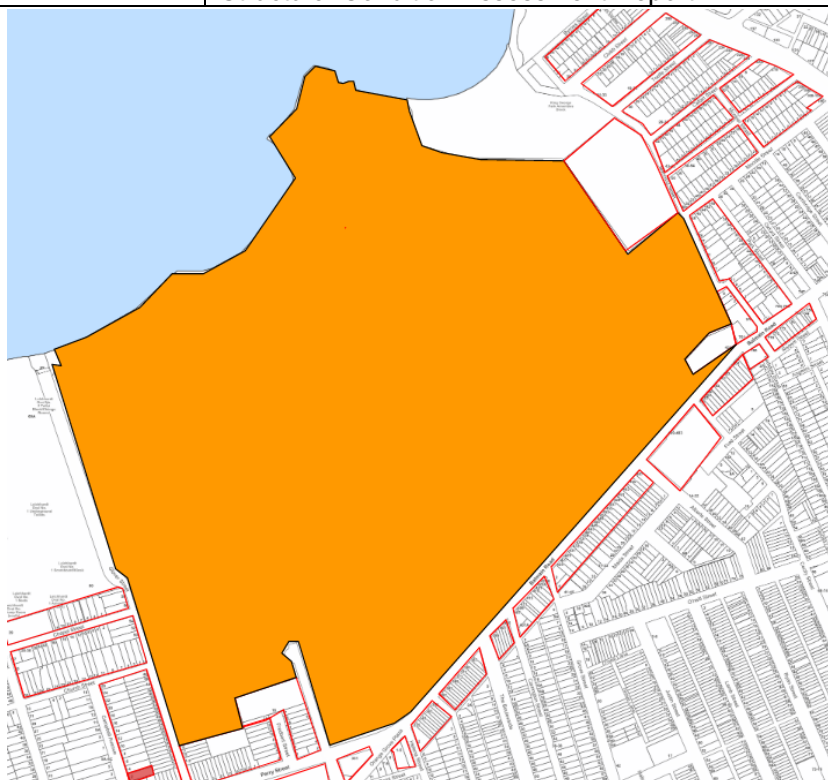






# INNER WEST

## DEVELOPMENT ASSESSMENT REPORT

<b>Application No.</b>	DA/2020/0671
<b>Address</b>	Callan Park Glover Street LILYFIELD NSW 2040
<b>Proposal</b>	Demolition of building 508, tree removal, fence replacement and potential remediation of land
<b>Date of Lodgement</b>	18 August 2020
<b>Applicant</b>	Megan Parker
<b>Owner</b>	Health Administration Corporation
<b>Number of Submissions</b>	2 submissions received
<b>Value of works</b>	\$80,000.00
<b>Reason for determination at Planning Panel</b>	Complete demolition of a building at heritage listed site
<b>Main Issues</b>	Nil
<b>Recommendation</b>	Approved with Conditions
<b>Attachment A</b>	Recommended conditions of consent
<b>Attachment B</b>	Statement of Environment Effects
<b>Attachment C</b>	Statement of Heritage Significance
<b>Attachment D</b>	Ministerial Waiver and Heritage Exemptions Letters
<b>Attachment E</b>	Structural Condition Assessment Report



### LOCALITY MAP

Subject Site		Objectors		N ↑
Notified Area		Supporters		

Note: Due to scale of map, not all objectors could be shown.

## 1. Executive Summary

This report is an assessment of a Development Application submitted to Council for demolition of building 508, tree removal, fence replacement and potential remediation of land at the Callan Park, in Glover Street, Lilyfield.

The application was notified to surrounding properties and 2 submissions were received in response.

There are no significant issues that have arisen during the assessment of the application, and the proposal is satisfactory with respect to the Callan Park Act 2002 and Council policy controls relevant to the land, and therefore, the application is recommended for approval.

## 2. Proposal

The application seeks development consent for:

- Demolition of building 508 situated in the north-western section of the Callan Park site, at the northern end of Wharf Road;
- Tree removal - two Chinese Hackberry (*Celtis sinensis*) trees located to the near south-east of Building 508, and a Norfolk Island Pine (*Araucaria heterophylla*) located to the south of Building 508 on the eastern side of Wharf Road;
- Fence replacement – replacement of fencing located at the southern extension of the stormwater canal along the western side of the Waterfront Drive Playing Field; and
- Potential remediation of land.

## 3. Site Description

The subject site is located within Callan Park in the suburb of Lilyfield. Callan Park encompasses a total land area of about 60 hectares overlooking Iron Cove in Sydney Harbour. The Callan Park Hospital site is identified as a heritage item and various buildings and landscaping within Callan Park are listed on the State Heritage Register. The site is also located in Callan Park Conservation Area and the distinctive neighbourhood of Iron Cove Parklands. The heritage significance of the park is its association with the history of mental health in Australia.

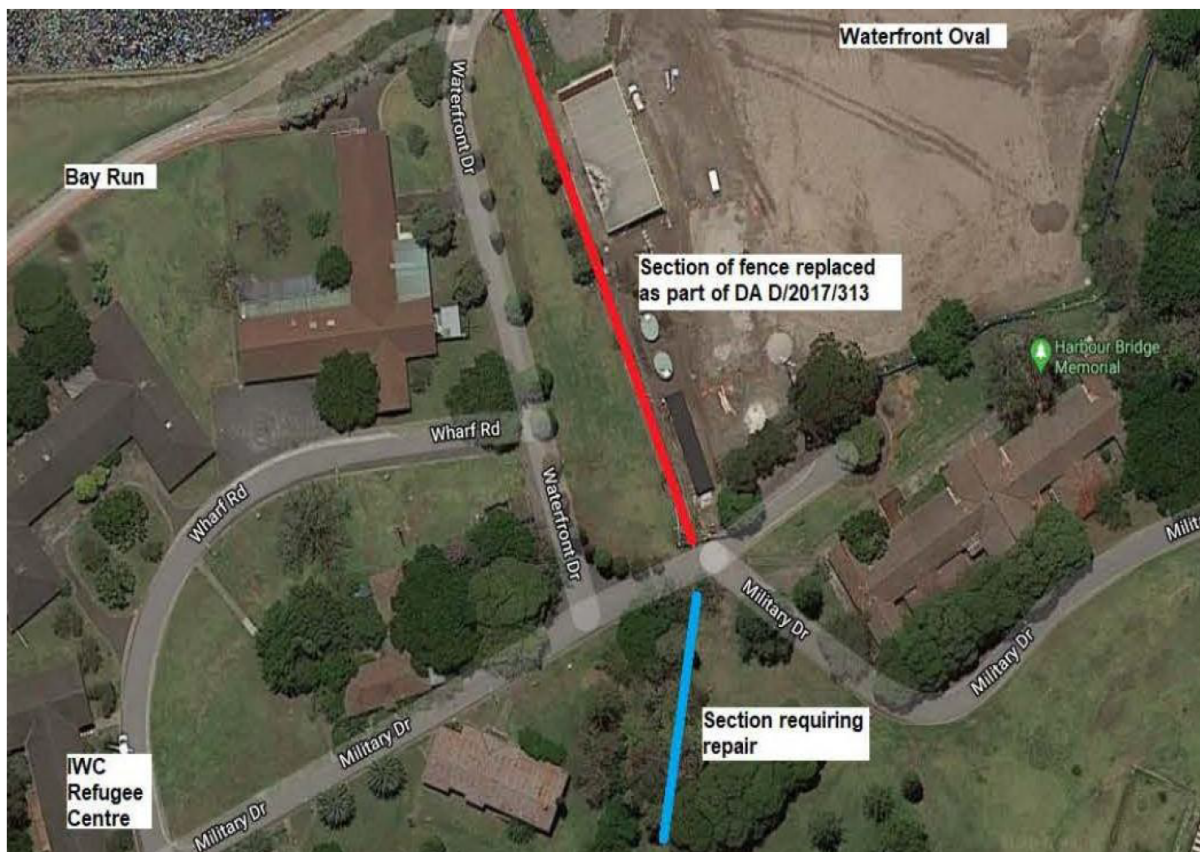
Features of the Callan Park complex include heritage buildings associated with the former Rozelle Hospital, Aboriginal middens at Callan Point, remnants of natural bushland, wildlife habitat, landscape gardens and Bay Run along the foreshore. Current uses within Callan Park include Sydney College of the Arts, the headquarters of the NSW Ambulance Service and several non-government organisations (NGOs).

