larger context of Sydney.</p> <p>As such, the subject site of the proposed development does not meet the requirements of this criterion.</p>
<p><b>(g) Representative</b></p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).</i></p>	<p>The existing dwellings located on the subject site are in an extremely poor condition and are not good examples of Interwar or Postwar architecture. The buildings have been extensively altered. The vacant site at 4 Beinda Street also does not currently provide any evidence of being used as a sawmill in previous years</p> <p>As such, the subject site of the proposed development does not meet the requirements of this criterion.</p>

#### 4.2.2 Statement of Cultural Significance

An overview of the historical evidence and research conducted for the subject site (which outlines a summary of the significance of the place) indicates that, notwithstanding the historical development of the subject site for residential purposes within the Bomaderry locality and the use of a portion of the site for sawmill purposes, there is no evidence to demonstrate that the existing dwellings at 53 and 57 Bolong Road, Bomaderry and the open site at 4 Beinda Street, Bomaderry fulfil any of the criteria against which heritage significance is assessed.



## 5.0 WORKS PROPOSED

### 5.1 Proposal Description

The proposed development would include:

- Demolition of the two dwellings located at 53 and 57 Bolong Road, Bomaderry and construction of two new 4-storey apartment blocks comprising of 60 apartment units for build-to-rent.

### 5.2 Background

#### 5.2.1 Pre-lodgement Consultation

Heritage 21 understands that a pre-lodgement advice meeting was undertaken with Shoalhaven City Council, who advised that a heritage impact statement had to be prepared assessing the impact of the proposed development on the heritage item - *“Greenleaves” - Federation Queen Anne style residence and grounds* – Item 122, located adjacent to the proposed site of the subject development.

This report has been prepared to fulfill this requirement outlined by Council.

#### 5.2.2 Considerations of Alternatives

Heritage 21 has provided heritage advice to the applicant which has been incorporated in the final proposal as described in Section 5.0 and which includes:

- The new development should be sufficiently set back, approximately 6m, from the southern boundary of the site of the proposed development to ensure that it is sufficiently set back from the heritage item located in the vicinity.
- Heritage 21 recommended introduction of landscaping and shrubs within the 6m setback along the south-western boundary, ensuring that the new development is obscured from view from the heritage dwelling located adjacent to the subject site.
- Heritage 21 recommended a muted colour scheme be incorporated within the proposed material palette of the proposed development.

No solutions of greater sympathy with the significance of the subject site, heritage conservation area or heritage items in the vicinity have been discounted to our knowledge.

### 5.3 Drawings

Our assessment of the proposal is based on the following drawings by St Clair Architecture dated 12 April 2024 and received by Heritage 21 on 22 April 2024. These are reproduced below for reference only; the full set of drawings accompanying the development application should be referred to for any details.



Figure 53. Cover sheet.

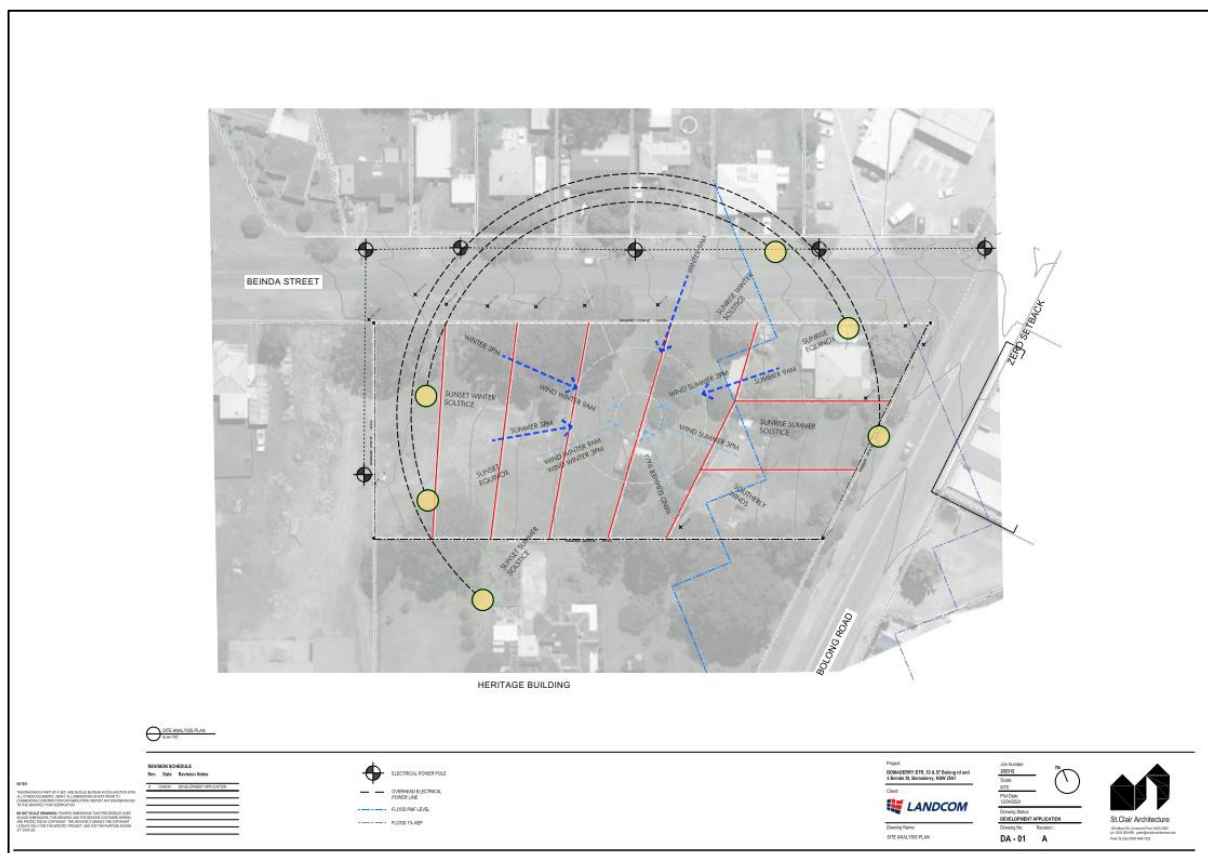


Figure 54. Site Analysis Plan.

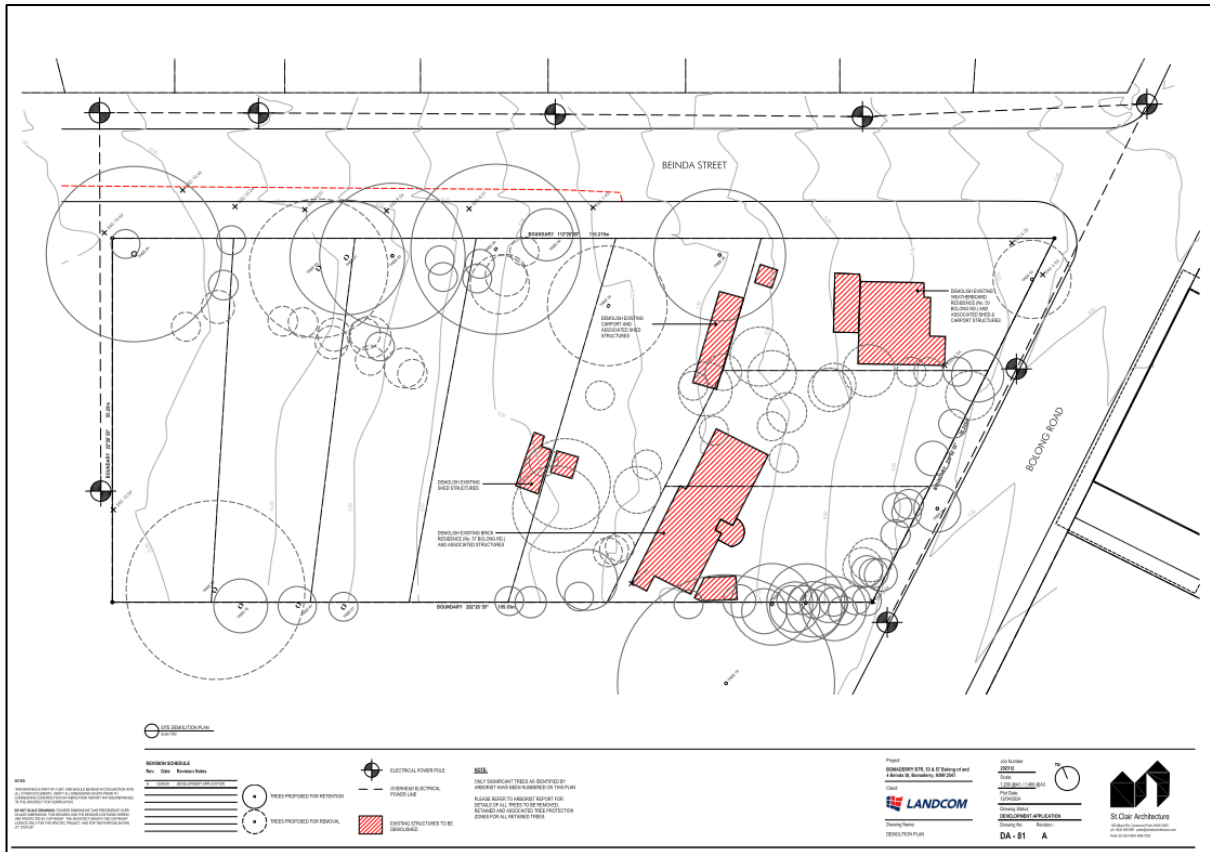


Figure 55. Proposed demolition plan.

