

HERITAGE IMPACT STATEMENT



Development Application

Cronulla Plaza, Play Space's

February 2023 | J3845

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Cover Image: Looking South along Cronulla plaza. Weir Phillips Heritage and Planning.

We acknowledge that the land on which we live, learn and work as the traditional country of the Gadigal people of the Eora Nation. We acknowledge these traditional owners of this land and acknowledge their living cultures and the unique roles they have played in maintaining life, language, and culture in this region. We pay respect to their Elders past, present and emerging and all Aboriginal people.

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1 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) for has been prepared to accompany a development application for the construction of the playground spaces within the Cronulla Plaza located between Kingsway and Purley Place.

The Cronulla Town Centre is not listed as a heritage item by Schedule 5 Part 1 of the *Sutherland Shire Local Environmental Plan 2015*, nor is it located within a Heritage Conservation Area, however it is in the vicinity of several heritage items identified by the *Sutherland Shire LEP 2015*.

Under the clauses of these plans, Council is required to consider the impact of the proposed works on the nearby heritage items.

Under Part 5.10 of this plan:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development—

- (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The appropriate heritage management document in this instance is a Heritage Impact Statement (HIS). This report has been prepared at the request of the owners of the site and accompanies plans prepared by Smyth and Smyth Architecture.

1.2 Authorship and Acknowledgements

This HIS was prepared by Celine Louizos, B.Arch.Env, M.Herit.Cons. (candidate) and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons)of Weir Phillips Heritage and Planning.

1.3 Limitations

No Aboriginal or historical archaeology was carried out on the site.

1.4 Methodology

This assessment has been prepared with reference to the *NSW Heritage Manual update Statements of Heritage Impact (2002)* and with reference to the Council planning controls listed under Section 1.6.

1.5 Physical Evidence

A site visit was conducted on the 13th of February 2023. The photographs contained in this HIS were taken, Weir Phillips Heritage and Planning on this occasion unless stated otherwise.

1.6 Planning Documents

- *Sutherland Development Control Plan 2015.*
- *Sutherland Local Environmental Plan 2015.*

1.7 Heritage Inventory sheets

- "Former Commonwealth Bank", 66-70 Cronulla Street, Cronulla Heritage Item ID: 2440101
- "Cronulla Post Office" 41 Cronulla Street, Cronulla Heritage Item ID: 2440097
- "Cronulla Theatre" 2-6 Cronulla Street, Cronulla Heritage Item ID: 2440099
- "Commercial building" 8-12 Cronulla Street, Cronulla Heritage Item ID: 2440100

1.8 Site Location

The Cronulla Plaza is located between Kingsway and Purley Place as demonstrated in Figure 1 and Figure 2.