Building 508 is situated in the north-western section of the Callan Park site, at the northern end of Wharf Road. It is a single storey brick and timber building with a hipped roof structure partially covered by terracotta tiles and is in an advanced state of dilapidation. The building is part of a small group of three buildings that were constructed in the first half of the 1930s. The other buildings in the group are two storey brick structures with hipped and tiled roofs (Buildings 506 and 507). Building 508 is situated between them.

The section of storm-damaged fencing timber and chain wire fencing that is to be replaced is located at the southern extension of the stormwater canal that extends along the western side of the Waterfront Drive Playing Field.

The two storm-damaged Chinese hackberry (*Celtis sinensis*) trees are located to the near south-east of Building 508, while the storm-damaged Norfolk Island pine (*Araucaria heterophylla*) is located to the south of Building 508, on the eastern side of Wharf Road. The trees are to be replaced with the same or similar species.





#### 4. Background

##### 4(a) Site history

Previous relevant building and development applications submitted to Council for the subject site include:

##### Subject Site

Application	Proposal	Decision & Date
D/2009/533	Music and arts festival inside the courtyard areas of the Sydney College of the Arts on 31 January 2010 from 12 midday to 11.30pm	28-Jan-2010 (Approved)
D/2010/296	Upgrade of pedestrian and cycle path of Iron Cove Bay Run through Callan Park, between Glover St and King George V Park (includes new path, tree removal, landscaping works and pedestrian bridge along foreshore	9-Nov-2010 (Approved)
D/2010/535	A temporary music and arts festival inside the courtyard area and main entrance road of Sydney College of the Arts campus - inside Callan Par	13-Jan-2011 (Approved)
D/2011/481	Music and arts festival from 27 Jan to 5 Feb 2012 with the Music festival to be held on 5 February 2012	21-Dec-2011 (Approved)
D/2012/54	Undertake playing field upgrade works to Glover Street fields in Callan Park and associated infrastructure and roadworks. Works include drainage, irrigation, returfing, installation of 6 floodlight poles, erect perimeter fencing,	12-Jun-2012 (Approved)

	provide new access stairs, removal of trees, and associated supporting works	
M/2012/181	Section 96 application to modify D/2012/54 which approved playing field upgrade works. Modifications including amendments to flood light configuration to 6 poles in new positions and the installation of batting fences to allow baseball to be played on the ground	11-Dec-2012 (Approved)
D/2012/466	Arts and music festival. The event shall consist of an art exhibition and a one-day music concert	4-Jan-2013 (Approved)
D/2012/504	Upgrade of Balmain Road playing field including levelling site, installation of underground irrigation drainage, new floodlight towers and refurbish existing toilet block	29-Jan-2013 (Approved)
D/2013/366	Arts and music festival. The event shall consist of an art exhibition and a one-day music concert for 12,000 patrons	3-Dec-2013 (Approved)
D/2014/352	Arts and music festival for a maximum of 12,500 patrons and including erection of temporary stages and ancillary structures. The event is to be held on Sunday 1 February 2015 and on dates to be determined in 2016 and 2017.	11-Nov-2014 (Approved)
PREDA/2015/35	Installation of a new fire hydrant system, including utilising an existing building attached to Kirkbride Hall for the fire hydrant system pumphouse, and the installation of associated pipelines	13-Apr-2015 (Advice issued)
PREDA/2015/128	Upgrade of the existing air quality monitoring station.	18-Sep-2015 (Advice issued)
M/2015/200	Modification of Development Consent D/2014/352 which approved an Arts and Music festival, including erection of temporary stages and ancillary structures to be held in 2015, 2016 and 2017. The modification entails amending Condition 7(c)(ii) relating to setbacks of temporary structures to tree branches.	25-Jan-2016 (Approved)
D/2015/747	Seating and roofing works to the senior and junior baseball cages. Installation of one 25m floodlight pole. Fencing to the northern boundary of the field. Fencing improvement to the Glovers Community Gardens. Integrated Development application - Heritage Act 1977.	10-May-2016 (Approved)
D/2017/64	Replacement of an existing monitoring station and security fence located at Callan Park Lilyfield	28/04/2017 (Approved)

## 4(b) Application history

Date	Action
30 October 2020	Sent draft conditions to Applicant for review
30 October 2020	Applicant responds to the draft conditions
5 November 2020	Meeting with Applicant in regards to draft conditions – (the only condition not agreed on is condition 7).
9 November 2020	Received e-mail from applicant in regards to the proposed amendments to condition 7.
9 November 2020	Council's heritage section agrees that the proposed amendments to condition 7 suggested by the applicant is acceptable.

## 5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

### 5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- Callan Park (Special Provisions) Act 2002;
- Heritage Act 1977;
- Leichhardt Local Environmental Plan 2000;
- State Environmental Planning Policy No. 55 – Remediation of Land; and
- State Environmental Planning Policy No. 56 – Sydney Harbour Foreshores and Tributaries

The following provides further discussion of the relevant issues.

#### 5(a)(i) *Callan Park Act (Special Provisions) 2002, State Environmental Planning Policy No. 56 – Sydney Harbour Foreshores and Tributaries, the Heritage Act 1977 and Permissibility*

The site is the subject of the Callan Park Act 2002. Section 7(1) of the Callan Park (Special Provisions) Act 2002 states that:

*“The provisions of environmental planning instruments that apply to Callan Park are the provisions of those instruments that so applied immediately before the commencement of this Act, subject to this section.”*

In light of the above, the proposal has been assessed against the planning controls that applied to the site immediately before the commencement of the Act, including the Leichhardt Local Environmental Plan 2000 (and Leichhardt Development Control 2000) and State Environmental Planning Policy No. 56 - Sydney Harbour Foreshores and Tributaries.

