



Cracknell & Lonergan Architects

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31 May 2013

Re: 21-35 Treacy Street, Hurstville

1. I was engaged by the proponent Henlia No. 24 Pty Limited to prepare a Statement of Heritage Impact (SHI) and an Assessment of Aboriginal and non-indigenous archaeological resources for the Part 3A Concept Plan application for 21-35 Treacy Street, Hurstville.
2. The Concept Plan Approval MP 10_0101 was granted on 1 July 2011.
3. Through the design development a number of opportunities have arisen that warrant the making of an application to modify the Concept Plan Approval in accordance with the Section 7W of the Environmental and Planning Assessment Act 1979 (the "Act"), which although repealed with the repeal of Part 3A of the Act, has continuing effect.
4. I have been requested to assess the impact of this proposal on the heritage and archaeological significance in the vicinity of the development.
5. The modifications sought are:
 - 1) Increase in gross floor area.
 - 2) Increase in Indicative building envelope;
 - 3) Increase in gross residential floor area;
 - 4) Changes to basement and ground floor levels;
 - 5) Changes to the gross retail floor space;
 - 6) Addition of a child care centre;
 - 7) Amend the 'Green Travel Plan' that forms part of the Statement of Commitments; and
 - 8) Changes to the car parking provision and layout;
6. The SHI prepared and submitted by Cracknell & Lonergan Architects in November 2010 summarised that the subject site whilst not listed in any



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heritage register nor within any heritage conservation area, is in the vicinity of a number of items of local significance namely at 16-18 Treacy Street. The significance of these items was not diminished by the proposal.

7. There was no archaeological resource evident.
8. The modifications will have no further impact on the significance of the items in the vicinity and in this respect the proposal is acceptable.

Kind Regards,



Peter Lonergan (BScArch) (BArch) (MBEnv) (DipCertSusDev)

Heritage Architect, Director, Cracknell & Lonergan Architects Pty Ltd



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