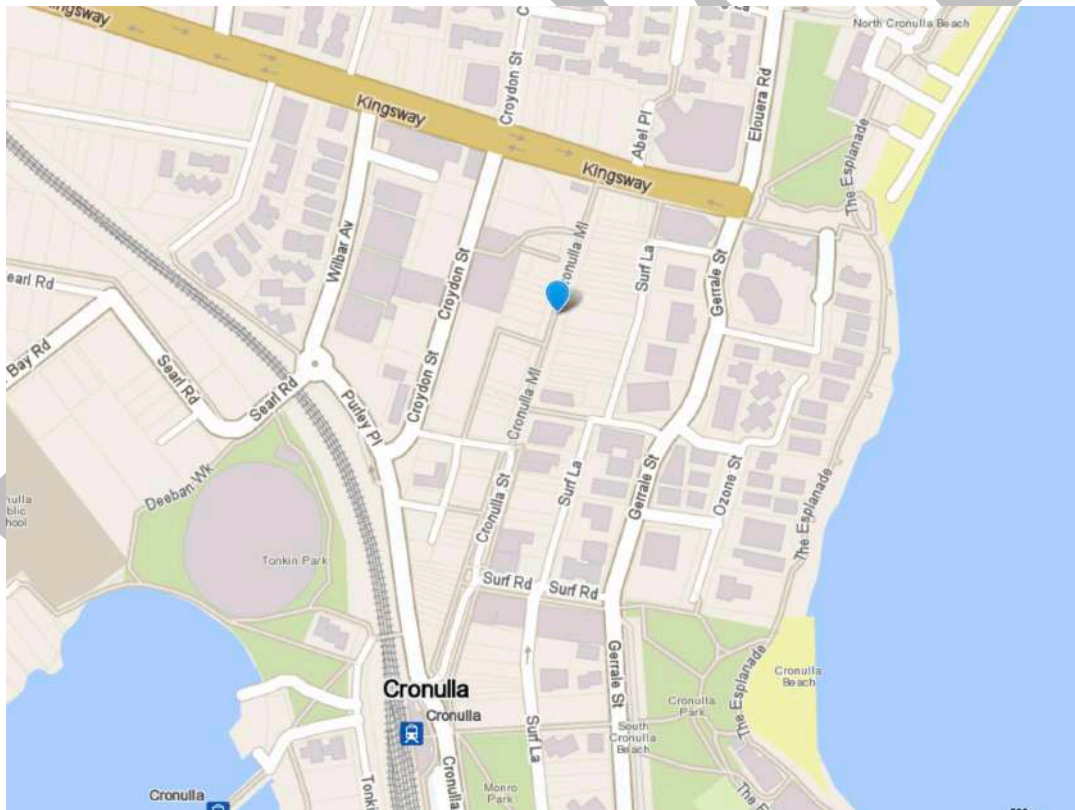


Figure 1: Site location of the Cronulla Plaza Between Kingsway and Purley Place. The site location is outlined by the blue arrow. Whereis 2023.