Clause 7 of the Act restricts development at Callan Park as follows:

- (3) *Development may be carried out at Callan Park, with development consent, for the purpose of health facilities and educational or community facilities, but development for the purpose of retirement villages is prohibited at Callan Park...*
- (5) *Buildings must not be erected at Callan Park outside the footprints or building envelopes of the buildings that existed immediately before the commencement of this Act. However, this subsection does not prevent the erection of temporary structures.*
- (6) *Consent must not be granted for any development at Callan Park if the development would result in:*
  - (a) *less open space at Callan Park than existed immediately before the commencement of this Act, or*
  - (b) *an increase in the total floor area of all buildings that existed at Callan Park immediately before the commencement of this Act.*
- (7) *Development at Callan Park must not adversely affect the Broughton Hall Garden, Charles Moore Garden or Kirkbride Garden.*

- (8) *In determining a development application, the consent authority must take into consideration the objects of this Act in addition to all other matters that are required to be taken into consideration.*
- (9) *In this section:*  
*"community facility" means a facility (not being an educational facility or a health service) providing services to the community on a not-for-profit basis. "educational facility" means a university or any other facility providing educational services on a not-for-profit basis, but does not include a secondary school or a primary school.*

The objects of this Callan Park Act under Clause 4 are:

- (a) *to ensure that the whole of Callan Park remains in public ownership and subject to public control, and*
- (b) *to ensure the preservation of the areas of open space at Callan Park that were in existence immediately before the commencement of this Act, and that extend to and include the foreshore of Iron Cove on the Parramatta River, and*
- (c) *to allow public access to that open space, including that foreshore, for public recreational purposes of both an active and a passive nature, and*
- (d) *to preserve the heritage significance of Callan Park, including its historic buildings, gardens and other landscape features, and*
- (e) *to impose appropriate controls on the future development of Callan Park.*

The objects of the Heritage Act 1977 are as follows:

- (a) *to promote an understanding of the State's heritage,*
- (b) *to encourage the [conservation](#) of the State's heritage,*
- (c) *to provide for the identification and registration of [items](#) of [State heritage significance](#),*
- (d) *to provide for the interim protection of [items](#) of [State heritage significance](#),*
- (e) *to encourage the adaptive reuse of [items](#) of [State heritage significance](#),*
- (f) *to constitute the [Heritage Council](#) of New South Wales and confer on it [functions](#) relating to the State's heritage,*
- (g) *to assist [owners](#) with the [conservation](#) of [items](#) of [State heritage significance](#).*

The site is listed in Schedule 1 (Sites of State or Regional Significance) under SEPP 56 and clause 11(1) of SEPP 56 requires:

- (1) *Development consent must not be granted for development that relates to development on land to*
- (a) *there is a master plan for the land, and*
- (b) *the consent authority has taken the master plan into consideration, and*
- (c) *the development is consistent with the master plan,...*

...and clause 11(5) sets out:

- (5) *This clause does not apply to minor development specified in Schedule 3.*

The proposal includes demolition of Building 508, the removal of 3 trees and the replacement of a canal fence.

As previously noted, the Callan Park Hospital site is identified as a heritage item and various buildings and landscaping within Callan Park are listed on the State Heritage Register. On this basis, the proposal has been considered against the objects of the Callan Park Act 2002 and the Heritage Act 1977.

The use of the land will remain unaltered as a not-for-profit community use in accordance with the provisions of the Callan Park Act.

The application is accompanied by letters of endorsement of an Exemption under s57(2) from the Office of Environment and Heritage in relation to removal of the remaining structure of Building 508, removal of three trees and replacing the canal fence at Callan Park Conservation Area & Buildings – Balmain Road, Lilyfield.

A Ministerial Waiver waiving the requirement for the preparation of a Master Plan for the land as required by SEPP 56 has accompanied the Development Application.

The following information submitted with the application has been considered by Council's Heritage Specialists, Building Surveyor and Urban Forests team as part of the assessment:

- Heritage Impact Statement and the Statement of Environmental Effects, both prepared by TKD Architects and dated May 2020;
- The Condition Assessment Report prepared by Cardno, dated February 2020;
- The Exemption notification for removal of the remaining structure of Building 508 issued by Heritage NSW, dated 8 April 2020;
- The Exemption notification for removing three trees and replacing the canal fence issued by Heritage NSW, dated 16 April 2020;
- The Callan Park Conservation Management Plan prepared by Tanner Architects, dated 1 July 2011;
- The Arboricultural Assessment prepared by Martin Peacock Tree Care, dated 17 February 2020; and
- The Fencing Quote prepared by Summit Fencing, dated 14 May 2020.

#### Building 508:

The CMP identifies Building 508 as being of low significance (Figure 4-4 on p.147 of the CMP). The condition of the building is identified as *"Poor - unoccupied and vandalised. Extensively damaged with numerous broken windows and deteriorating roofs. B508 burnt out and roof tiles missing."*

Policy 47 of the CMP states that individual elements and fabric of identified significance levels should be treated with the corresponding conservation policies. The recommendations in the CMP for buildings of low significance are reiterated below:

*"Remove, retain or remodel, add compatible new construction, minimising adverse impact on fabric of exceptional or high significance and having the least possible impact on fabric of moderate significance. Improvements are required which will contribute to the overall significance, aesthetic quality and functioning of Callan Park."*

The Condition Assessment Report for the building summarises the condition of the building as follows:

*"The building is currently structurally inadequate, unsafe and in danger of immediate collapse."*

The demolition of Building 508 is in accordance with Policy 47 of the CMP as it will remove a building that is of low significance. An exemption under Section 57(2) of the Heritage Act 1977 has been approved by Heritage NSW in April 2020 for the demolition of the building.

It is further noted that a Condition Assessment Report prepared by Cardno dated 6 February 2020 provided the following conclusion in relation to the structural status of Building 508:

*"The building is currently structurally inadequate, unsafe and in danger of immediate collapse."*



*We have assessed the risk profile of the building as EXTREME.”*

Council's Building Certifying section has reviewed the report and agree with the findings of this Condition Assessment Report and concluded that:

*“The building is in danger of collapse and structural report is clear that the building needs to be demolished.”*

#### Trees:

It is proposed to remove 2 storm damaged Chinese Hackberry trees and a Norfolk Island pine which has lost the majority of its crown from a lightning strike. Decay has been identified in the trunks of both the Chinese Hackberry trees and they are considered hazardous. The Arboricultural Report states the trees have reached the end of their useful life expectancy.

The HIS states the loss of the majority of the Norfolk Island pine crown will deleteriously affect the future growth and appearance of the tree. The Arboricultural Report states the tree is suffering from localised dieback of foliage. The roots of the tree are also damaging a footpath. Cutting back the roots will potentially destabilise the tree and may affect its health. The tree has been assessed in the Arboricultural Report as a poor quality specimen with low landscape value and as having reached the end of its useful life expectancy.

The trees are not identified as being significant landscape elements (Figure 4-5 on p. 149 of the CMP), which as stated in the HIS, indicates that the trees have a low heritage significance value, which is agreed.

The Arboricultural Report recommends that to offset the loss of canopy cover and amenity at the site from tree removals, that 3 or more replacement trees are planted.

The removal of the trees is acceptable as they are not identified as being of heritage significance, and given their condition, life expectancy and in light of the replacement planting proposed. An exemption under Section 57(2) of the Heritage Act 1977 has been approved by Heritage NSW in April 2020 for the removal of the 3 trees.

Policy 101 of the CMP requires that the open character with scattered groups of trees be retained. It is recommended that a condition of consent be included requiring the replacement trees be planted within the established scattered groups of trees to maintain the open character of the Callan Park Conservation Area.

#### Fence:

It is proposed to remove the storm damaged section of timber and chain wire fencing and replace it with new metal and chain wire fencing that is similar in appearance to the fencing that has been installed along the northern section of the canal.

The HIS states that the significance of the fencing has not been identified in the CMP, indicating that they have a low heritage significance value, which is agreed.

The replacement of the fence to match the fencing on the northern section of the canal is appropriate and supported.