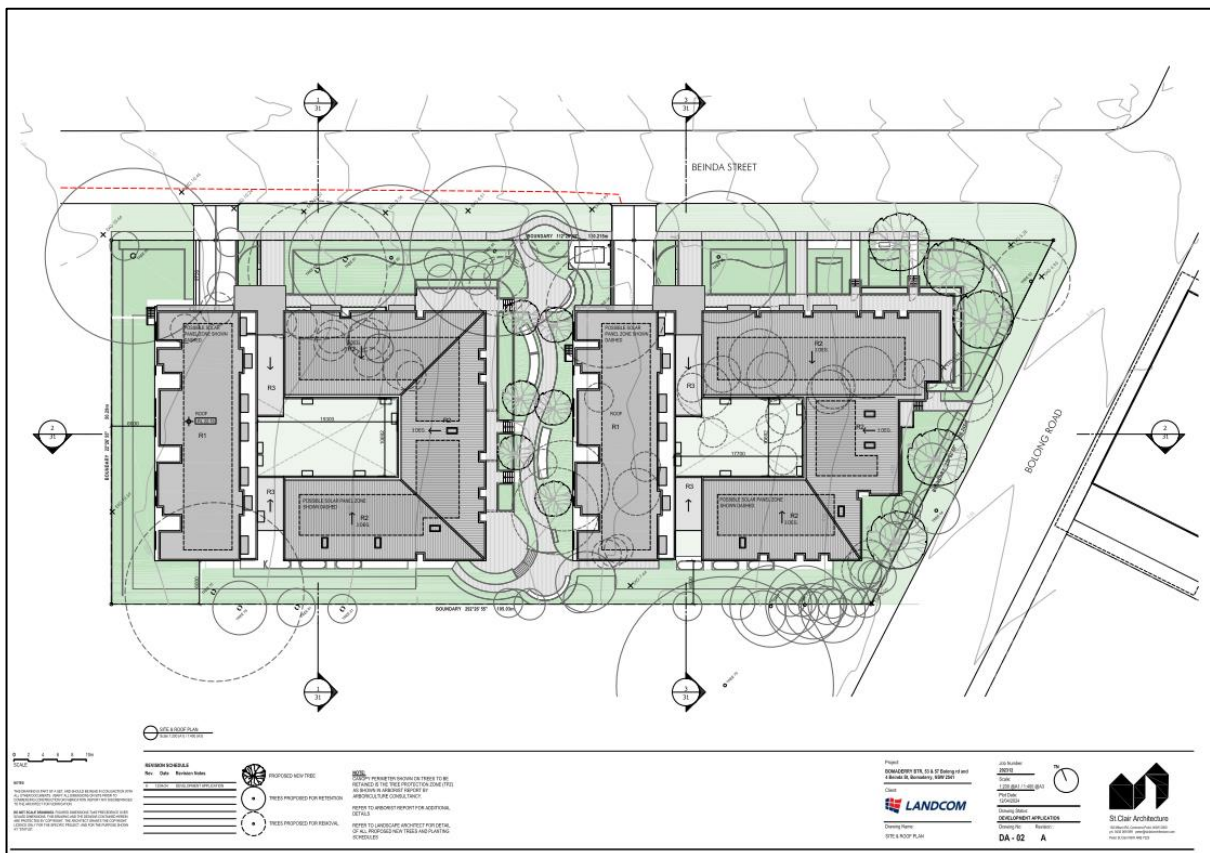
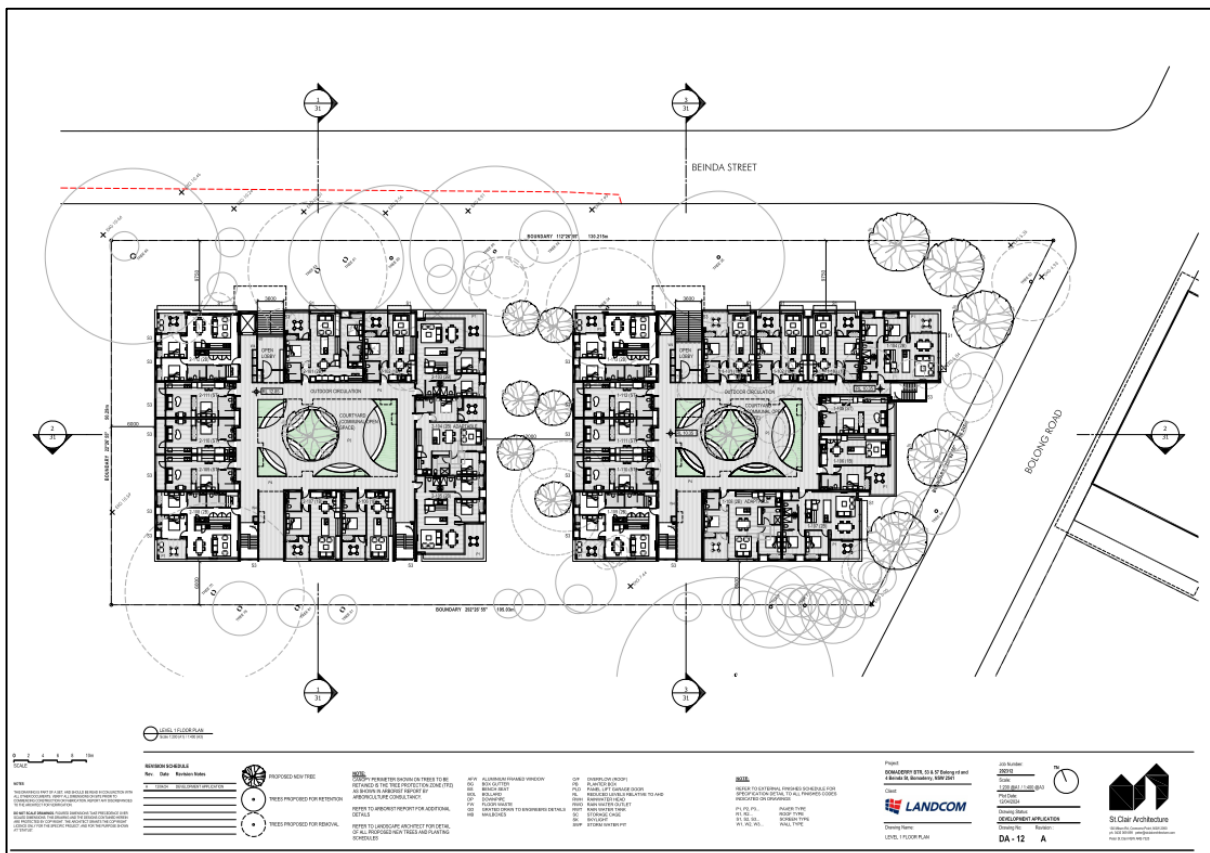
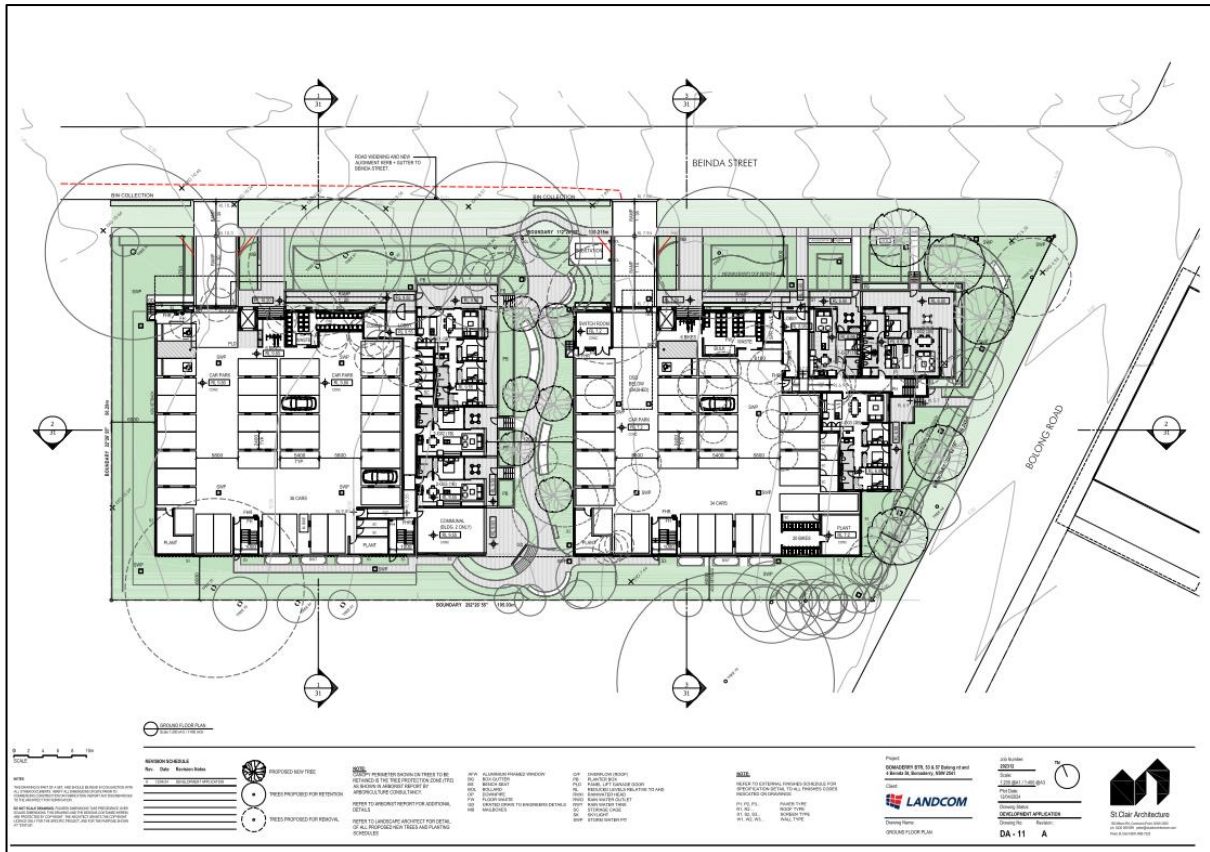


Figure 56. Proposed site and roof plan.





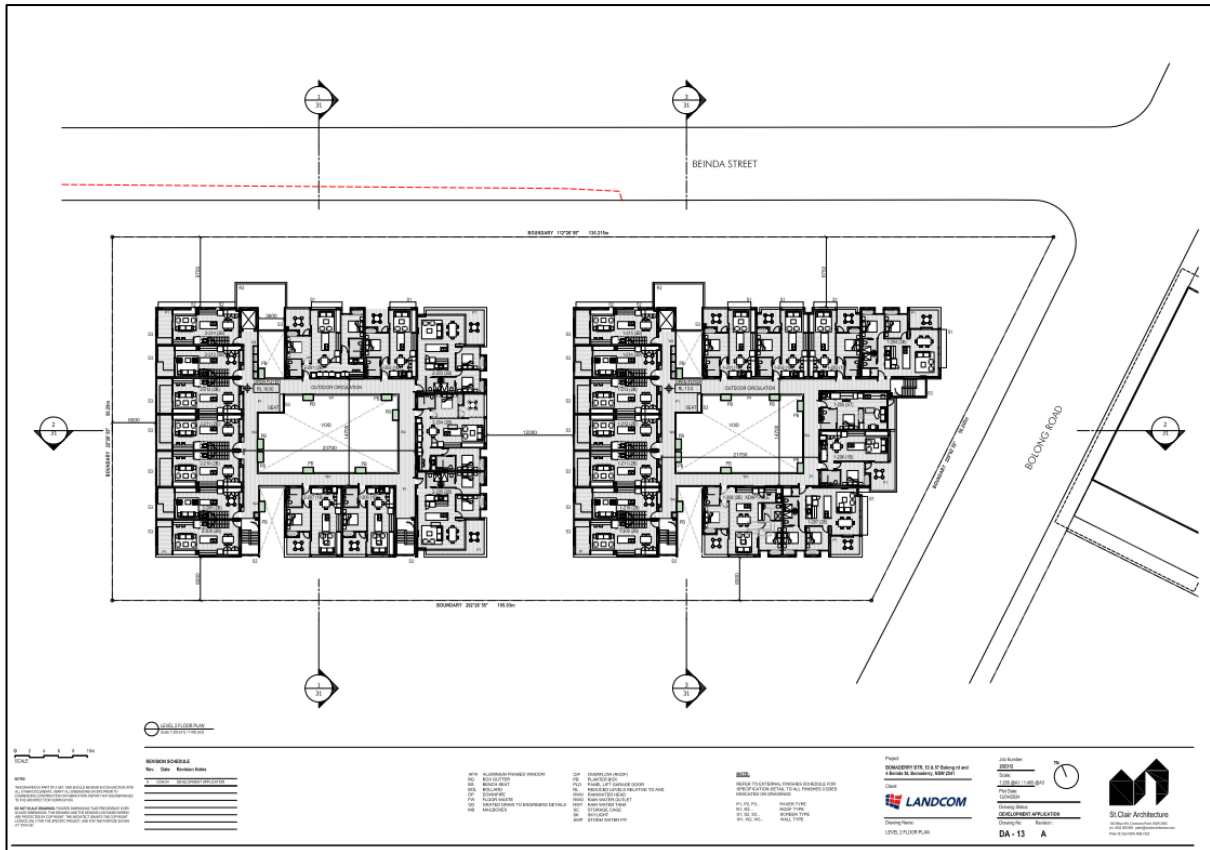


Figure 59. Proposed Level 2 floor plan.