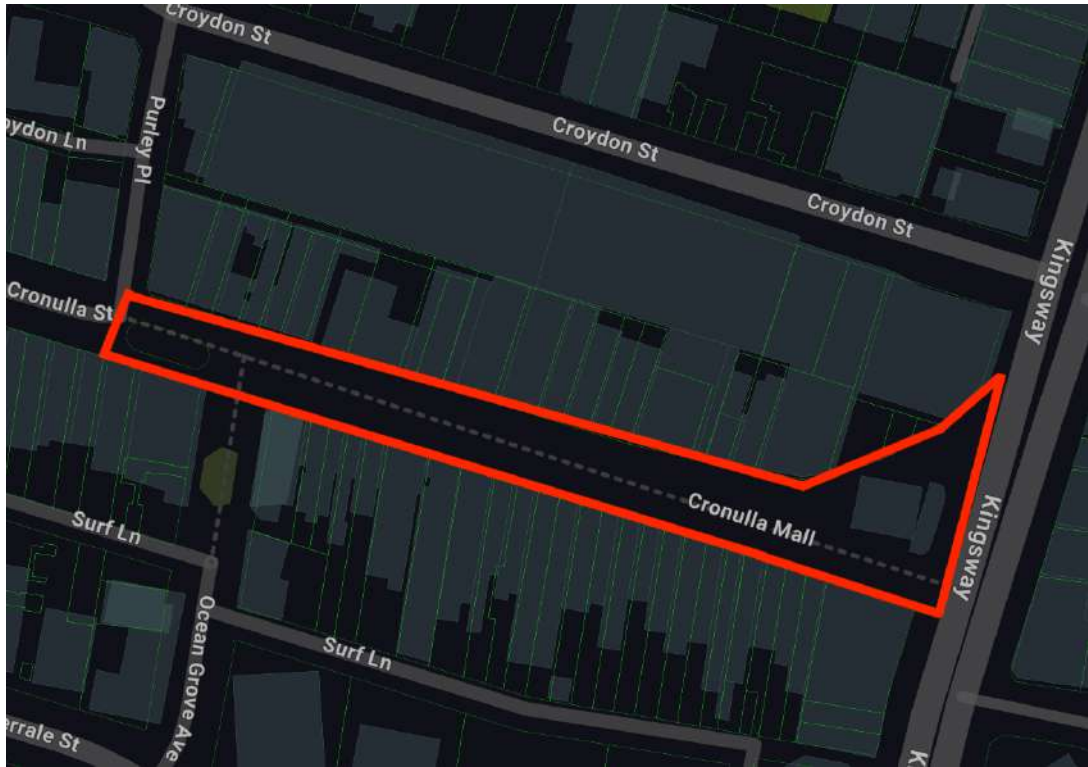


Figure 2: The site of the Cronulla Plaza is indicated by the red outline. Meconemosaic 2023

1.9 Site of the Proposed Works

For the following, refer to Figure 3, an aerial photograph over the site, and to the site plan that accompanies this application.



Figure 3: Aerial view of the site. The site is outlined in red. The approximate location of the northern playground is indicated in yellow, the approximate location of the southern playspace is indicated in blue. Six Maps 2023.

The Cronulla plaza is a long and rectangular paved public plaza which is commercial in character. The small allotments of the early twentieth century subdivision, presents a closely spaced pattern of buildings, which remains clearly discernible either side of the plaza.

Contemporary pavement covers the plaza, which is lined with a number of medium and large mature street trees. There are planter boxes with low lying vegetation situated along the plaza. The plaza's buildings are characterised by closely spaced two to three-story commercial shops ranging in style from Federation and Inter-War as well as some modern infill. Contemporary shop awnings to each allotment overhang the plaza at the ground level.

Approved works at the Cronulla Plaza

The project works to the Cronulla plaza are permitted under the provisions of the Transport and Infrastructure (T&I) State Environmental Planning Policy (SEEP).

Sutherland Shire Council is concurrent to the playspace works undertaking renewal works to the Cronulla Plaza in two stages – known as Stage 2B and Stage 2C.

The Stage 2B renewal works (excluding playspaces) are permissible with consent under section 2.109(1) of State Environmental Planning Policy (Transport and Infrastructure) 2021 (the T&I SEPP), while the Stage 2C renewal works are permissible with consent under section 2.73(3) of the T&I SEPP.

Environmental assessment of the renewal works is required under Division 5.1 of the Environmental Planning and Assessment Act 1979. Accordingly, Sutherland Shire Council as the determining authority is preparing a Review of Environmental Factors (REF) to examine and take into account to the fullest extent possible all matters likely to affect the environment as result of the renewal works project.

Refer to Figure 4 to Figure 7 which illustrate the Cronulla Plaza.



Figure 4: Looking South along Cronulla Plaza.



Figure 5: Looking North along the Cronulla Plaza.



Figure 6: Looking West towards the intersection between Cronulla plaza and Orange Grove Avenue.



Figure 7: Looking East towards the intersection of the Cronulla Plaza and Ocean grove avenue.

Ocean Grove Avenue

The street runs one way to the east and part of the avenue is paved near its intersection with the Cronulla plaza. The street intersects with Gerrae Street to the east and Cronulla Plaza to the west. It is mixed in character with both residential and commercial buildings, with buildings of up to six storeys in height .

Refer to Figure 8 to **Figure 10** below which illustrate Ocean Grove Avenue.



Figure 8: Looking East along Orange Grove Avenue.



Figure 9: Looking West towards from Orange Grove Avenue towards its intersection with Cronulla Plaza.



Figure 10: Looking South at the intersection between the Cronulla Plaza and Orange Grove Avenue.

2 Assessment of Significance

2.1 Summary of Statutory Heritage Listings

The Cronulla Plaza is:

- Is not listed as a heritage item by Schedule 5 Part 1 of the *Sutherland LEP 2015*.
- Is not located within a Heritage Conservation Area as defined by Schedule 5, Part 2 of the *Sutherland Shire LEP 2015*.
- Is not listed on the State Heritage Register under the *NSW Heritage Act 1977*.