Policy 14 of the CMP states that all changes to Callan Park should be carefully recorded. It is recommended that Building 508, the 3 trees proposed to be removed and the fence proposed

to be demolished and replaced be photographically recorded prior to their demolition to ensure there is a record.

In light of all the above, the proposal is acceptable from a heritage perspective subject to conditions as recommended in Attachment A of this report to ensure the proposal will not detract from the heritage significance of Callan Park and its historic buildings, gardens and landscape features, and will conserve the State's heritage. This will ensure the proposal is in accordance with the *Heritage Act, 1977*, the Leichhardt LEP 2000, the Leichhardt DCP 2000 and the Callan Park Conservation Management Plan 2011.

#### **5(a)(ii) State Environmental Planning Policy No 55—Remediation of Land**

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. LDCP 2013 provides controls and guidelines for remediation works. SEPP 55 requires the consent authority to be satisfied that “the site is, or can be made, suitable for the proposed use” prior to the granting of consent.

The entire Rozelle Hospital/ Callan Park site is identified as contaminated land on Council's contamination maps due to (*inter alia*) the use of fill on the site and previous furnace disposal activities. The following information was provided in the Statement of Environment Effects in relation to handling of Abestos, hazardous materials and remediation:

*Asbestos materials are present in Building 508. An inspection of accessible areas by Prensa Pty Ltd noted the presence of asbestos, particularly in the form of ceiling linings, floor coverings and as debris. Potential asbestos containing materials and other contaminants may also occur beneath the building.*

*The remediation strategy consists of the demolition of Building 508 to ground level and off-site disposal of demolition waste, combined with on-site containment of the impacted fill material both in-situ below ground and by means of an engineered mound. The area occupied by the building will be contained and covered by turf.*

*Demolition of Building 508 will be undertaken by a suitably licenced demolition contractor and off-site disposal of the material. The demolition works will be undertaken in conformity with the SafeWork NSW demolition code of practice. It is anticipated that demolition will be undertaken using best-practice methodology.*

*Removal of the fencing and trees will be undertaken by licenced contractors and the waste material disposed of at an approved disposal centre. Removal of, and off-site disposal of, identified hazardous materials within Building 508 will be undertaken by a suitably licenced Class A asbestos removalist.*

*Any fabric affected by lead paint to be removed and disposed of as demolition unsegregated waste in accordance with the EPA's Waste Classification Guidelines Part 1. Encapsulation of the site will include installation of an impermeable layer. The landscaped mound is to be capped with a minimum of 0.3 m of suitably validated fill material or topsoil over the impermeable layer.*

The applicant had also provided a Construction Environmental Management Plan prepared by Cardno dated 14 August 2020 and a Hazardous Building Materials Register. This information has been reviewed by Council's Environmental Health Officers who have concluded that the contamination issues can be satisfactorily mitigated subject to the imposition of appropriate conditions.

**5(a)(iii) Leichhardt Local Environment Plan 2000 (LLEP 2000)**

The proposal has been assessed under the following relevant clauses of the Leichhardt Local Environmental Plan 2000:

- Clause 12 – Vision of Plan;
- Clause 13 – General Objectives;
- Clause 15 – Heritage Conservation;
- Clause 16(1)-(5) – Heritage Items;
- Clause 16(6) – Use of a Heritage Item;
- Clause 16(7) – Development in the Vicinity of a Heritage Item;
- Clause 16(8) – Conservation Areas;
- Clause 27 – Community Uses Objectives;
- Clause 28 – Public Purpose Zone;
- Clause 29 – Development of Land within the Public Purpose Zone;
- Clause 34 – Foreshore Access.

As discussed in more detail above, the proposed works are supported on heritage grounds subject to recommended conditions in Attachment A, including the requirement for a photographic archival record of the building that is proposed to be demolished - subject to conditions, the proposal will have acceptable impacts on the heritage significance of the site, and hence, any heritage items in the vicinity and the Conservation Area in general. Further, the land will remain used for permissible community purposes, and the development has no adverse impacts foreshore access on or upon the amenity of the area.

In light of the above, the development raises no issues that will be contrary to the provisions and objectives of the LEP subject to the imposition of appropriate conditions.

**5(b) Draft Inner West Local Environmental Plan 2020 (Draft IWLEP 2020)**

The Draft IWLEP 2020 was placed on public exhibition commencing on 16 March 2020, however given the provisions of the Callan Act, Draft IWLEP 2020 is not applicable.

**5(c) Development Control Plans**

The application has been assessed against the relevant Development Control Plans listed below:

- Leichhardt Development Control Plan 2000;
- Leichhardt Development Control Plan 36 – Notifications;
- Leichhardt Development Control Plan 38 – Avoid, Reuse, Recycle; and
- Leichhardt Development Control Plan 42 – Contaminated Land Management.

The proposal, subject to conditions, will be consistent with the objectives and controls of the above Development Control Plans.

More specifically, the proposal has been assessed against the following controls of the Leichhardt Development Control Plan 2000:

- Part A1.0 – General Information;
- Part A2.0 – Urban Framework Plans;
- Part A3.0 – Principles of Ecological Sustainable Development;
- Part A4.0 – Urban Form and Design;
- Part A6.0 – Site Analysis;
- Part A7.0 – Heritage Conservation; and

- Part A10.1.4 – Iron Cove Parklands.

Subject to recommended conditions, the proposal will result in acceptable streetscape or heritage and amenity impacts and will raise no issues that will be contrary to the DCP provisions described above.

#### 5(d) The Likely Impacts

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will have minimal impact in the locality.

#### 5(e) The suitability of the site for the development

Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

#### 5(f) Any submissions

The application was notified in accordance with Leichhardt Development Control Plan 36 – Notifications for a period of 30 days to surrounding properties. The application was originally notified on 27 August 2020 and renotified on 3 September due to a typographical error in relation to dates. 2 submissions were received during the notification periods. One submission is in opposition and one submission is a conditional letter of support.

The following issues raised in submissions have been discussed in this report:

- Demolition of building 508 – see Section 2.2

In addition to the above issues, the submissions raised the following concerns which are discussed under the respective headings below:

Issue: Unable to locate Building 508 on the documents

Comment: The location map of the building being demolished is provided within the Statement of Environment Effects.

Issue: The letter of support does not oppose to the proposal but states that as per CMP (2020) – expect that before demolition a photographic record will be made prior to demolition.

Comment: A condition has-been provided.

#### 5(g) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

The proposal is not contrary to the public interest.

## 6 Referrals

### 6(a) Internal

The application was referred to the following internal sections/officers and issues raised in those referrals have been discussed in section 5 above.

- Heritage
- Urban Forest
- Health

#### 6(b) External

No external referrals are required as the relevant exemptions had been provided by the Heritage Council.

### 7. Section 7.11/ 7.12 Contributions

Section 7.11/ 7.12 contributions are not payable for the proposal.

### 8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in the relevant State legislation and policy, as well as the *Leichhardt Local Environmental Plan 2000* and *Leichhardt Development Control Plan 2000*.

The development will not result in any significant impacts on the amenity of the adjoining properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

### 9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2020/0671 for Demolition of building 508, tree removal, fence replacement and potential remediation of land at Callan Park, Glover Street LILYFIELD NSW 2040 subject to the conditions listed in Attachment A below.