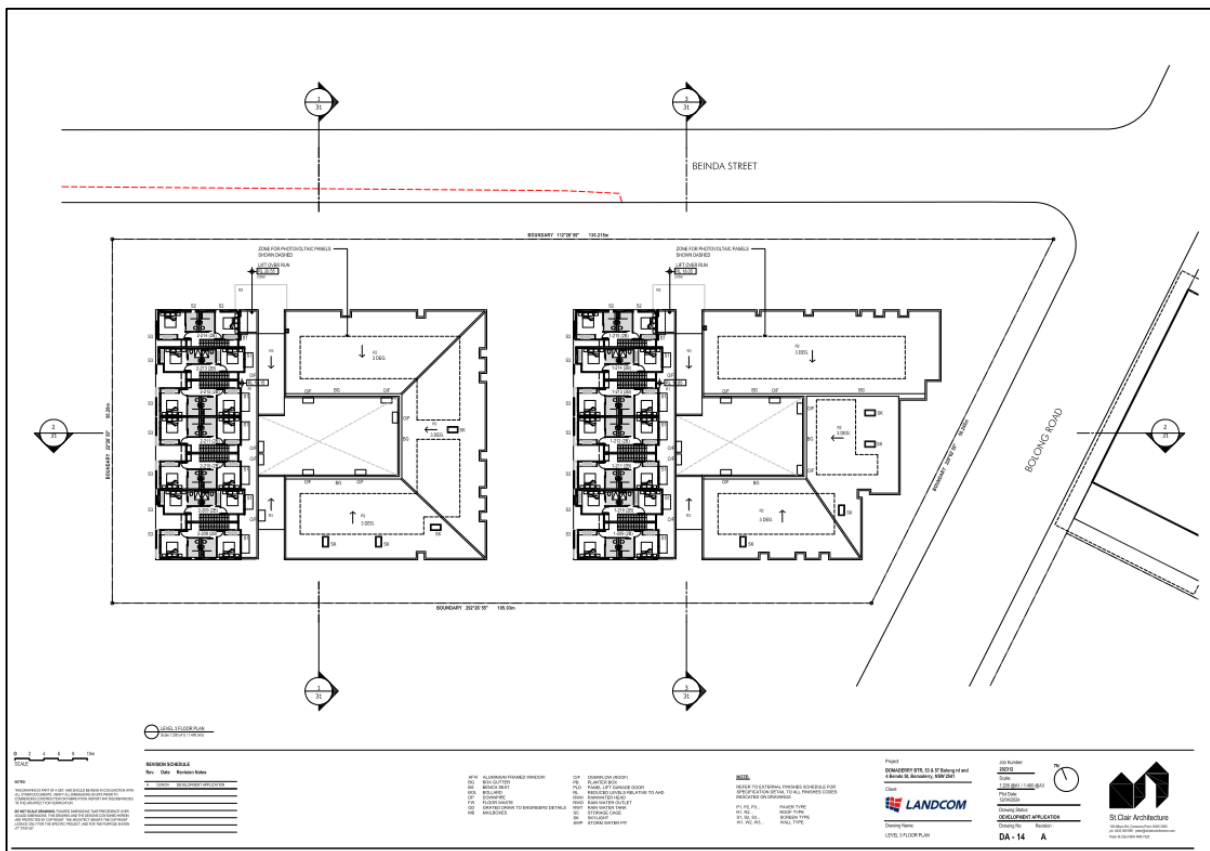


Figure 60. Proposed Level 3 floor plan.

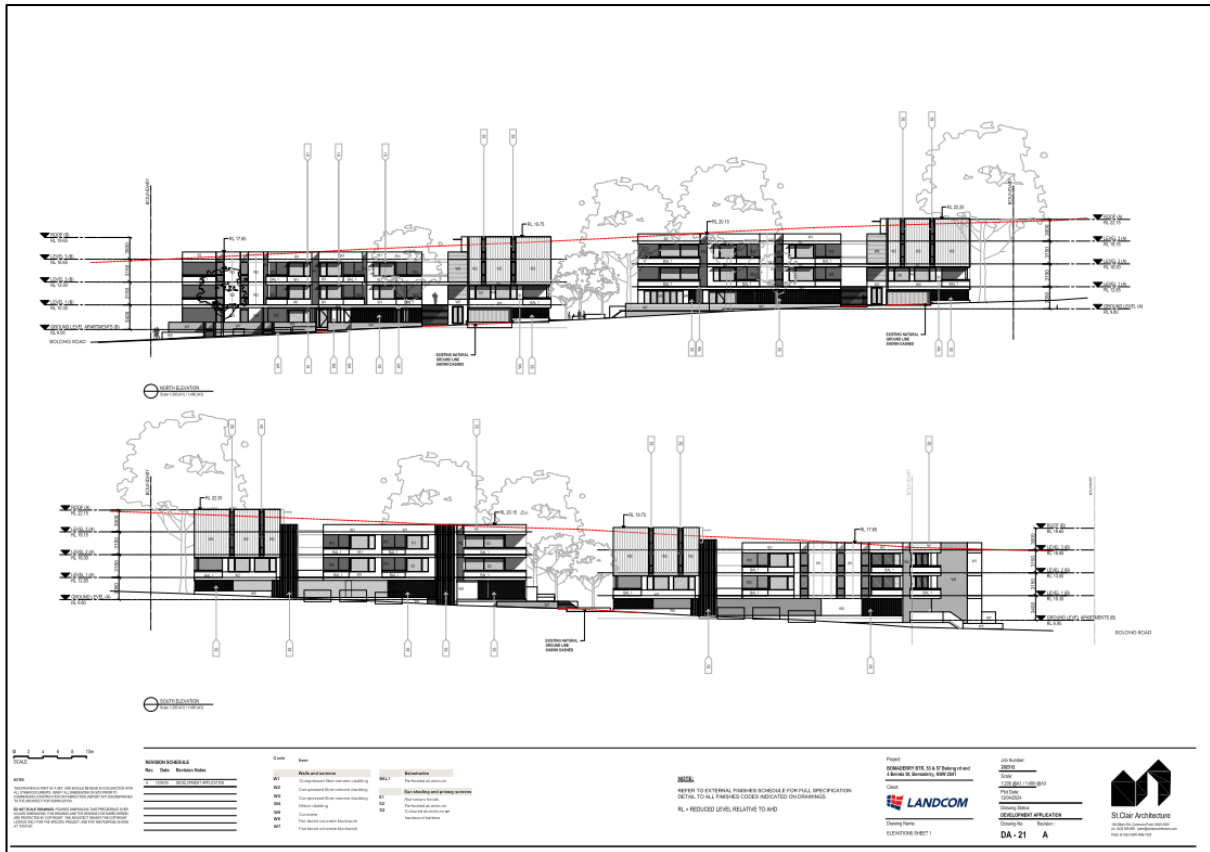


Figure 61. Proposed south and north elevations.

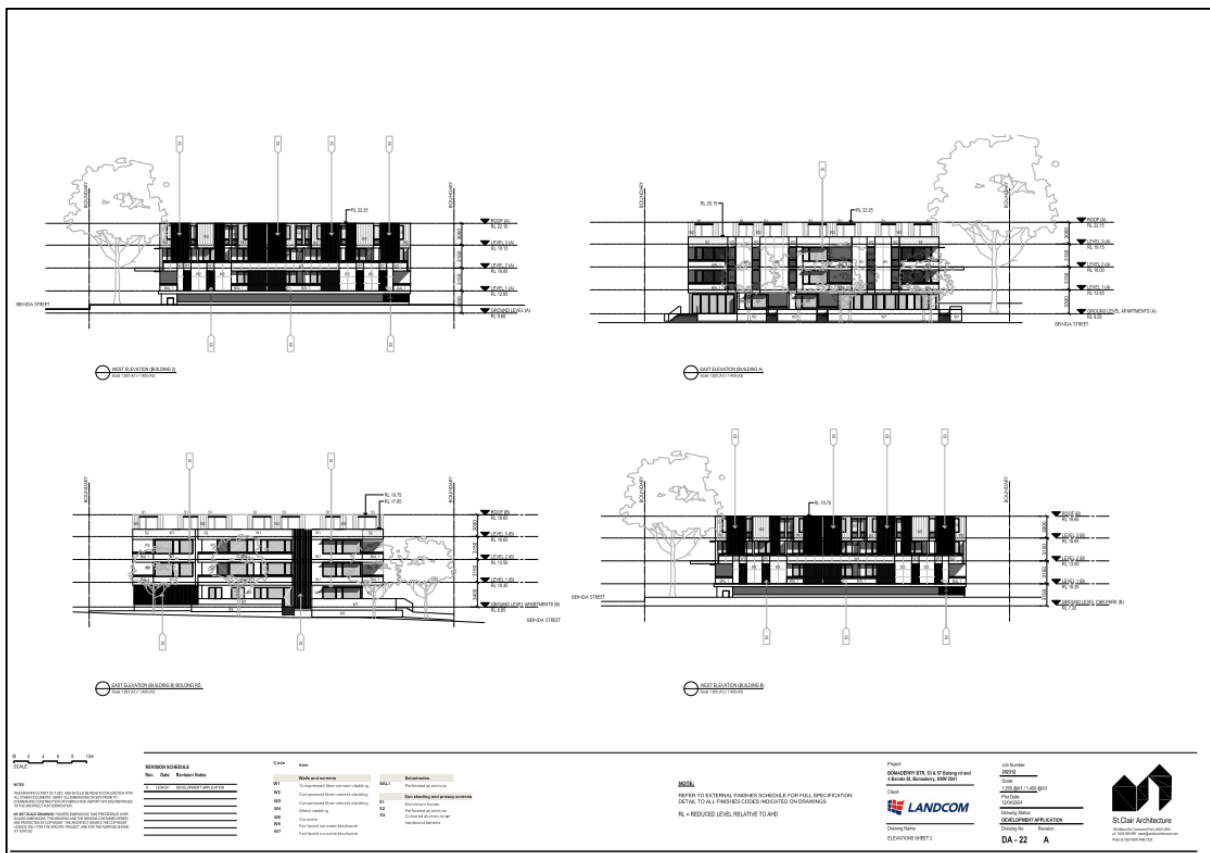


Figure 62. Proposed east and west elevations.

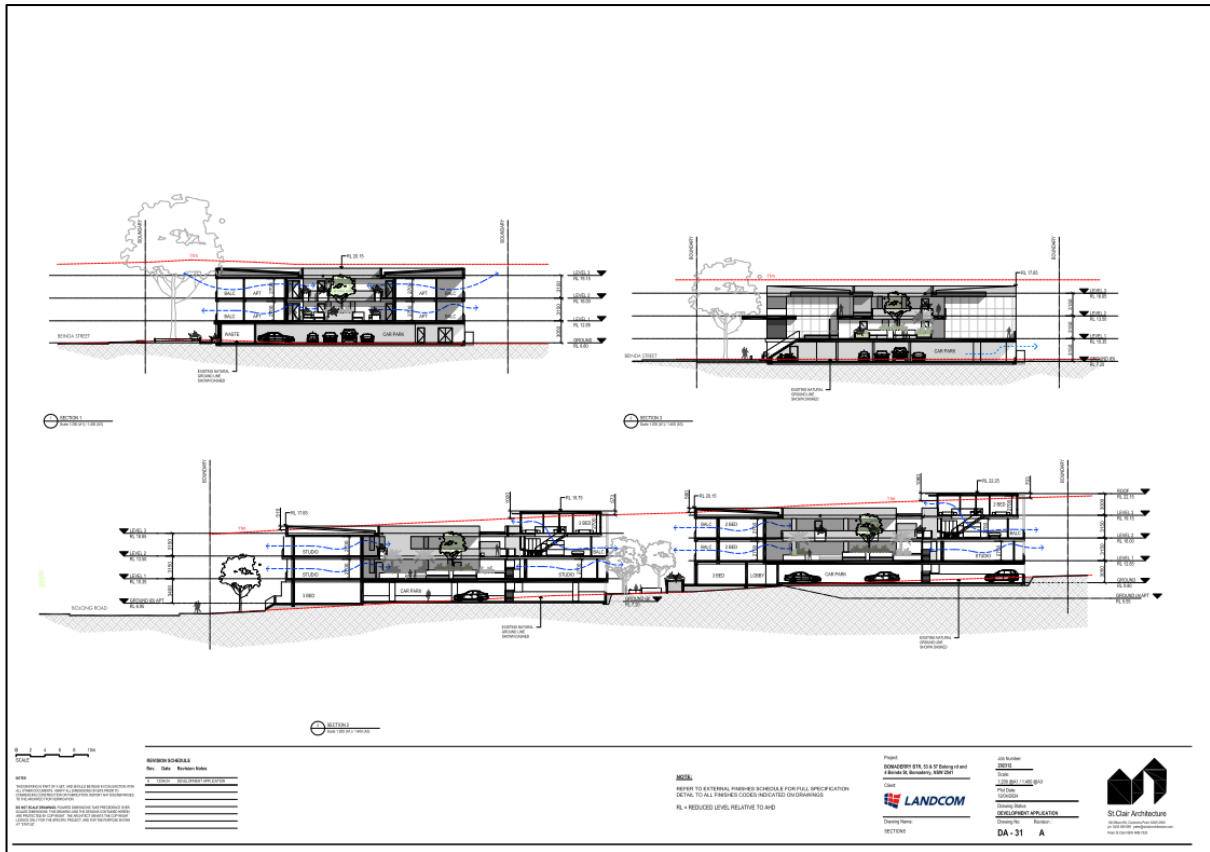


Figure 63. Proposed sections.