2.2 Heritage items within the vicinity

For the following, 'within the vicinity' has been determined with reference to physical proximity, existing and potential view corridors, and the nature of the proposed works.

There are no heritage items listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977* within the vicinity of the site.

Figure 11 shows the location of heritage items, listed by Schedule 5 Part 1 of the *Sutherland LEP 2015*. Heritage items are coloured brown and numbered. The subject site is shaded in blue.

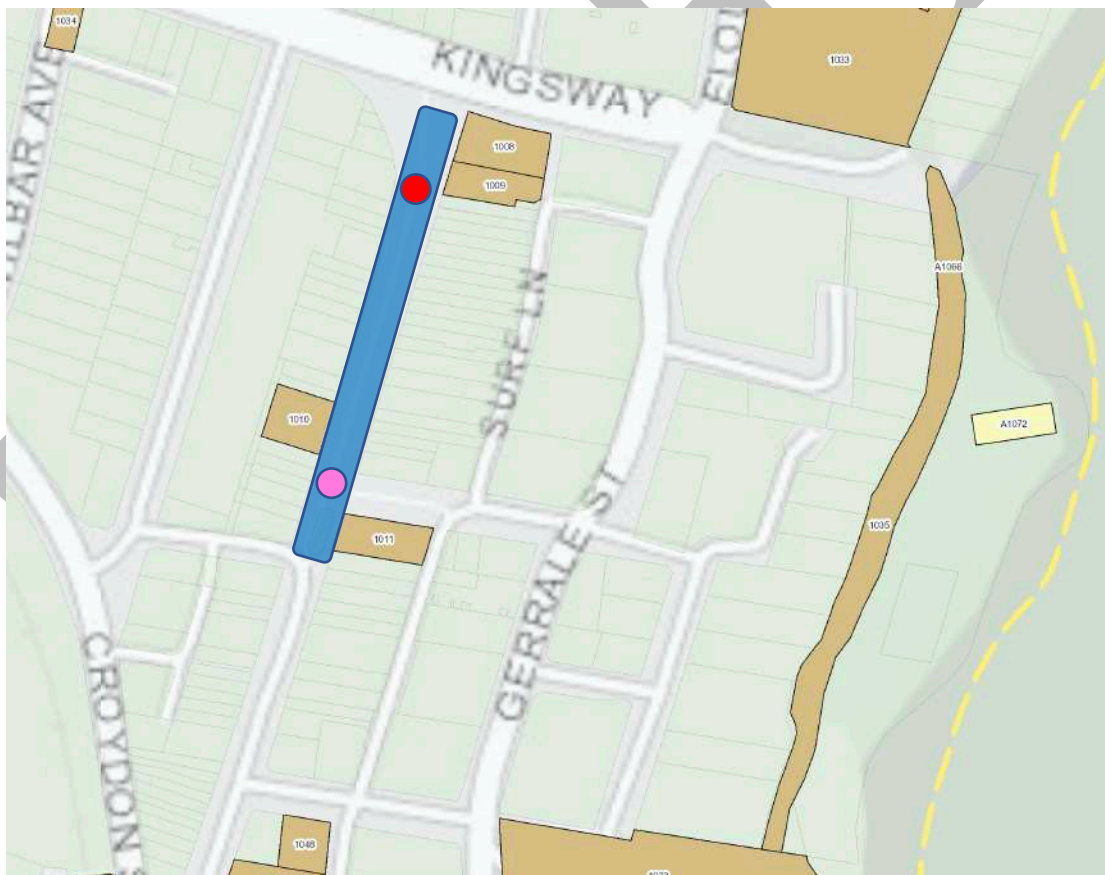


Figure 11: Heritage Map, the Cronulla Plaza is indicated by the area shaded blue. The heritage items are shaded brown. The red circles indicate the site of the proposed northern place space. The pink circle indicates the site of the proposed southern play space.
Sutherland LEP 2015