## Attachment A – Recommended conditions of consent

### CONDITIONS OF CONSENT

#### DOCUMENTS RELATED TO THE CONSENT

##### 1. Documents related to the consent

The development must be carried out in accordance with plans and documents listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
Issue A	Statement of Environment Effects	May 2020	TKD Architects
	Arboricultural Assessment	17th February 2020	Martin Peacock Tree Care
59919106	Construction Environmental Management Plan	14 August 2020	Cardno
DOC20/266871	Exemption under section 57(2) of the Heritage Act 1977	8 April 2020	NSW Heritage
DOC20/259395	Exemption under section 57(2) of the Heritage Act 1977	16 April 2020	NSW Heritage
IRF20_987	Ministerial Waiver of the SEPP56 requirement for a masterplan to accompany a development application in Callan Park to demolish Building 508, replace the canal fence and remove three trees	13 May 2020	Department of Planning, Industry and Environment

As amended by the conditions of consent.

#### GENERAL CONDITIONS

##### 2. Tree Protection

No trees on public property (footpaths, roads, reserves etc.) are to be removed or damaged during works unless specifically approved in this consent or marked on the approved plans for removal.

Prescribed trees protected by Council's Management Controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during works unless specific approval has been provided under this consent.

Any public tree within five (5) metres of the development must be protected in accordance with Council's *Development Fact Sheet—Trees on Development Sites*.

No activities, storage or disposal of materials taking place beneath the canopy of any tree (including trees on neighbouring sites) protected under Council's Tree Management Controls at any time.

**3. Works to Trees**

Approval is given for the following works to be undertaken to trees on the site :

Tree/location	Approved works
2x <i>Celtis sinensis</i> (Chinese Hackberry) in accordance with the submitted AIA, prepared by Martin Peacock Tree Care, dated 1/02/2020.	Remove.
1x <i>Araucaria heterophylla</i> (Norfolk Island Pine) in accordance with the submitted AIA, prepared by Martin Peacock Tree Care, dated 1/02/2020.	Remove.

The removal of any street tree approved by Council must include complete stump removal (to a minimum depth of 400mm) and the temporary reinstatement of levels so that no trip or fall hazards exist until suitable replanting occurs. These works must be completed immediately following the trees removal.

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved and shall be retained and protected in accordance with Council's *Development Fact Sheet—Trees on Development Sites*.

**4. Works Outside the Property Boundary**

This development consent does not authorise works outside the property boundaries on adjoining lands.

**PRIOR TO ANY DEMOLITION**

**5. Construction Fencing**

Prior to the commencement of any works (including demolition), the site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property.

**PRIOR TO CONSTRUCTION CERTIFICATE**

**6. Recording of buildings, trees and fence**

Prior to the commencement of demolition work, the Certifying Authority is to be provided with a photographic archival record of the building and landscape elements to be altered or demolished.

The photographic archival recording is to be submitted in a digital format only and is to include the following:

- a. Coloured photographs of:
  - a. each elevation,
  - b. each structure and landscape feature;

The electronic images are to be taken with a minimum 8 megapixel camera, saved as JPEG TIFF or PDF files with a size of approximately 4-6MB. Choose only images that are necessary to document the process, and avoid duplicate images.

The report can be submitted on a USB, CD or DVD, in PDF/A format (created directly from the digital original), with a digital catalogue of images with the following data for each: title, image subject/description and date photograph taken.

### **DURING DEMOLITION AND CONSTRUCTION**

#### **7. Contamination – New Evidence**

Any new information revealed during demolition, remediation or construction works that have the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Certifying Authority.

#### **8. Imported Fill Materials**

All imported fill on the site shall be validated as Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM), in accordance with NSW Environment Protection Authority guidelines, 'Consultants Reporting on Contaminated Sites' (August 2011) to ensure the imported fill is suitable for the proposed land use.

All fill imported onto the site shall be validated by either one or both of the following methods:

- a. Imported fill be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
- b. Sampling and analysis of the fill material be conducted in accordance with NSW Environment Protection Authority's Sampling Design Guidelines (September 1995).

#### **9. Construction Hours – Class 1 and 10**

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work are only permitted between the hours of 7:00am to 5:00pm, Mondays to Saturdays (inclusive) with no works permitted on, Sundays or Public Holidays.

#### **10. Placement of replacement trees**

During the works, the replacement trees are to be planted within the established scattered groups of trees to maintain the open character of the Callan Park Conservation Area.

### **PRIOR TO OCCUPATION CERTIFICATE**

#### **11. Contamination – Validation (No Site Audit Statement Required)**

Prior to the completion of works, the Certifying Authority and Council must be provided with a Site Validation Report prepared by a suitably qualified environmental consultant with experience in land contamination.

The Validation report must be prepared in accordance with relevant NSW Environment Protection Authority guidelines, including the guidelines *Consultants Reporting on Contaminated Sites* and must confirm that the site has been remediated in accordance with the Remedial Action Plan and clearly state that the site is suitable for the proposed use.

#### **12. Tree Planting**

A minimum of 3 x 100 (L) litre size additional trees, which will attain a minimum mature height of ten (10) metres, must be planted in a more suitable location within the property at a minimum of 1.5 metres from any boundary or structure and 2m from any dwelling or garage allowing for future tree growth. The tree is to conform to AS2303—*Tree stock for landscape use*. Trees listed as exempt species from Council's Tree Management Controls, and species recognised to have a short life span will not be accepted as suitable replacements.

If the replacement trees are found to be faulty, damaged, dying or dead within twelve (12) months of planting then they must be replaced with the same species (up to 3 occurrences). If the trees are found dead before they reach a height where they are protected by Council's Tree Management Controls, they must be replaced with the same species.



**ADVISORY NOTES****Asbestos Removal**

A demolition or asbestos removal contractor licensed under the Work Health and Safety Regulations 2011 must undertake removal of more than 10m<sup>2</sup> of bonded asbestos (or otherwise specified by WorkCover or relevant legislation).

Removal of friable asbestos material must only be undertaken by a contractor that holds a current Class A Friable Asbestos Removal Licence.

Demolition sites that involve the removal of asbestos must display a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos has been removed from the site to an approved waste facility.

All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation 2014. All receipts detailing method and location of disposal must be submitted to Council as evidence of correct disposal.

**Arborists standards**

All tree work must be undertaken by a practicing Arborist. The work must be undertaken in accordance with AS4373—*Pruning of amenity trees* and the Safe Work Australia Code of Practice—*Guide to Managing Risks of Tree Trimming and Removal Work*. Any works in the vicinity of the Low Voltage Overhead Network (including service lines—pole to house connections) must be undertaken by an approved Network Service Provider contractor for the management of vegetation conflicting with such services. Contact the relevant Network Service Provider for further advice in this regard.

**Storage of Materials on public property**

The placing of any materials on Council's footpath or roadway is prohibited, without the prior consent of Council.

**Other Approvals may be needed**

Approvals under other acts and regulations may be required to carry out the development. It is the responsibility of property owners to ensure that they comply with all relevant legislation. Council takes no responsibility for informing applicants of any separate approvals required.

**Failure to comply with conditions**

Failure to comply with the relevant provisions of *the Environmental Planning and Assessment Act 1979* and/or the conditions of this consent may result in the serving of penalty notices or legal action.

**Other works**

Works or activities other than those approved by this Development Consent will require the submission of a new Development Application or an application to modify the consent under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

**Obtaining Relevant Certification**

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):

- a. Application for any activity under that Act, including any erection of a hoarding;
- b. Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*;

- c. Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*;
- d. Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed;
- e. Application for Strata Title Subdivision if strata title subdivision of the development is proposed;
- f. Development Application for demolition if demolition is not approved by this consent; or
- g. Development Application for subdivision if consent for subdivision is not granted by this consent.