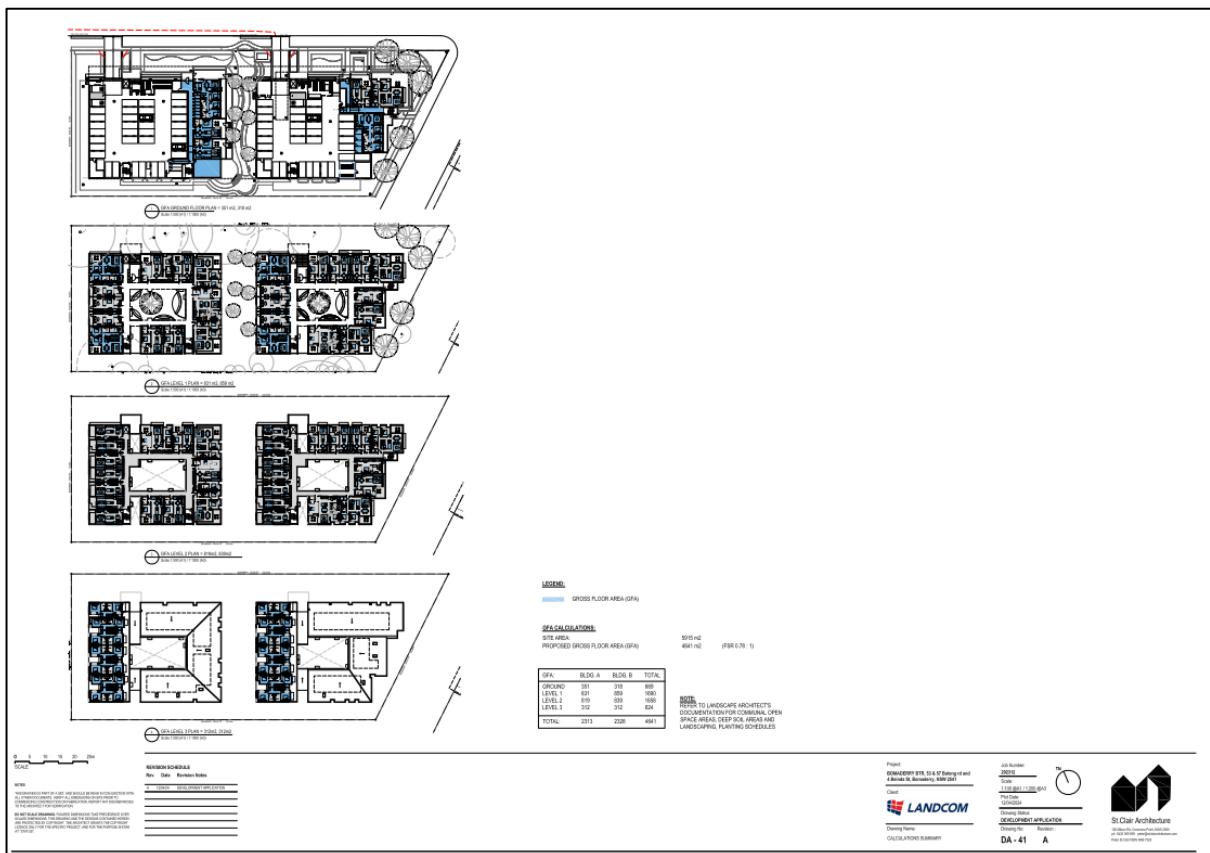


Figure 64. Proposed area calculations.



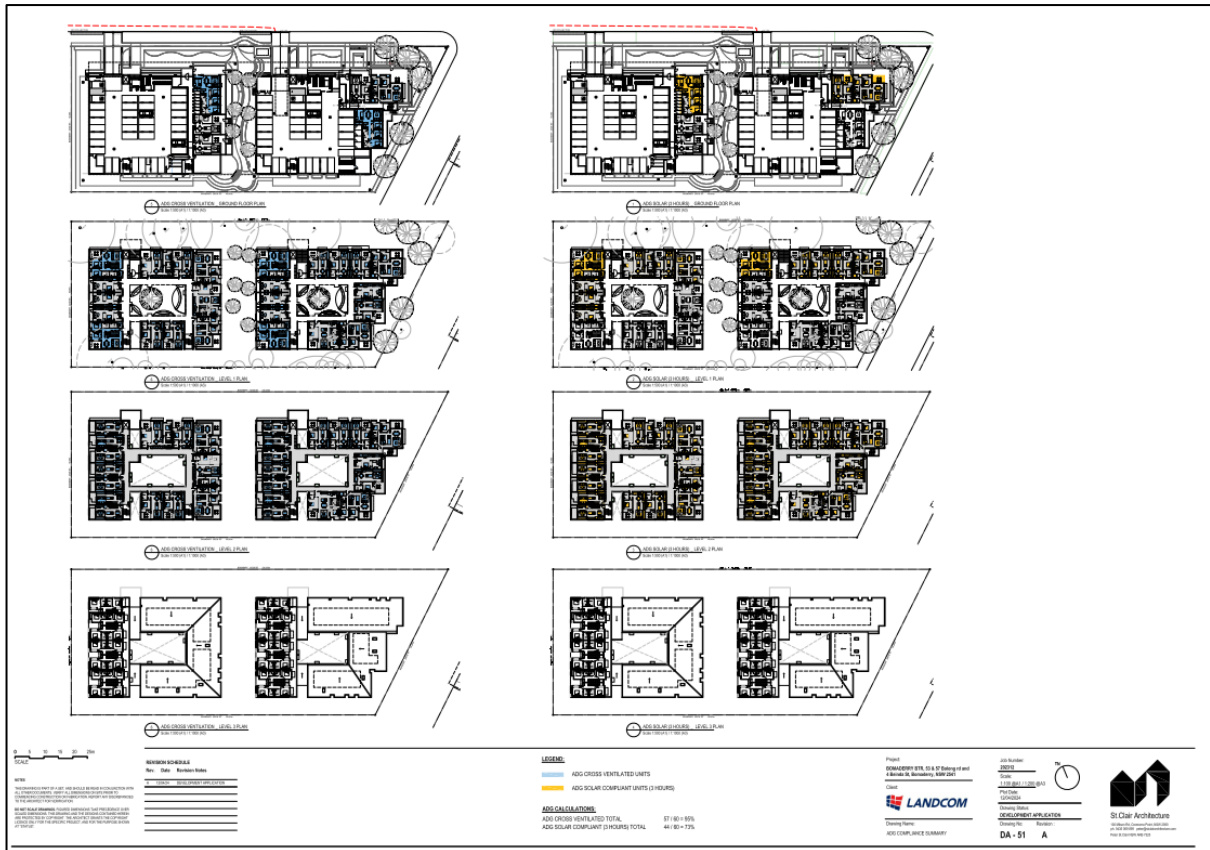


Figure 65. Analysis of proposed development as per Apartment Design Gyde (ADG).

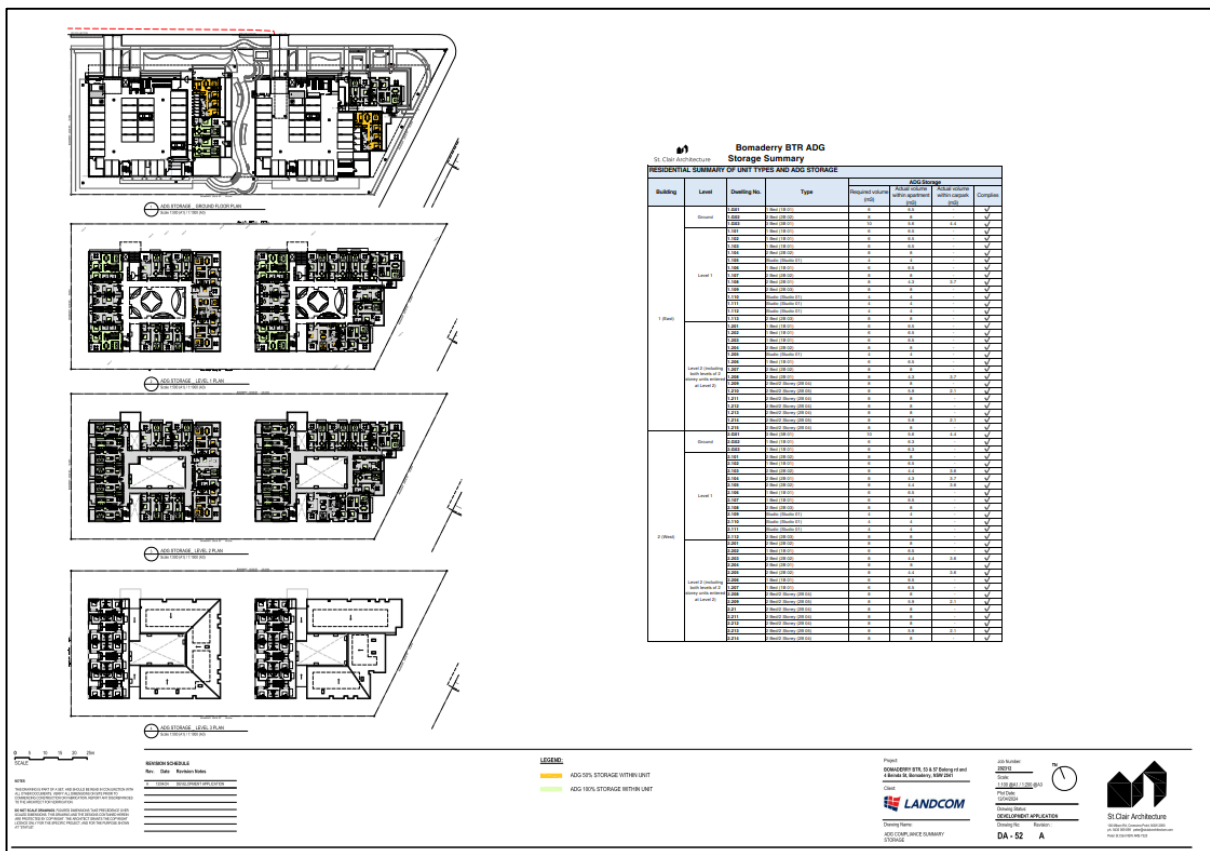


Figure 66. ADG compliance summary – Storage.



Figure 67. Proposed view from Beinda Street (North-west).



Figure 68. Proposed view from Bolong Road (South-east).



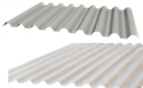

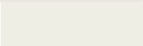

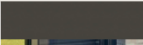

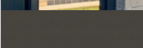


Figure 69. Proposed view of the development along Beinda Street.

External Finishes Schedule						
Bomaderry BTR						
Code	1 Item	2 Manufacturer/supplier	3 Product	4 Colour/finish	5 Location	6 Notes
						7 Image
	<b>Walls and screens</b>					
W1	Compressed fibre-cement cladding	Cemintel	Barestone	Original - pre-finished	Levels 1, 2 and 3 See drawings	
W2	Compressed fibre-cement cladding	Cemintel	Barestone	Ash - pre-finished	Levels 1, 2 and 3 See drawings	
W3	Compressed fibre-cement cladding	Cemintel	Surround	Mays - pre-finished	Feature panels eg. rear of balconies See drawings	
W4	Metal cladding	Lysaght Colorbond	Custom Orb Accent 21	Dune Matt Monument	Levels 1, 2 courtyard See drawings	
W5	Concrete	By builder	Reinforced in-situ concrete	Natural	Foundation walls See drawings	
W6	Fair faced concrete blockwork	Austral Masonry (GB Masonry)	GB Aspect	Honed - Limestone	Ground level, stairs See drawings	
W7	Fair faced concrete blockwork	Austral Masonry (GB Masonry)	GB Verico	Split face - Limestone	Ground level See drawings	

Figure 70. Proposed external materials and finishes.





