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Matthew Lennartz  
Executive Manager – Planning and Government  
Meriton Group  
Level 11, Meriton Tower  
528 Kent Street  
Sydney NSW 2000

Dear Matthew,

## **BUILT HERITAGE RESPONSE LETTER – LITTLE BAY MERITON PLANNING PROPOSAL**

This letter of built heritage advice has been prepared in response to a letter received from the NSW Department of Premier and Cabinet, from the Heritage Council of NSW, dated 13 February 2010 (their reference DOC19/1107257; DOC16/238740).

The letter was addressed to Randwick City Council from the Heritage Council of NSW in response to Meriton's Planning Proposal for the subject site at 1406-1408 Anzac Parade in Little Bay, and outlines their concerns regarding "*possible impacts of the planning proposal ... on the geological values of the site and two nearby State Heritage Register (SHR) items*". The following concerns were identified.

- *Excavation and construction of basement car parking, plant and services for buildings of the scale, number and in such vertical and horizontal proximity to the Miocene Geoheritage site is considered likely to adversely impact on its heritage values and integrity.*
- *Considerably upgraded assessment focussed on the wider impacts of the proposal on adjacent SHR heritage items is required [Prince Henry Site and the Long Bay Correctional Centre]*

The Planning Proposal and the Indicative Concept Plan were assessed for their potential heritage impact in a Heritage Impact Statement prepared by Urbis and dated July 2019. No built works are being proposed at this planning stage. It is important to emphasise that this Planning Proposal is seeking approval to alter the underlying planning controls for the site only. Please note, this letter excludes advice regarding the potential Aboriginal heritage values of the site.

Further, the subject site has already been developed in accordance with previous development consents to prepare the site for future built works, including subdivision, street development including paving, stormwater and street landscaping. These works responded to and conserved the identified heritage values of the site as outlined in the 2002 GML Heritage *Prince Henry Site Conservation Management Plan*.

It is not proposed to alter the existing extent of the development footprint with extensive pre-development works which have been undertaken. Instead it is proposed to review the underlying planning controls for the site and design a new development to fit within the existing context. To minimise the potential impact of the proposal, above ground parking and minimising excavation where possible could be explored.

We provide the following responses to the concerns raised in the Heritage Council of NSW 's letter:

- The subject site has already been prepared for future development in accordance with historical development consents. These approvals were obtained on the basis that the site would provide for the future residential and mixed use development that would result in a densification of the immediate precinct. The Planning Proposal as proposed will have no further cumulative heritage impact over and above the previously approvals as it is adopting the previously approved lot configuration and retention and conservation of the site's specific ecological heritage values.

The eastern portion of the site is located within the wider C6 Prince Henry Hospital Heritage Conservation Area (HCA) under Schedule 5 of the Randwick LEP 2012. None of the identified significant elements associated with the former Prince Henry Hospital relate to or are located on the subject site. The inclusion of the eastern portion of the subject site within the Prince Henry Hospital HCA does not reflect any site-specific built (European) heritage values of the subject site, but instead only reflects the historic larger land holding of the former Hospital prior to the divestment of the subject site and eventual closure of the Hospital facility.

The HCA boundary is considered to be a legacy listing which does not reflect the current site context or recent development approvals which have permitted the redevelopment of the subject site as a whole. The subject site and future built development thereon will be substantially distanced from the significant elements of the Prince Henry Hospital site. The Prince Henry Hospital site itself is a highly modified and developed site which no longer retains its original use or building stock.

There are no aspects of the Planning Proposal which would have an adverse heritage impact on the Prince Henry Hospital site. No significant views or significant fabric would be affected at this Planning Proposal stage.

- The heritage listed Long Bay Correctional Centre is substantially distanced from the subject site to the north and separated by a large public housing development. The Long Bay Correctional Centre is an imposing and robust collection of buildings which will not be adversely impacted by the potential future residential development of the subject site. This heritage item is located on Anzac Parade which is a principal arterial road through the Eastern Suburbs and is undergoing substantial urban renewal.

Overall the proposal is considered reasonable and acceptable from a heritage perspective. Future development which will be facilitated by the Planning Proposal is consistent with the intention of the previous development approvals obtained for the site and directly responds to the site preparation works which have already been undertaken. Future development on this site will not adversely impact any of the listed heritage items in the vicinity and will not affect the ability to interpret and understand the history and important location and setting of the Prince Henry Hospital Site and the vicinity Long Bay Correctional Centre.

Further assessment of the potential impacts of the Planning Proposal on the adjacent SHR listed heritage items is unnecessary at this stage. A detailed heritage impact assessment would form part of each future development application that sought approval for built works, and it would be appropriate at these later stages to assess potential heritage impacts in detail when building form, scale, design and materiality are being proposed.

Please do not hesitate to contact the undersigned should you wish to discuss and aspect of this letter.

Yours sincerely,

A handwritten signature in blue ink that reads "Ashleigh Persian".

Ashleigh Persian  
Senior Heritage Consultant  
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