There are four heritage items located within the vicinity of the site as defined by Schedule 5, Part 1 of the *LEP 2015* refer to Figure 11. These are as follows:

- Item No.1008 “Cronulla Theatre”, 2-6 Cronulla, Cronulla. Refer Item No.1008 in Figure 11.
- Item No.1009 “Commercial Building”, 8-12 Cronulla Street. Refer Item No.1009 in Figure 11.
- Item No.1010 “Cronulla Post Office”, 41 Cronulla Street. Refer Item No.1010 in Figure 11.
- Item No.1011 “Former Commonwealth Bank”, 66-70 Cronulla Street. Refer Item No.1010 in Figure 11.

Item No.I1008: “Cronulla Theatre”, 2-6 Cronulla Street, Cronulla

The State Heritage Inventory provides the following statement of significance for this item:

The place evidences the development of leisure-based activities in the Sutherland Shire. The place has an identified association with Odeon Theatres, a significant group in the Sydney Metropolitan area. The building is a fine example of the Interwar Edwardian Classical style. The site has landmark qualities. The site is a local social landmark. The building is well known to the local community, evidenced by the campaign to save it.

The primary view corridors to the item are obtained looking directly in front of it at the Cronulla Plaza. There are no view corridors between the heritage item and the site of the proposed southern play space. The site of the proposed northern play space is visible in view corridors towards the heritage item from the south looking north from within the Cronulla Plaza. The closely spaced dwellings



Figure 12: Cronulla Theatre, No.2-6 Cronulla Street Cronulla.

Item No.I1009: “Commercial Building”, 8-12 Cronulla Street, Cronulla.

The State Heritage Inventory provides the following statement of significance for this item:

The site evidences the importance of the development of the tramway in the early development of the Sutherland Shire. Evidences the original subdivision of the McDonald Estate (1911), spurred by tramline to Cronulla 1911. The building is a fine example of the Federation Arts and Crafts style that has been altered. The building is a rare example of Federation shop residence in Cronulla. The building is a rare example of Federation Arts and Crafts style in Cronulla. The building demonstrates principal characteristics of Federation shop / residence.

This statement has been adopted for the purposes of this assessment.

The primary view corridors to the item are obtained looking directly in front of it at the Cronulla Plaza. There are no view corridors between the heritage item and the proposed site of the southern play space. The site of the proposed northern play space is visible in view corridors towards the heritage item from the north and south.



Figure 13: Commercial building, 8-12 Cronulla Street, Cronulla.

Item No.I1010: 'Cronulla Post Office', 41 Cronulla Street, Cronulla.

The State Heritage Inventory provides the following statement of significance for this item:

The site evidences the importance of the development of communication in the early development of the Sutherland Shire. The place has an identified association with Henderson, architect NSW Department of Works and Railways. The building is a fine example of the Interwar Academic Classicist style, despite additions. The site has landmark qualities. The building is well known to the local community. The building has a high level of integrity.

This statement has been adopted for the purposes of this assessment.

The primary view corridors to the item are obtained looking directly in front of it at the Cronulla Plaza. There are no view corridors between the heritage item and the site of the proposed northern play space. The site of the proposed southern play space is visible in view corridors towards the heritage item from the south.



Figure 14: Cronulla Post Office, 41 Cronulla Street Cronulla.

Item No.I1011: "Former Commonwealth Bank", 66-70 Cronulla Street, Cronulla.

The State Heritage Inventory provides the following statement of significance for this item:

The site provides evidence of the development of banking in the Sutherland Shire. The site has landmark qualities. The building is a fine example of the Interwar Art Deco style that has been altered. The building is well known to the local community.

This statement has been adopted for the purposes of this assessment.