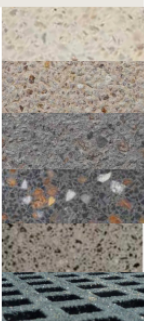
External Finishes Schedule

	1	2	3	4	5	6	7
Code	Item	Manufacturer/supplier	Product	Colour/finish	Location	Notes	Image
	<b>Roofs</b>						
R1	UV-stable liquid applied polyurethane roof waterproofing system	Sika	Sika Roof		Level 3 roof Level 1 courtyard See drawings		
R2	Pre-finished metal	Lysaght/Colorbond	Spandek/Coolmax	Whitehaven	Level 2 roof See drawings		
R3	Clear polycarbonate roofing	Laserlite	Laserlite 3000 Greco profile	Frost	Level 2 roof above outdoor foyer See drawings		
	<b>Eaves linings/Soffits</b>						
E1	Fibre cement soffit linings	James Hardie	Villaboard soffit linings - 9mm tbc Flush joints	Dulux Natural White	Level 1, 2 and 3 balconies See drawings		
E2	Coloured aluminium battens or hardwood battens	Alteria Timber and Rose	50 x 50mm aluminium batten 50 x 50mm hardwood	Spotted Gum Spotted Gum (natural finish)	Level 1, 2 galleries See drawings		
	<b>Door and window systems</b>						
G1	Glazed aluminium window system	Capral/Interpron	AGS 419 Flushline	Powdercoat Monument Matt Excel	Ground, Level 1, Level 2 and Level 3 See drawings		
G2	Glazed aluminium window systems- louvres	Capral/Interpron Breezway/Interpron	AGS Commercial louvre adaptor/ Ventus 152mm glass louvre or Altair Louvre window system 152mm glass louvre	Powdercoat Monument Matt Excel	Ground, Level 1, Level 2 and Level 3 See drawings		
G3	Glazed aluminium sliding door system	Capral/Interpron	Futureline 425 TB sliding doors and windows	Powder-coat Monument Matt Excel	Ground, Level 1, Level 2 and Level 3 See drawings		
	<b>Sun shading and privacy screens</b>						
S1	Aluminium hoods	Heka Hoods	Extend Series HH750	Powdercoat Monument	Ground, Level 1, Level 2 and Level 3 horizontal shading See drawings		
S2	Perforated aluminium	Lockers	Perforated metal (3mm aluminium) Vertical slotted holes - Code B/40% open area	Powdercoat Monument	Ground, Level 1, Level 2 and Level 3 vertical shading See drawings		

St Clair Architecture

6 Bomaderry BTR

Figure 71. Proposed external materials and finishes.

Bomaderry BTR							
	1	2	3	4	5	6	7
Code	Item	Manufacturer/supplier	Product	Colour/finish	Location	Notes	Image
S3	Coloured aluminium or hardwood battens	Alteria By builder equal to Timber and Rose	50 x 100mm aluminium batten 50 x 100mm hardwood	Spotted Gum Spotted Gum (natural finish)	Plantroom screening, external stairs, Level 1, 2 and 3 balconies, courtyard windows See drawings		
Balustrades							
BAL 1	Perforated aluminium	Lockers	Perforated metal (3mm aluminium) Vertical slotted holes - Code B/40% open area	Powdercoat Monument	Level 1, 2 and 3 balconies See drawings		
Paving (placeholders pending landscape)							
P1	Concrete paving	Urbanstone or equal	Residential paver Cottesloe	Milled White Ash P4 slip rating	Level 1, 2 and 3 balconies Level 2 common circulation (covered areas) See drawings		
P2	Concrete paving	Urbanstone or equal	Residential paver Cottesloe	Shotblast Limestone Rock P5 slip rating	Ground level entrance paths See drawings		
P3	Concrete paving	Urbanstone or equal	Residential paver Cottesloe	Shot blast Silver Bark P5 slip rating	Level 1 courtyards (open to sky) See drawings		
P4	Concrete paving	Urbanstone or equal	Residential paver Cottesloe	Milled Silver Bark P4 slip rating	Level 1 common circulation (covered areas) See drawings		
P5	Concrete	By builder or Boral	Boral Stone concrete	Exposed aggregate honed equal to Peppersand	Ground level apartment terraces and paths See drawings		
P6	Fibre-glass paving	Treadwell	Gratex mini-mesh	Charcoal	Ground level pedestrian entries at TPZ's See drawings		

S/Olar Architecture

53 & 57 Bolong Road, and 4 Beinda Street

7

Figure 72. Proposed external materials and finishes.



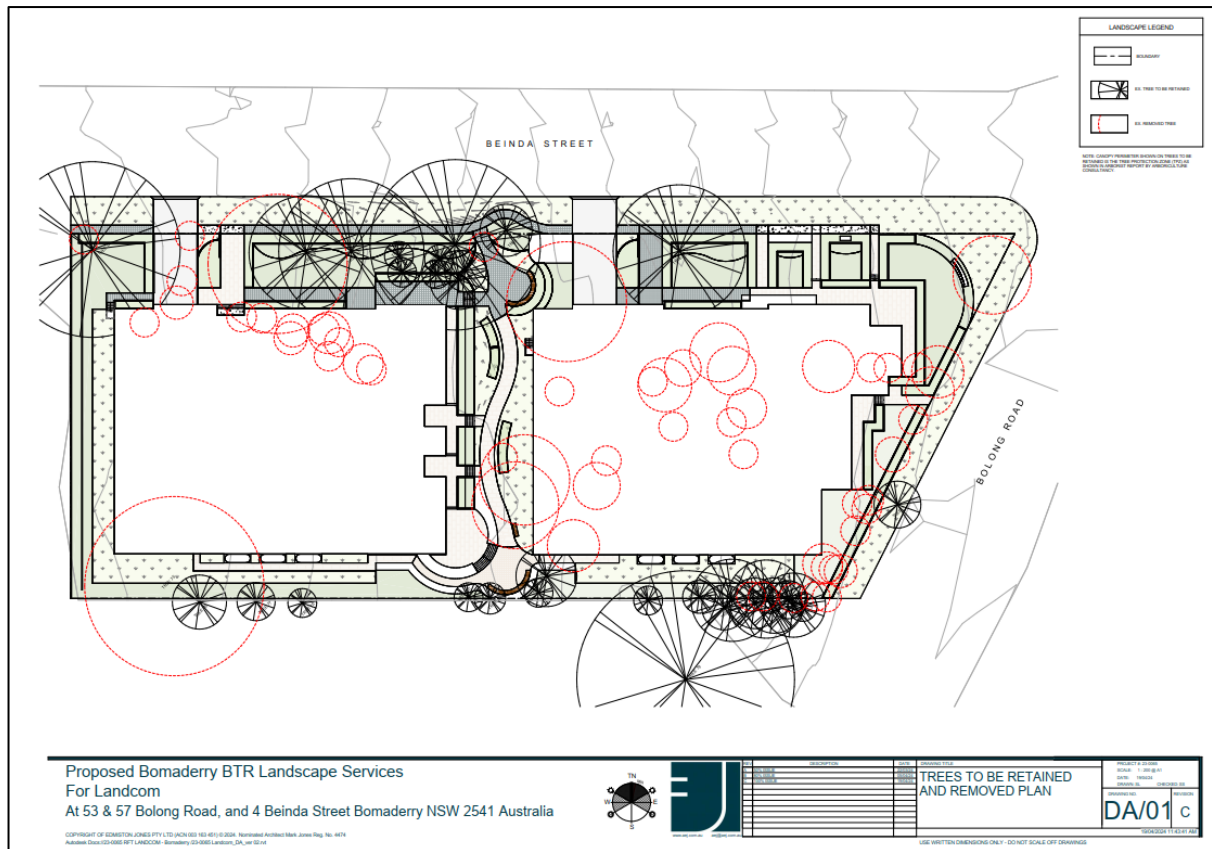


Figure 73. Plan showing the trees to be retained and removed. (Source: Edmiston Jones)