**Lead-based Paint**

Buildings built or painted prior to the 1970's may have surfaces coated with lead-based paints. Recent evidence indicates that lead is harmful to people at levels previously thought safe. Children particularly have been found to be susceptible to lead poisoning and cases of acute child lead poisonings in Sydney have been attributed to home renovation activities involving the removal of lead based paints. Precautions should therefore be taken if painted surfaces are to be removed or sanded as part of the proposed building alterations, particularly where children or pregnant women may be exposed, and work areas should be thoroughly cleaned prior to occupation of the room or building.

**Dial before you dig**

Contact "Dial Prior to You Dig" prior to commencing any building activity on the site.

**Useful Contacts**

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a>
Department of Fair Trading	13 32 20 <a href="http://www.fairtrading.nsw.gov.au">www.fairtrading.nsw.gov.au</a> Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100 <a href="http://www.dialprior toyoudig.com.au">www.dialprior toyoudig.com.au</a>
Landcom	9841 8660 To purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	131441 <a href="http://www.lspc.nsw.gov.au">www.lspc.nsw.gov.au</a>
NSW Food Authority	1300 552 406 <a href="http://www.foodnotify.nsw.gov.au">www.foodnotify.nsw.gov.au</a>
NSW Government	<a href="http://www.nsw.gov.au/fibro">www.nsw.gov.au/fibro</a> <a href="http://www.diyasafe.nsw.gov.au">www.diyasafe.nsw.gov.au</a> Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555 <a href="http://www.environment.nsw.gov.au">www.environment.nsw.gov.au</a>
Sydney Water	13 20 92 <a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a>
Waste Service - SITA Environmental Solutions	1300 651 116 <a href="http://www.wasteservice.nsw.gov.au">www.wasteservice.nsw.gov.au</a>
Water Efficiency Labelling and Standards (WELS)	<a href="http://www.waterrating.gov.au">www.waterrating.gov.au</a>

WorkCover Authority of NSW

13 10 50

[www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

Enquiries relating to work safety and asbestos removal and disposal.

## Attachment B – Statement of Environment Effects



### Building 508 demolition, tree removal and fence replacement

Callan Park, Balmain Road, Lilyfield

### Statement of Environmental Effects

Prepared for  
Department of Planning, Industry and Environment

May 2020 • Issue A  
Project number 19 0018

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Building 508 demolition, tree removal and fence replacement • Statement of Environmental Effects

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Issue	Date	Purpose	Written	Approved
P1	14 May 2020	Draft issue for review	RL	
A	15 May 2020	Final issue	RL	
P:\Projects\CEH\NPWS Callan Park-190018\00 Temp\Building 508\SEE Building 508\190018 Building 508, fencing & trees SEE Issue A.docx				

**Building 508 demolition, tree removal and fence replacement • Statement of Environmental Effects****1 INTRODUCTION****1.1 Background and Purpose of the Report**

This Statement of Environmental Effects has been prepared on behalf of the Department of Planning, Industry and Environment. It has been prepared to accompany the development application for the demolition of Building 508, the replacement of fencing along part of the canal in the north-western part of the site, and the removal and replacement of three trees. The fencing and trees suffered damage during a severe storm.

The Callan Park (Special Provisions) Act determines how Callan Park is to be used and managed and limits permitted land use on the site to health, community and education facilities. The Act controls retention of existing open space and requires that the environmental planning instruments that apply to the site are those that existed immediately before the Act commenced on 24 December 2002.

Heritage impacts relating to the demolition of Building 508 have been assessed in a separate report prepared by Tanner Kibble Denton Architects in April 2020.

The Department of Planning, Industry and Environment has received a waiver of SEPP 56 requirements from the Minister.

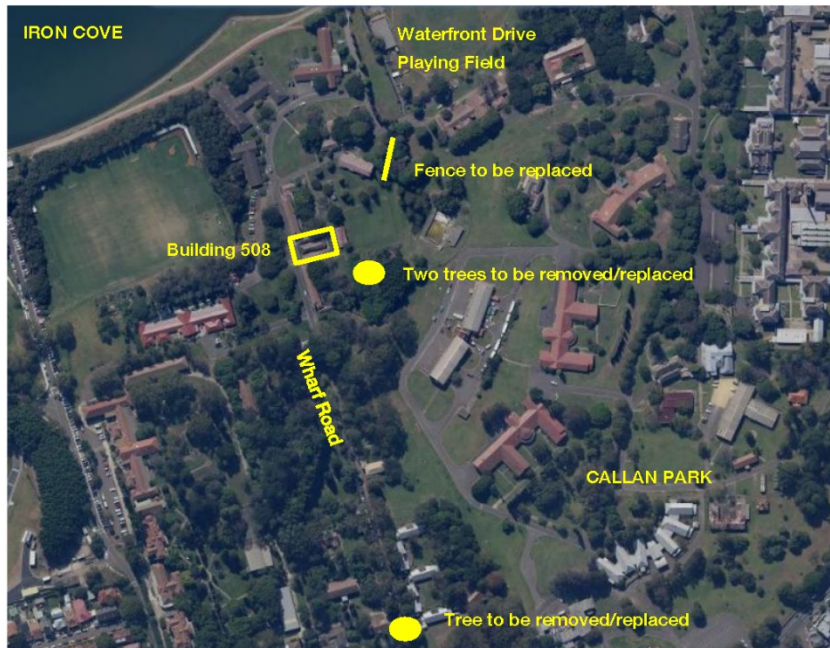
**1.2 Site Location and Description**

Building 508 is situated in the north-western section of the Callan Park site, at the northern end of Wharf Road. It is a single storey brick and timber building with a hipped roof structure partially covered by terra cotta tiles and is an advanced state of dereliction. The building is part of a small group of three buildings that were constructed in the first half of the 1930s. The other buildings in the group are two storey brick structures with hipped and tiled roofs (Buildings 506 and 507). Building 508 is situated between them.

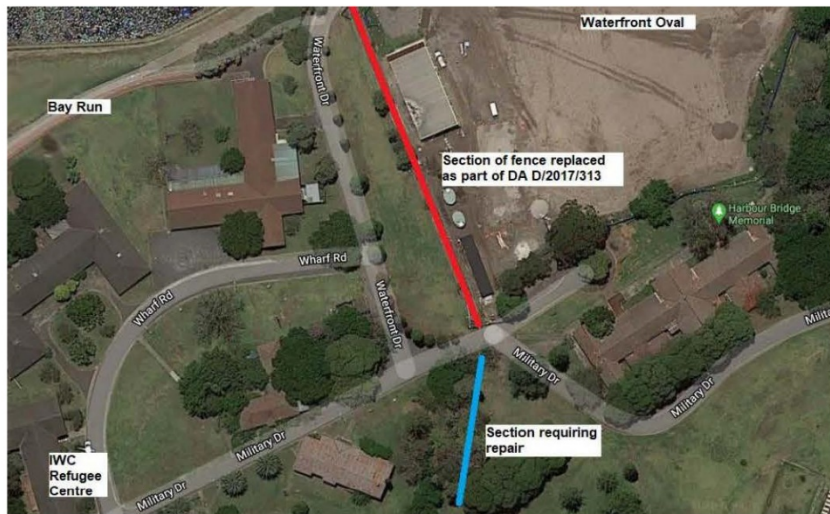
The section of storm-damaged fencing timber and chain wire fencing that is to be replaced is located at the southern extension of the stormwater canal that extends along the western side of the Waterfront Drive Playing Field. Two

The two storm-damaged Chinese hackberry (*Celtis sinensis*) trees are located to the near south-east of Building 508, while the storm-damaged Norfolk Island pine (*Araucaria heterophylla*) is located to the south of Building 508, on the eastern side of Wharf Road. The trees are to be replaced with the same or similar species. Refer to Figure 1 below.