The primary view corridors to the item are obtained looking directly in front of it at the Cronulla Plaza. There are no view corridors between the heritage item and the proposed northern play space. The proposed northern play space is visible in view corridors towards the heritage item from the north and south.



Figure 15: Former Commonwealth Bank, 66-70 Cronulla Street Cronulla.

3 View Corridors

The principal view corridors towards the site of the proposed works are in front of the location of the proposed works along the Cronulla plaza. The sites have limited visibility along the streetscape due to the street trees, urban furniture, planter boxes, and shopfront awnings around the plaza which obscure view corridors towards the sites.

Refer to Figure 16 and Figure 17 which illustrate view corridors to and from the public domain.

The arrows in the below photos indicate the location of the play areas.

Southern Site



Figure 16: Looking South along the Cronulla Plaza towards No.66-70 Cronulla Street.

Northern Site



Figure 17: Looking North along Cronulla Plaza towards

4 ASSESSMENT OF SIGNIFICANCE

4.1 The Proposal

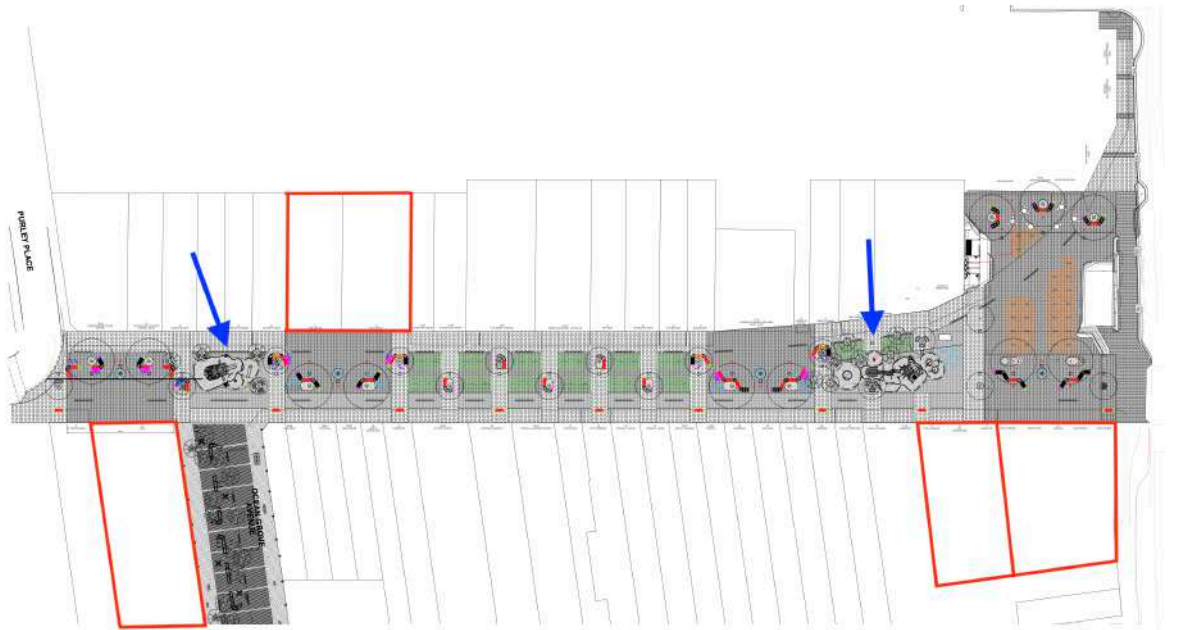


Figure 18: Site plan of the proposed works. The heritage items are indicated by the red outline. The blue arrow indicates the location of the proposed play spaces.

The following should be read in conjunction with the plans prepared by KOMPAN that accompany this application and Figure 18 above.