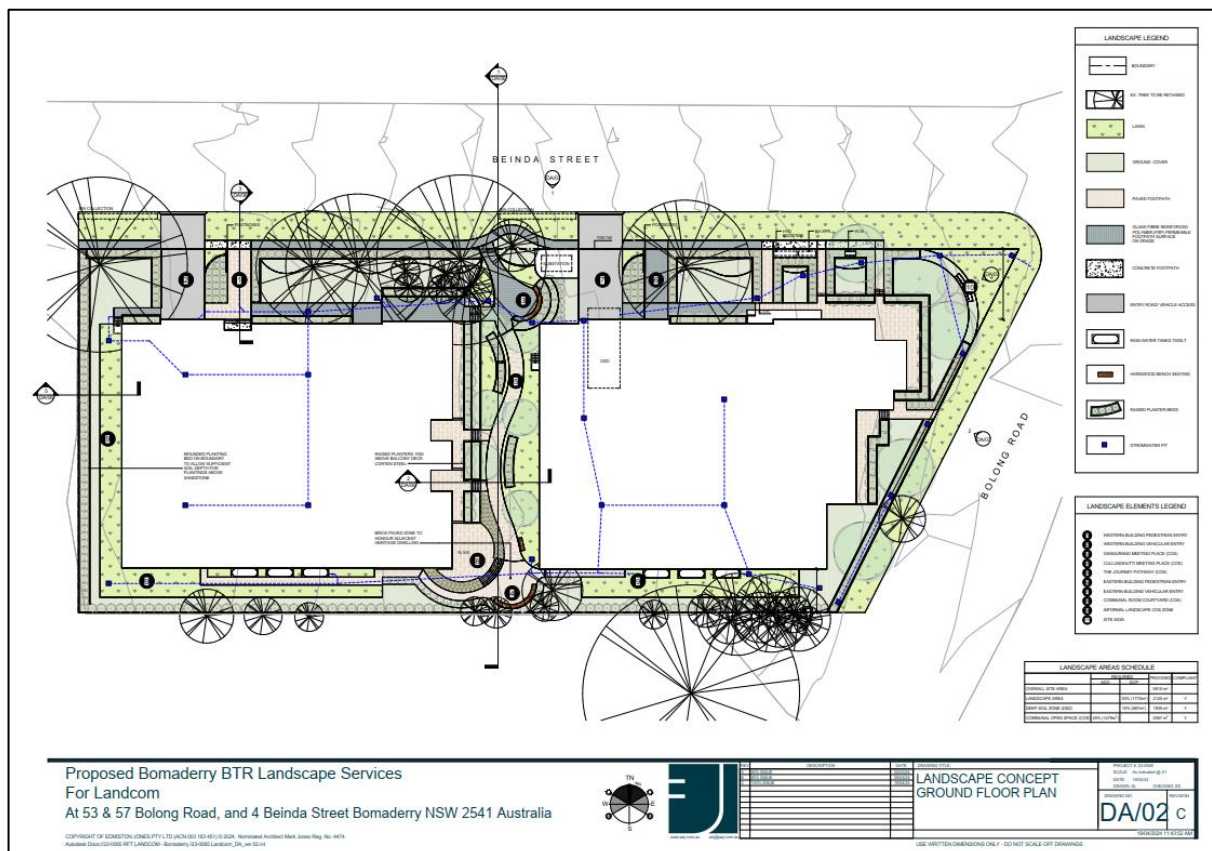
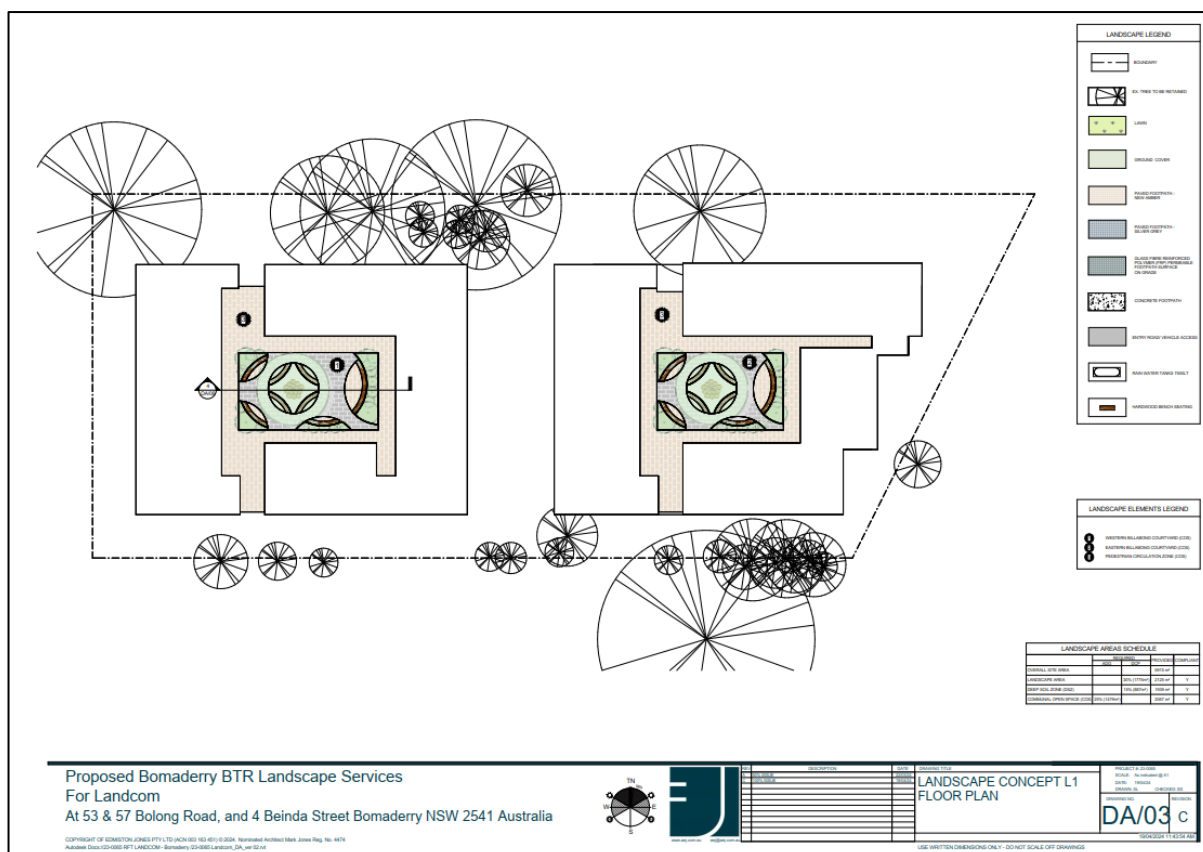
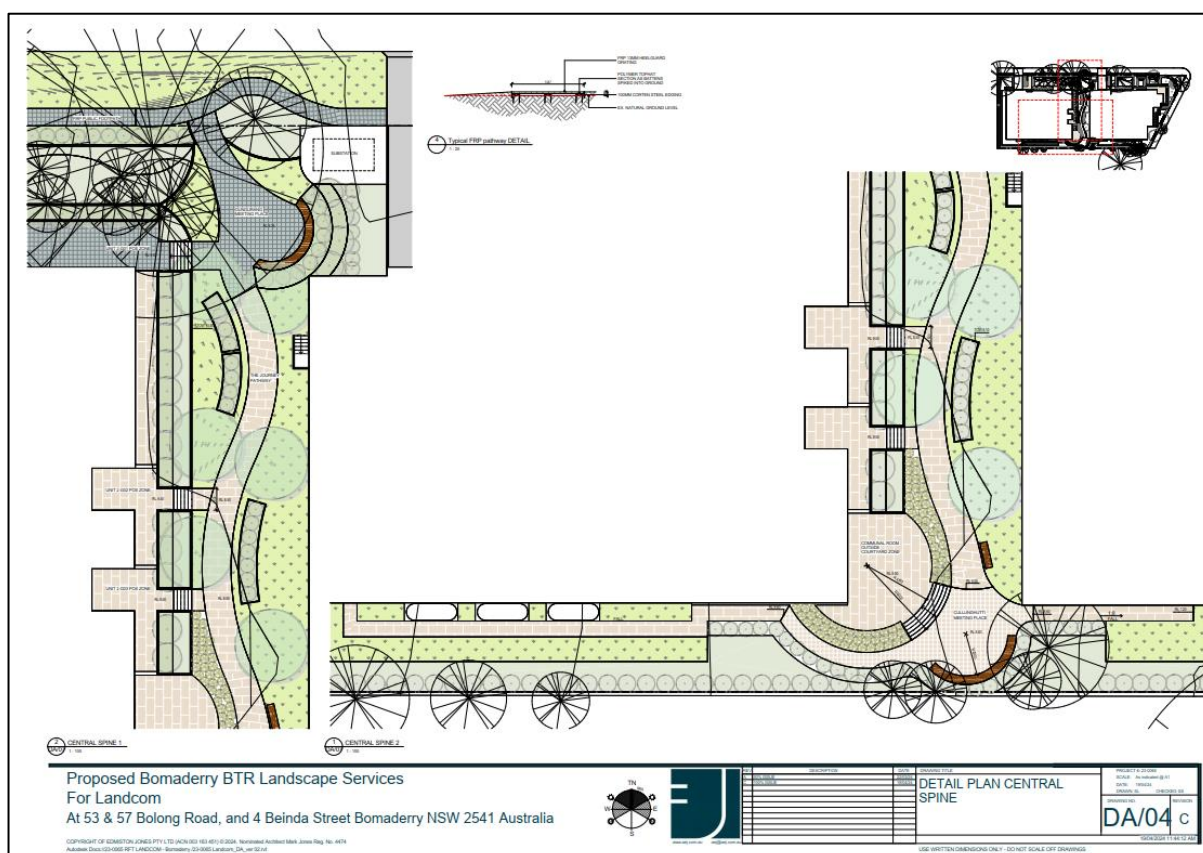


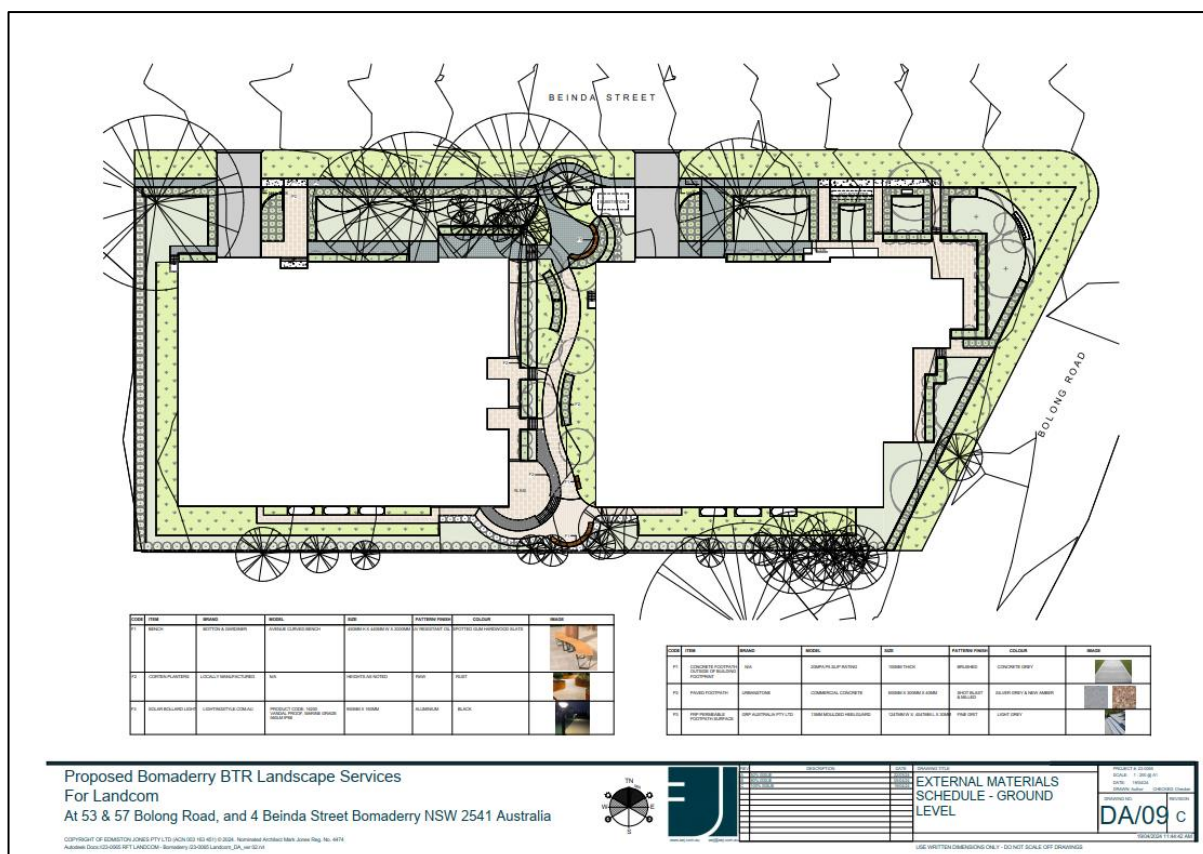
Figure 74. Proposed landscape concept – Ground Floor Plan. (Source: Edmiston Jones)



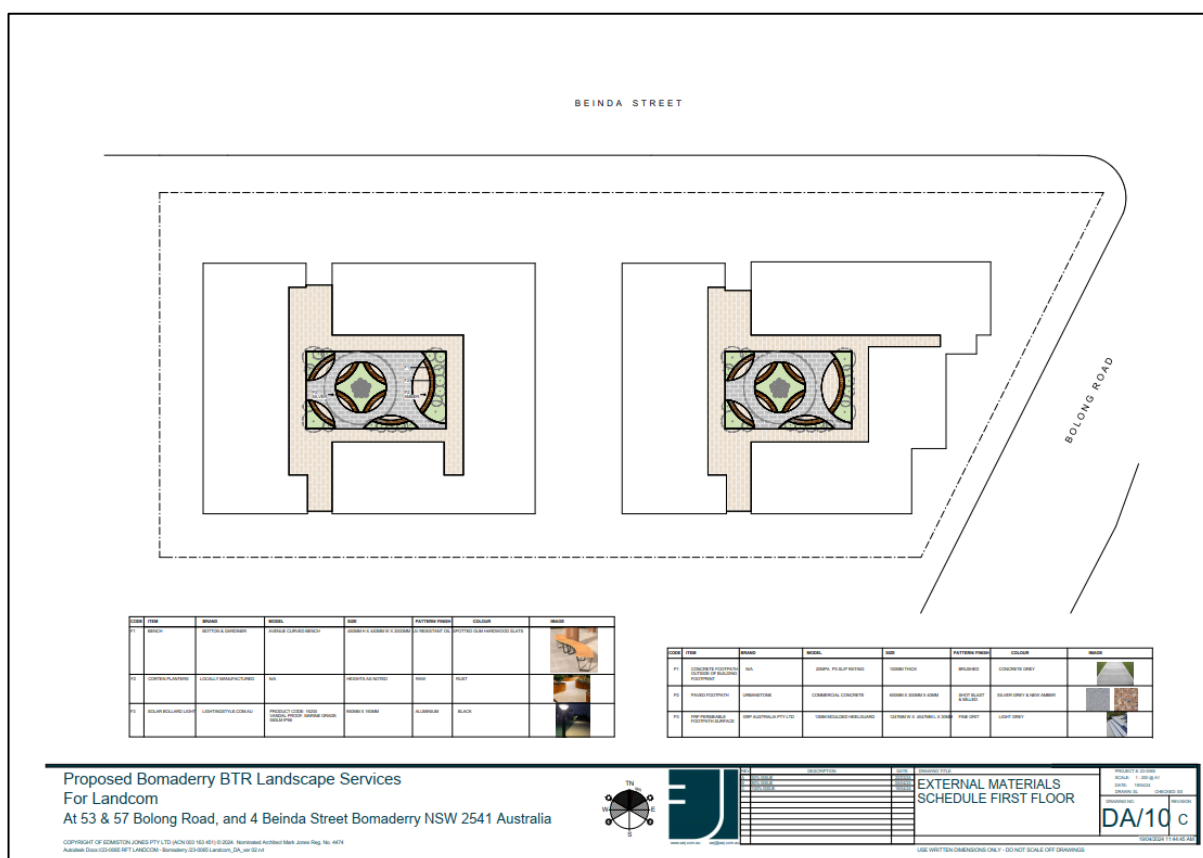
**Figure 75.** Proposed landscape concept – L1 Floor Plan. (Source: Edmiston Jones)