Building 508 demolition, tree removal and fence replacement • Statement of Environmental Effects



1 Locality plan (not to scale).  
Source: SIX Maps with TKD Architects overlay.



2 Location of fencing to be replaced. This section of fencing is highlighted in blue.  
Source: National Parks & Wildlife Service.

Building 508 demolition, tree removal and fence replacement • Statement of Environmental Effects



- 3 Location of trees to be removed and replaced.  
Source: National Parks & Wildlife Service.

**1.3 Heritage management context**

*NSW State Heritage Register*

Callan Park is included in the NSW State Heritage Register, listing No 00818 (gazetted 2 April 1999). The listing is identified as Callan Park Conservation Area and Buildings.

*Leichhardt Local Environmental Plan 2000*

Rozelle Hospital, Rozelle, is included in Schedule 2 in the Leichhardt Council LEP 2000.

*National Trust of Australia (NSW)*

The Callan Park Conservation Area, including the foreshores and Leichhardt Park, is classified by the National Trust. Individual buildings and items are individually listed. Buildings 505 and 514 are not individually listed by the National Trust.

*Section 170 Register*

Callan Park Conservation Area & Buildings and Callan Park House – Rozelle Hospital are included in the Department of Health Section 170 Heritage and Conservation Register.

**1.4 Author Identification**

This document was prepared by Dr Roy Lumby, Senior Heritage Specialist of Tanner Kibble Denton Architects.

**1.5 Documentation**

The report has been based on the following documents:

- Cardno (NSW/ACT Pty Ltd – Condition Assessment Report, B508 Callan Park, February 2020;
- Prensa Asbestos Bulk Sample Analysis Report, Airborne Asbestos Fibre Monitoring Report, April 2020;
- Martin Peacock Tree Care - Arboricultural Assessment, 17 February 2020



## 2 DESCRIPTION OF THE PROPOSAL

The proposed development consists of the demolition of Building 508, replacement of a section of timber and chain wire fencing with new metal fencing to match metal and chain wire fencing along the northern section of the canal, and the removal of two storm damaged Chinese hackberry (*Celtis sinensis*) trees and one storm damaged Norfolk Island Pine (*Araucaria heterophylla*).

### 2.1 Building 508

Building 508 was built in 1933 along with the two storey brick and tile buildings to its immediate north and south (Buildings 506 and 507). The two storey buildings were original refractory wards and Building 508 served as a therapy block. It was enlarged between 1943 and 1947. These buildings have been disused for a number of years. Building 508 is in particularly poor condition.

According to the Condition Assessment Report written by Cardno, Building 508 is structurally inadequate, unsafe and in danger of immediate collapse. Its risk profile has been evaluated as Extreme. It is recommended that the building should be demolished immediately to reduce its risk profile to Low and make the site safe.<sup>1</sup> In addition to this, ceiling panels are made of asbestos sheet. About 20% of the panels have collapsed and the asbestos forms debris. The Hazard Building Materials Register identifies the material as a medium risk.<sup>2</sup> A large section of the roof and walls has collapsed since the report was written.

### 2.2 Fencing

The fencing is characteristic of many post and rail fences constructed in parks and open public spaces across NSW. It is proposed to remove the damaged sections and replace with new metal chain wire fencing that is similar to the fencing erected along the section of canal on the western side of Waterfront Drive Playing Field.

### 2.3 Trees

The three trees have been the subject of an Arboricultural Assessment prepared by Martin Peacock Tree Care. Both of the Chinese Hackberry trees are late mature specimens in poor structural condition. Both have been identified as having decay in the trunk and are considered hazardous. They have reached the end of their useful life expectancy.

The Norfolk Island pine, which is a mature specimen, lost the majority of its crown as the result of a lightning strike. This will deleteriously affect the future growth and appearance of the tree. The tree is suffering from localised dieback of foliage. The roots of the tree are damaging a footpath, but cutting back the roots will potentially destabilise the tree and may affect its health. The tree has been assessed as a poor quality specimen with low landscape value and has reached the end of its useful life expectancy.

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<sup>1</sup> Cardno, Condition Assessment Report, B508 Callan Park, p.iii.

<sup>2</sup> Ibid, p.2.

Building 508 demolition, tree removal and fence replacement • Statement of Environmental Effects

### 3 STATEMENT OF ENVIRONMENTAL EFFECTS

#### 3.1 Relevant Planning Legislation and Development Controls

##### 3.1.1 Leichhardt Local Environmental Plan 2000

Although the current Local Environmental Plan (LEP) for the locality is Leichhardt LEP 2013, because of the requirements of Clause 7(1) of the Callan Park (Special Provisions Act) 2002 the provisions of Local Environmental Plan (LEP) 2000 still apply to Callan Park.

Callan Park is zoned "Public Purpose" under Leichhardt LEP 2000. The objectives of this zone are "to facilitate the equitable provision and improve the range, quality and distribution of community and cultural facilities and services to meet the needs of residents, workers and visitors." Clause 16 of the LEP contains provisions relating to heritage conservation. Under these provisions an identified heritage item may be used for any purpose subject to development consent and consideration of certain matters. Heritage issues associated with the demolition of Building 508 and the removal and replacement of the trees and fencing have been addressed in a separate Statement of Heritage Impact prepared in the office of Tanner Kibble Denton Architects.

Part 6 of the LEP contains provisions for open space, recreation and leisure. Several of the objectives included in Clause 24 in Part 6 may be applicable to the development proposal:

*Objective (a) to maximise the provision of open space in order to provide a diverse range of settings and recreational opportunities to meet the needs of the community.*

The proposed demolition will increase the amount of public open space in this section of Callan Park, providing the potential for greater recreational opportunities and amenity in the future.

The works associated with the trees and fencing will have no impact on the provision of open space at Callan Park.

*Objective (c) to retain, protect and promote public access to foreshore areas and provide links to existing open space.*

The demolition of Building 508 has the potential to allow greater access to the foreshore and expand the amount of open space that is available on the northern side of Callan Park.

The works associated with the trees and fencing will have no impact on access to the foreshore of the amount of open space at Callan Park.

*Objective (d) to ensure development is compatible with any Parks Plans of Management, Landscape Plans and Bicycle Plan adopted by the Council.*

The Callan Park Master Plan was approved by Leichhardt Council in July 2011. In its adopted form the buildings are indicatively retained. The Master Plan encourages the adaptive reuse of Building 508. However, since the Master Plan was completed the condition of the building has deteriorated to the point that it has partially collapsed.

The Master Plan does not have requirements relating specifically to the trees or the fencing.