Construct two, play spaces and shading structures at the south and northern ends of the Cronulla Plaza which comprises of:

The Northern Place Space

- Activities to be included: Rubber disc, Hangout Pod, Rollers, Climbing Net, Slide
- The tallest part of the structure is 7.03m in height

Proposed finishes

- EPDM flooring in blue and grey
- Light blue ropes
- Steel construction in dark blue, stainless steel and white
- Transparent Polycarbonate



Figure 19: Render of the proposed play space to the northern end of the plaza. KOMPAN

The Southern Place Space

- Activities to be included: Rubber disc, Internal climbing drawing wall
- The tallest part of the structure is 2.55m in height

Proposed finishes

- EPDM flooring in blue and dark green
- Light blue ropes
- Steel construction in dark blue, galvanized steel and blue



Figure 20: Render of the proposed play space to the southern end of the plaza. KOMPAN

The Shade Structure

To be situated above and adjacent to to the northern and southern play spaces

- Three proposed shade structures to the northern play space
- Two Proposed shade structures to the southern play space
- The tallest part of the structure is 5.199mm in height

Proposed finishes

- Anodised steel and stainless steel.

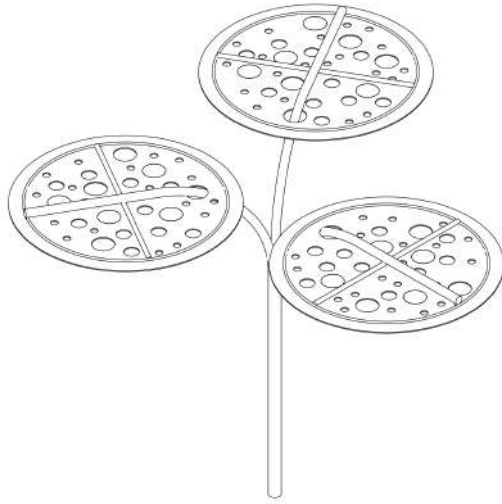


Figure 21: The proposed shade structure.

4.2 Impact of Work

The impact of the proposed work is assessed with reference to *the Sutherland Shire Development Control Plan 2015*.

4.3 Effect of Work on adjacent Heritage Items in the vicinity

The proposed works will have a minimal and acceptable impact on adjacent heritage items for the following reason:

“Cronulla Theatre”, 2-6 Cronulla, Cronulla.

- The heritage item is sufficiently removed from the southern playground, by approximately 150m and will have no visual or physical impact on it.
- The proposed northern play space is to be located to the south of the heritage item and will not block or obscure principal view corridors towards the item.
- View corridors between the heritage item and the play area will be mitigated by the mature trees and vegetation in the plaza and general pedestrian traffic.
- The scale of the play areas are minor in scale in comparison to the bulk, form and mass of the heritage item.
- The proposed works will have no impact on the ability of the public to understand and appreciate the historic and aesthetic significance of the heritage items
- There will be no impact on the fabric of the heritage items, which are sufficiently separated from the play spaces.
- The proposed play spaces and shade structures are semi-permanent and can be readily removed; the proposed works will have no structural impact on the heritage item.
- The proposed play spaces will read as see-through due to the translucent materials and open structure of the play equipment, allowing the heritage item to remain visible and prominent in the streetscape without blocking view corridors.

“Commercial Building”, 8-12 Cronulla Street.

- The heritage item is sufficiently removed from the southern playground, by approximately 150m and will have no visual or physical impact on it.
- The proposed northern play space is to be located adjacent of the heritage item and will not block or obscure principal view corridors towards the item.
- View corridors between the heritage item and the play area will be be mitigated by the mature trees and vegetation in the plaza and general pedestrian traffic.
- The proposed play spaces and shade structures are semi-permanent and can be uninstalled; the proposed works will have no structural impact on the heritage item.
- The proposed works will, overall, have no impact on the ability of the public to understand and appreciate the historic and aesthetic significance of the heritage items.
- There will be no impact on the fabric of any of the heritage items, which are sufficiently separated from the subject sites.
- The proposed play spaces will read as see-through due to the translucent materials and open structure of the play equipment, allowing the heritage item to remain visible and prominent in the streetscape without blocking view corridors.
- The proposed works are contemporary and are clearly distinct from the more traditional Federation architecture of the heritage items.
- The proposed works will contribute to the amenity and setting of the the recently approved Development of the Cronulla Plaza.