**Figure 76.** Detail Plan – Central Spine. (Source: Edmiston Jones)



**Figure 77.** External Materials Schedule – Ground Floor. (Source: Edmiston Jones)



**Figure 78.** External Materials Schedule – First Floor. (Source: Edmiston Jones)



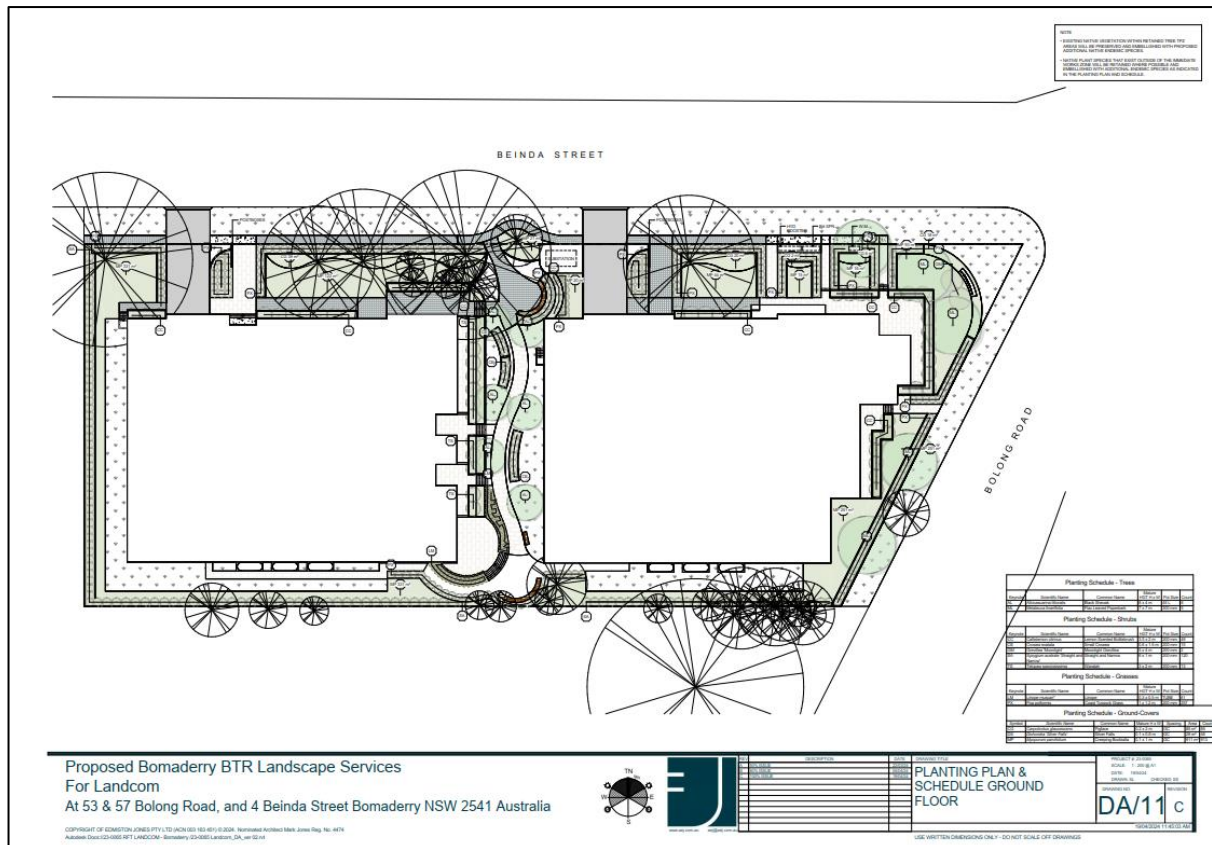


Figure 79. Planting Plan & Schedule – Ground Floor. (Source: Edmiston Jones)



Figure 80. Indicative Species Palette. (Source: Edmiston Jones)

## 6.0 ASSESSMENT OF HERITAGE IMPACT

### 6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site, including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

#### 6.1.1 Shoalhaven Local Environmental Plan 2014

The statutory heritage conservation requirements contained in Section 5.10 of the *Shoalhaven Local Environmental Plan 2014* (SLEP) are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below;

#### 6.1.2 Shoalhaven Development Control Plan 2014

Our assessment of heritage impact also considers the heritage-related sections of the Shoalhaven Development Control Plan 2014 (SDCP) that are pertinent to the subject site and proposed development. These include:

#### ***Chapter 2 - General and Environmental Considerations***

##### *3 European Heritage*

##### *3.1 Application*

##### *3.2 Objectives*

##### *3.3 Advisory information*

#### 6.1.3 NSW Government Guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Government provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.<sup>29</sup> These are divided into sections to match the different types of proposals that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

---

<sup>29</sup> Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact* (Parramatta: Department of Planning and Environment, NSW Government, 2023), <https://www.environment.nsw.gov.au/research-and-publications/publications-search/statements-of-heritage-impact>.

**Tree removal or replacement**

- *Does the tree proposed to be removed contribute to the heritage significance of the heritage item?*
- *Why is the tree being removed?*
- *Has the advice of a qualified arborist, tree surgeon or horticultural specialist been sought and implemented?*
- *Is the methodology for tree removal adequately understood? Will the proposed works impact on the significance of the heritage item?*
- *Is the tree being replaced? Where will it be replaced and with what species? Why?*

**Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)**

- *Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?*
- *Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?*
- *Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?*



## 6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site and the heritage item in the vicinity. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0) the Proposal (refer to Section 5.0), a review of the Heritage Management Framework (refer to Section 6.1) and the impact of the proposal on the relevant heritage item situated in the vicinity of the site (refer to Sections 1.3 and 3.4).

### 6.2.1 Summary

The proposed site of development at 53 and 57 Bolong Road and 4 Beinda Street, Bomaderry are not heritage listed sites under the Schedule 5 of the Shoalhaven LEP 2014. However, the proposed development at the subject site is located adjacent to the heritage listed dwelling – “*Greenleaves*” - which is located south-west of the proposed development.

#### 6.2.1.1 Impact assessment of demolition of the dwellings and associated structures on site

As shown in the drawings in Section 5.0 above, the proposal includes the demolition of the existing dwellings located at 53 and 57 Bolong Road, Bomaderry and their associated structures. These buildings would be removed and would be replaced with a contemporary 4-storey (including carparking) residential development consisting of two separate buildings. The dwellings located on the subject site of the proposed development are not listed as heritage items, nor do they lie within any heritage conservation area listed under Schedule 5 of the Shoalhaven LEP 2014. The only heritage item is located adjacent to the proposed development.

Based on the observations of Heritage 21 during the site visit undertaken on 23 February 2024, the physical evidence on site and historical research indicates that other than the historical development of the site for residential purposes within the Bomaderry locality, the site does not illustrate or is deemed to be of any heritage significance. The dwellings do not feature any significant architectural features, nor are they of any characteristic design. Additionally, the dwellings have also undergone significant alterations and additions which have led to the loss of most of their original fabric. The dwellings have remained vacant for some time and have not been maintained, leading to their existing poor condition. Thus, in the opinion of Heritage 21, the demolition of the subject buildings located on site would not engender a negative impact on the heritage significance of the subject site or the heritage items in the vicinity of the site.

### 6.2.1.2 Impact Assessment of the Proposed Development

The proposed development would allow for a 4-storey (including carparking) residential development at the subject site, as indicated by the drawings prepared by St Clair Architecture. Heritage 21 believes that the new development has been sympathetically designed such that it assimilates with the existing context observed around the subject site as well as with the heritage item located in the vicinity. Heritage 21 is of the opinion that the various design measures employed within the drawings developed by St Clair Architecture, involving breaking of the massing and articulation along the external facades, would soften the visual impact of the 4-storey (including carparking) development within the surrounding context consisting mostly single storey dwellings. The new development would incorporate adequate setbacks and introduce landscaping as buffers to ensure that there would be minimal impact on the heritage item located in the vicinity of the site.

#### **Setback and Siting**

As seen in the drawings developed by St Clair Architecture, the two new buildings consisting of the apartments would be set back 6m from the south-western boundary to ensure that there would be adequate separation maintained between the proposed development and the heritage listed dwelling – *Greenleaves (Item 122)* – located at 59 Bolong Road. The drawings indicate the incorporation of setbacks at the upper levels of the residential buildings. The stepping back of the upper residential levels would reduce the perceived bulk of the new development from a pedestrian perspective, softening the visual impact of the new development.

The two new residential buildings would be sited in such a way that the mature trees located at the subject site along its north-eastern boundary, along Beinda Street, would be retained. The proposed siting of the two new residential buildings would also introduce a 12m central pedestrian pathway which would align with the existing heritage dwelling located at 59 Bolong Road, maintaining a visual axis to the roof lines of the heritage dwelling from Beinda Street. The proposed setbacks and siting within the new development would also ensure that the heritage dwelling maintains its prominence within its existing setting and is not overwhelmed by the new residential buildings.

#### **Bulk, Form and Massing**

As demonstrated in the architectural drawings, the new development would break up the massing of the new residential development by introducing two separate buildings with a central landscaped pedestrian axis. The fourth storey of the new buildings would also be restricted to only the north-western sections of the new buildings and not cover the entire floor plate on the fourth storey. This would ensure that the new development has a reduced massing from a pedestrian perspective when it would be viewed from the Beinda Street and Bolong Road streetscapes. The massing and bulk of the new development would be broken by the introduction of central courtyards. The breaking up of the bulk and massing into smaller blocks

would ensure that the new development fits within the surrounding character of the site. The massing and introduction of setback on the upper levels would ensure that there is minimal impact on the heritage item located in the vicinity of the site. The articulations within the external facades of the new building would also aid in breaking up the solid massing and form of the new building.

### **Materiality and Finishes**

The articulation of the façade reduces the solid bulk of the proposed development. The muted colour scheme of the proposed development and incorporation of sympathetic materials - consisting of muted coloured concrete and compressed fibre-cement cladding, metal screens, timber battens - would follow the character and materials of the surrounding buildings. In the opinion of Heritage 21, the design of the new development would allow for a contemporary interpretation of these traditional materials such that the new buildings blend in well with the surrounding context, while remaining distinctly contemporary in its form and detailing.

### **Landscaping and development within the proposed residential development**

The subject site consists of mature trees along its north-eastern and south-western boundaries which would mostly be retained as a part of the new development. The proposed new building would be set back and sited in such a way that most of the existing trees on site would be retained as a part of the proposed development. The proposed drawings indicate that a new central landscaped pathway of 12m would be introduced between the two buildings which would provide a visual axis towards the roof line of the heritage building. The proposal would also introduce some plantings and new landscaping within the south-western setback to ensure that the new development would be screened and the impacts of the new development would be reduced on the adjacent heritage dwelling located at 59 Bolong Road. As such, Heritage 21 is confident that the proposed development would not negatively impact the heritage item located in its vicinity.

#### **6.2.1.3 Views to and from heritage-listed item**

As discussed in Sections 1.3.2 and 3.0 above, the subject site is located adjacent to the heritage listed dwelling – “Greenleaves” - located at 59 Bolong Road. The proposed development would be set back approximately 6m along the south-western boundary and would include introduction of new landscaping within this area that would ensure that there are minimal impacts on the views from the heritage dwelling. The heritage dwelling would maintain its existing visual curtilage and would continue to be appreciated within its existing setting along Bolong Road. Views to and from the heritage dwelling would be maintained along Bolong Road. Furthermore, the incorporation of sympathetic form, scale, siting, design, materials and colour palette would ensure that the proposal would blend within the existing context and would engender minimal impact on view to and from the heritage dwelling located at 59 Bolong Road.



### 6.2.2 Impact Assessment Against the SLEP 2014

The statutory heritage conservation requirements contained in Section 5.10 of the *Shoalhaven LEP 2014* are pertinent to any heritage impact assessment for future development on the subject site. We assess the proposal against the relevant clauses below.