“Cronulla Post Office”, 41 Cronulla Street.

- The heritage item is sufficiently removed from the northern playground, by approximately 150m and will have no visual or physical impact on it.
- The proposed southern play space is to be located to the south of the heritage item and will not block or obscure principal view corridors towards this item.
- View corridors between the heritage item and the play area will be be mitigated by the mature trees and vegetation in the plaza and general pedestrian traffic.
- The proposed play spaces and shade structures are semi-permanent and can be readily removed; the proposed works will have no structural impact on the heritage item.
- The proposed works will, overall, have no impact on the ability of the public to understand and appreciate the historic and aesthetic significance of the heritage items
- There will be no impact on the fabric of any of the heritage items, which are sufficiently separated from the subject sites.
- The proposed play spaces will read as see-through due to the translucent materials and open structure of the play equipment, allowing the heritage item to remain visible and prominent in the streetscape without blocking view corridors.
- The proposed works will contribute to the amenity and setting of the the recently approved Development of the Cronulla Plaza

“Former Commonwealth Bank”, 66-70 Cronulla Street.

- The heritage item is sufficiently removed from the northern playground, by approximately 150m and will have no visual or physical impact on it.
- The proposed southern play space is to be located to the north of the heritage item at the plazas intersection with orange grove avenue and will not block or obscure principal view corridors towards the item.
- View corridors between the heritage item and the play area will be mitigated by the mature trees and vegetation in the plaza and general pedestrian traffic.
- The proposed play spaces and shade structures are semi-permanent and can be readily removed; the proposed works will have no structural impact on the heritage item.
- The proposed works will, overall, have no impact on the ability of the public to understand and appreciate the historic and aesthetic significance of the heritage items
- There will be no impact on the fabric of the heritage item, which is sufficiently separated from the subject sites.
- The proposed play spaces will read as see-through due to the translucent materials used such as transparent polycarbonate and rope, allowing the heritage item to remain visible and prominent in the streetscape without blocking view corridors.
- The proposed northern playspace and shade structure are of considerable distance from the heritage item by approximately 150 metres. The proposed southern playspace will be positioned to the north of the heritage item, which will not hinder principal view corridors towards the item.
- The proposed play spaces will read as see-through due to the translucent materials and open structure of the play equipment, allowing the heritage item to remain visible and prominent in the streetscape without blocking view corridors.
- The proposed works are contemporary and are clearly distinct from the more traditional Federation architecture of the heritage items.
- The proposed works will contribute to the amenity and setting of the the recently approved Development of the Cronulla Plaza

5 CONCLUSION

This Heritage Impact Statement has been prepared in conjunction with a Development Application for the construction of two play spaces and shade structures at the Cronulla Plaza, New South Wales. The Cronulla Plaza is not listed as a heritage item but is in the vicinity of four heritage items as listed by Schedule 5 Parts 1 and 2 of the Sutherland Shire Council LEP 2015.

The proposed works will have a minimal and acceptable impact on the heritage items in the vicinity of the proposed play spaces because neither their fabric or any significant view corridors towards them will be impacted on. The proposed works will have some visibility, where they will present as contemporary in form and materiality.

The proposed works are clearly contemporary and are semipermanent. The proposed works will, overall, have no impact on the ability of the public to understand and appreciate the historic and aesthetic significance of the items.

The proposed works fulfil the aims and objectives of the Sutherland Shire Council DCP 2015 by improving public amenity in Cronulla while respecting the heritage of the area in which it lies.

DRAFT