CLAUSE	ASSESSMENT
<b>(1) Objectives</b>	The proposal does not entail any work to sites and places listed as heritage items under Schedule 5 of the <i>Shoalhaven LEP 2014</i> . However, the proposed development is located adjacent to a heritage item which is listed under Schedule 5 of the SLEP 2014. It is our general assessment that the proposed height, scale, massing and materials proposed (as detailed in Section 5.0 above) would not engender a negative impact on the heritage significance of the heritage item located in the vicinity of the site, including their contributory fabric and general setting.
<b>(2) Requirement for consent</b>	This Development Application is lodged to Council to gain consent for the works proposed in the vicinity of heritage item listed under Schedule 5 of the <i>Shoalhaven LEP 2014</i> .
<b>(4) Effect of proposed development on heritage significance</b>	This Statement of Heritage Impact accompanies the Development Application in order to enable the Shoalhaven Council, as the consent authority, to ascertain the extent to which the proposal would affect the heritage significance of the heritage items located in the vicinity of the site.
<b>(5) Heritage assessment</b>	

### 6.2.3 Impact Assessment Against the SDCP 2014

Chapter 2 – General and Environmental Considerations	
<b>3 European heritage</b>	
<b>3.2 Objectives</b>	
Objectives	Assessment
i. <i>to ensure the significance of heritage items is identified and retained;</i>	The subject site of the proposed development is not a heritage listed item under Schedule 5 of the SLEP 2014. However, the proposed works are located in the vicinity of a heritage item. The proposal would not include any works that would physically impact the heritage item. The proposed new development would be appropriately set back and sited from the heritage item to ensure that the significance of the heritage item is retained. The proposal would retain the existing visual curtilage of the heritage item located in the vicinity and would maintain views to the heritage item from the public domain.

ii. <i>to ensure the special streetscape, pastoral or natural character of the conservation areas is maintained:</i>	The subject site is not located within a heritage conservation area. The proposed development would be setback along Beinda Street to ensure that the mature trees located at the subject site are retained and the landscape nature of the site is retained along the Beinda Street streetscape. The proposed muted colour scheme of the new development would ensure that it seamlessly assimilates within its surrounding context.
iii. <i>to ensure alterations and extensions to existing buildings respect those buildings and do not compromise the significance and character of the individual items or of the conservation areas;</i>	As mentioned above, the subject site is not a heritage item and is not located within a heritage conservation area. The proposal would not include any physical alterations to the heritage item located in the vicinity of the site.
iv. <i>to ensure new development respects its context and is sympathetic in terms of form, scale, bulk, fabric, colours and textures and does not mimic or adversely affect the significance of heritage items and conservation areas and their settings;</i>	The proposed development would be setback along the south-western boundary to ensure that it would be appropriately setback from the heritage listed – <i>Greenleaves</i> – located at 59 Bolong Road. The new buildings would respect by the heritage item by introduction of a central landscaped pedestrian pathway, introducing a visual axis to the heritage item located in the vicinity. The bulk and massing of the new development would be broken up to ensure that it is in line with the surrounding character of the subject site.
v. <i>to encourage a high quality of design for any new development in achieving compatibility with the heritage significance of individual heritage items and conservation areas;</i>	The new development of the residential buildings would be set back from the heritage buildings. The simplistic design, muted colour scheme and a combination of traditional and contemporary materials would ensure that the new development is in line with the character observed around the subject site. The proposal would maintain the view to the heritage item from the public domain and would respect and maintain its existing visual curtilage. Heritage 21 is of the opinion that the proposed design would engender a neutral impact on the significance of the heritage item located in the vicinity.
vi. <i>To provide guidelines for assessment of demolition applications.</i>	The existing dwellings and associated structures on site have been assessed and they are not of any heritage significance. The site has been abandoned and not maintained for several years. Hence, the existing structures on site are in a poor condition. The proposed demolition of the dwellings and their associated structures would not impact any heritage items or fabric.

3.3 Advisory information	
3.3.3 Development in the vicinity of a heritage item	
Objectives	Assessment
<i>Where development is to occur within the vicinity of a heritage item Council must make an assessment of the effect the carrying out of that development would have on the significance of the heritage item, its site and its setting. Such developments will need to provide a heritage impact statement (see Section 3.3.5) addressing the effect of the development.)</i>	As outlined above in Section 6.2.1 of this report, the proposed development has been designed carefully to ensure that there is minimal impact on the setting and significance of the heritage dwelling - <i>Greenleaves</i> - located at 59 Bolong Road. The proposed design would include setbacks and breaking up of the bulk and massing of the new buildings to ensure that the new development would have minimal impact on the heritage item located in the vicinity. View to the heritage item would be maintained from the public domain and the setback introduced along the south-western boundary within the new development would ensure that the heritage item is appreciated and maintains its prominence within the Bolong Road streetscape. Heritage 21 is of the opinion that the visual curtilage of the heritage item would be respected and the proposed development would engender a neutral impact on its heritage significance.

#### 6.2.4 Impact Assessment Against the NSW Government Guidelines

As acknowledged in Section 6.1.3, the NSW Government has identified a list of considerations in the form of questions aiming at directing and triggering Heritage Impact Assessments. Below, we assess the proposal against the most pertinent of these questions.

Question	Assessment
<b>Tree removal or replacement</b>	
<i>Does the tree proposed to be removed contribute to the heritage significance of the heritage item?</i>	The existing trees located at the subject site are not individually heritage listed and do not relate to the heritage listed dwelling located adjacent to the subject site. The subject development would retain most of the mature trees located along Beinda Street which contribute to the streetscape. As such, the proposed removal of some of the trees located at the subject site
<i>Why is the tree being removed?</i>	Some of the trees proposed to be removed at the subject site would be impacted by the proposed development. Heritage 21 notes that design several design considerations have been taken into account to minimise the removal of the trees at the subject site. Most of the trees proposed for removal would be exotic species or weeds. The proposal has tried to retain majority of the mature trees located at the subject site.
<i>Has the advice of a qualified arborist, tree surgeon or horticultural specialist been sought and implemented?</i>	Heritage 21 notes that a detailed Arboricultural Impact Assessment report has been prepared by Arboriculture Consultancy Australia which outlines the impact of the proposed development on the trees located at the subject site.



Question	Assessment
<i>Is the methodology for tree removal adequately understood? Will the proposed works impact on the significance of the heritage item?</i>	Recommendations have been provided by Arboriculture Consultancy Australia in the Arboricultural Impact Assessment report outlining the care that needs to be undertaken to protect the trees on site. The proposed works would not impact the heritage item located in the vicinity of the site and its existing landscape setting would be maintained.
<i>Is the tree being replaced? Where will it be replaced and with what species? Why?</i>	Heritage 21 notes that a landscape proposal has been prepared by Edmiston Jone which outlines the proposed trees species that are to be planted at the subject site as a part of the proposed development.
<b>Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)</b>	
<i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</i>	The proposed development has been carefully designed to ensure that the existing curtilage of the heritage item located in the vicinity of the site is maintained. The new design would include multiple design mitigation measures like introduction of setbacks, siting and breaking of the bulk and massing to ensure that the proposal would engender a neutral impact on the heritage significance of the heritage item located in the vicinity of the site.
<i>Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?</i>	The proposed development would be appropriately set back from the heritage listed dwelling located in the vicinity of the site. The new buildings would be sited away from the heritage item, ensuring that the existing heritage curtilage of the heritage dwelling - <i>Greenleaves</i> - is maintained. The proposal would not obstruct the view to the heritage item from the public domain and the dwelling will continue to retain its existing presentation as viewed from the Bolong Road streetscape.
<i>Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?</i>	The proposed site of development is not located within a heritage conservation area. The new buildings of the proposed development would be set back from the Beinda Street site boundary, ensuring that the existing mature trees located at the subject site would be maintained. As such, retaining the presentation of the site within the streetscape. The new buildings would also be set back from the Bolong Road streetscape. The character along Bolong Road is varied and consists of a combination of residential and commercial hardware stores. As such, the proposed development would not negatively impact the existing streetscape character.

## 7.0 CONCLUSION & RECOMMENDATIONS

### 7.1 Impact Summary

The NSW Government's guidelines require the following aspects of the proposal to be summarised.<sup>30</sup>

#### 7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site and the heritage item located in the vicinity:

- The proposed development would be set back from Beinda Street in order to retain the mature trees located along the north-eastern boundary of the subject site.
- The proposed new development is sufficiently setback from the heritage dwelling - "Greenleaves" - located to the south-west of the subject site. The new development would respect the heritage curtilage of the dwelling and would ensure that it maintains its visual presentation within the Bolong Road streetscape.
- The proposed residential flat development would be broken up into two blocks with courtyards in between. This would break up the bulk and massing of the new development and would ensure that it fits in within the surrounding context of the site.
- The introduction of the central landscaped spine between the two apartment blocks would ensure that views to the roof line of the heritage dwelling are maintained.
- The massing of the new development has been developed to ensure that the lower height buildings are orientated near the heritage dwelling and the large bulk is set back from the heritage dwelling in the vicinity.
- The bulk of the new development would be broken up into small blocks to ensure that it fits in within the surrounding neighbourhood character.
- The proposed muted colour scheme would ensure that the new development is compatible within the surrounding development observed in the vicinity of the subject site.

#### 7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, there are no aspects of the proposal which could be detrimental to the significance of the subject site and the heritage items in its vicinity. The neutral impacts of the proposal have been addressed above in Section 7.1.1.

---

<sup>30</sup> Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact*.

## 7.2 General Conclusion

Heritage 21 is therefore confident that the proposed development complies with pertinent heritage controls and would engender neutral impact on the heritage significance of the subject site and the heritage item located in the vicinity of the site. We therefore recommend that Shoalhaven Council view the application favourably on heritage grounds.



## 8.0 SOURCES

- Australia ICOMOS. "The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance." 2013.
- "BRITISH AUSTRALIAN MILK PROPY. LTD". The Shoalhaven Telegraph. Vol. XXVI, no. 2191. New South Wales, Australia. 20 October 1926. p. 8
- Department of Planning and Environment. Assessing heritage significance. Parramatta: Department of Planning and Environment, NSW Government, 2023.  
<https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.
- Department of Planning and Environment. Guidelines for preparing a statement of heritage impact. Paramatta: Department of Planning and Environment, NSW Government, 2023.  
<https://www.environment.nsw.gov.au/research-and-publications/publications-search/statements-of-heritage-impact>.
- Heritage NSW. State Heritage Inventory. n.d.  
<https://www.hms.heritage.nsw.gov.au/App/Item/SearchHeritageItems>
- Heritage NSW, "Bomaderry Railway Station and yard group," State Heritage Inventory, Heritage Item ID: 5011933, accessed 28 March 2024,  
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2420667>.
- "MESSRS. DENHAM BROS". The Sydney Mail and New South Wales Advertiser. Vol. LXXII, no. 2162. New South Wales, Australia. 14 December 1901. p. 1492
- "Milk Depot at Bomaderry". The Kiama Independent, and Shoalhaven Advertiser. Vol. XLVIII, no. 82. New South Wales, Australia. 17 April 1912. p. 2
- 'Nowra, South Coast NSW', accessed 28 March 2024. <https://www.southcoast.com.au/nowra/>.
- NSW Government. Marrickville Local Environmental Plan 2011.  
<http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+645+2011+cd+0+N>.
- NSW Spatial Services. "SIX Maps." n.d. <http://maps.six.nsw.gov.au/>.
- Pollon, Frances, editor. The Book of Sydney Suburbs. Sydney: Cornstalk, 1996.
- Stephen, M. D. 'David Berry (1795–1889)'. In Australian Dictionary of Biography. Canberra: National Centre of Biography, Australian National University. Accessed 28 March 2024.  
<https://adb.anu.edu.au/biography/berry-david-2983>.
- Shoalhaven City Council. "Shoalhaven Development Control Plan," 2014.  
<https://www.shoalhaven.nsw.gov.au/Planning-Development/Development-Plans-and-Policies/Development-Control-Plan>
- Studies, Australian Institute of Aboriginal and Torres Strait Islander. 'Map of Indigenous Australia'. Australian Institute of Aboriginal and Torres Strait Islander Studies, 28 July 2023.  
<https://aiatsis.gov.au/explore/map-indigenous-australia>.