Part 7 of the LEP contains provisions for community uses. Clause 29 in Part 7 relates to development of land within a Public Purpose Zone, which is the zoning for Callan Park:

**Building 508 demolition, tree removal and fence replacement • Statement of Environmental Effects**

*Consent must not be granted to the carrying out of development of land within the Public Purpose Zone unless the consent authority has taken into consideration whether:*

- (a) the proposed use of the land or building concerned forms part of a wider proposal for the development of public spaces, services or facilities serving the community, and*
- (b) the needs of the existing users of the facilities on the development site will continue to be met within the locality.*

The proposed use of the site of Building 508 has not been determined. The building is to be removed to enhance public safety at Callan Park. Its site has the potential to contribute to public open space serving the community at Callan Park.

The proposed removal and replacement of the trees and fencing will enhance public amenity and safety at Callan Park.

**3.1.2 Leichhardt Development Control Plan 2000 (DCP)**

The DCP contains provisions detailing Council's development objectives and controls. The site is within the Iron Cove Parklands Distinctive Neighbourhood. The DCP refers to State Environmental Planning Policy 56 and its requirement for a Master Plan.

**3.2 Other Environmental Considerations****3.2.1 Natural Environment Impacts**

The proposed works will not result in any additional natural environmental impacts. Archival drawings indicate that since the mid 1880s (if not before), the site of Building 508 had been cleared and some development in the form of a roadway had been constructed.

The three trees that are to be removed are introduced species that are mature but poor specimens. The Arboricultural Assessment prepared by Martin Peacock Tree Care identifies them as having a limited useful life expectancy. The two Chinese Hackberry trees have moderate landscape value and the Norfolk Island pine has low landscape value. Impacts arising from their removal will be mitigated by the planting of replacement trees of the same or similar species.

There will be no natural environmental impacts associated with the fencing works. The new fencing is to be installed in the same location as the existing fencing.

**3.2.2 Erosion and Sediment Control**

The cleared area following Building 508 may be affected by erosion before further remediation and capping works are undertaken. Hay bales or similar mitigation measures are to be placed near down-gradient stormwater entry points to prevent entry of contaminated sediment into stormwater, which may result from the project works.

**3.2.3 Built Environment Impacts*****Noise Impacts and Air Quality***

The proposed works will cause temporary noise impacts as a result of the demolition and tree removal process. Measures to minimise the spread of dust will be implemented in accordance with the requirements

**Building 508 demolition, tree removal and fence replacement • Statement of Environmental Effects**

of the SafeWork NSW Code of Practice for Demolition Work (September 2016). There are no residential properties in the vicinity of the subject site, but Wharf Road is used by members of the general public.

*Remediation and Hazardous Materials*

Asbestos materials are present in Building 508. An inspection of accessible areas by Prensa Pty Ltd noted the presence of asbestos, particularly in the form of ceiling linings, floor coverings and as debris. Potential asbestos containing materials and other contaminants may also occur beneath the building.

The remediation strategy consists of the demolition of Building 508 to ground level and off-site disposal of demolition waste, combined with on-site containment of the impacted fill material both in-situ below ground and by means of an engineered mound. The area occupied by the building will be contained and covered by turf.

Demolition of Building 508 will be undertaken by a suitably licenced demolition contractor and off-site disposal of the material. The demolition works will be undertaken in conformity with the SafeWork NSW demolition code of practice. It is anticipated that demolition will be undertaken using best-practice methodology.

Removal of the fencing and trees will be undertaken by licenced contractors and the waste material disposed of at an approved disposal centre.

Removal of, and off-site disposal of, identified hazardous materials within Building 508 will be undertaken by a suitably licenced Class A asbestos removalist.

Any fabric affected by lead paint to be removed and disposed of as demolition unsegregated waste in accordance with the EPA's Waste Classification Guidelines Part 1.

Encapsulation of the site will include installation of an impermeable layer. The landscaped mound is to be capped with a minimum of 0.3 m of suitably validated fill material or topsoil over the impermeable layer;

*Access, Transport and Traffic*

The proposed works will have no impact on access to Callan Park. They will generate a temporary requirement for more transport to Callan Park while demolition is underway and demolished materials are removed. The works will not impact on existing traffic patterns at or near the place.

*Public Domain*

The works associated with the trees and fencing will contribute to the quality of the public domain. The replacement of the deteriorated trees with the same or similar species will enhance public safety and the visual quality of the public domain, while the replacement of fencing will improve public safety. The removal of building 508 will also improve public safety and has the potential to enhance the public domain.

*Utility Services*

The proposed demolition will not generate the need for additional utility services in the future. Existing utility services, if any, will be disconnected and capped off as required.

**Building 508 demolition, tree removal and fence replacement • Statement of Environmental Effects**

*Waste Management*

A Construction Environmental and Waste Management Plan, which will form the basis for waste management on the site, is to be prepared prior to commencement of the works.

All site refuse, including food, equipment wrappings, unused materials, etc. shall be handled and disposed of appropriately into a skip.

Once the building has been demolished and the fencing and trees removed there will be no further requirement for waste management.

*Social Impacts*

There will be no social impacts arising from the demolition of Building 508, replacement of the fencing and removal and replacement of the trees.

*Suitability of the Site for Development*

The site of Building 508 has the potential of redevelopment, which must conform to the requirements and provisions of the Callan Park (Special Provisions) Act 2002.

**Building 508 demolition, tree removal and fence replacement** • Statement of Environmental Effects

**4 CONCLUSION**

The demolition of Building 508 and the removal and replacement of fencing and trees is consistent with the development controls of the Leichhardt LEP 2000 and the Callan Park Master Plan (2011). The proposed demolition of Building 508 will not result in adverse natural and environmental impacts to Callan Park, but will provide a positive benefit to the general public. The removal and replacement of the fencing and trees will also provide a positive benefit to the general public by improving public safety and enhancing the visual quality of the place.

## Attachment C – Statement of Heritage Significance

Rozelle Hospital site, created as one unit in 1976, comprises two major mental health facilities, each of which was developed using an existing mansion house set within expansive landscaping. As a whole, and as two component parts, Rozelle Hospital can demonstrate it has heritage significance to the people of NSW.

The Rozelle Hospital site contains the fabric of two grand Victorian gentlemen's estates, and is able to demonstrate the pastoral character of the period. The original relationship between Callan Park Conservation Area and Buildings' Garry Owen House (later Callan Park) and Broughton Hall has been retained and their grounds are still interpretable and intact. These grounds became the sites of the mental health institutions that adopted their respective names.

Rozelle Hospital demonstrates two major changes in mental health in NSW. It contains original architecture and landscaping of both hospitals. The buildings associated with the former Callan Park mental hospital are of exceptional significance, in particular the Kirkbride Block. Its landscaped spaces and landmark buildings have contributed visually and socially to the local area for over 100 years. The foreshore areas of the site are significant as rare open space elements. Callan Point is considered to be the most important Aboriginal archaeological site remaining on the southern shores of Sydney Harbour. Callan Point also contains rare examples of pre-European vegetation and unique European rock carvings.

The site as a whole has very high levels of social significance and has special associations for the local and broader community both as an open space resource and for its cultural and aesthetic value. (Tanner & Associates, 2002).

Kirkbride Block is significant as the collaborative work of three prominent figures in the late 19th century, James Barnet, Charles Moore and Frederick Norton Manning, as the largest remaining mental institution in NSW and as the first to be designed as a curative and therapeutic environment. The landscape design and setting of Kirkbride is vital and paramount to the design and philosophy of 'moral therapy' treatment evidenced in the intimate design of courtyards through to the long vistas over the hospital grounds and surrounding country. The landscape cannot be separated from the buildings and performs an equal and active function in the creation of the therapeutic environment. It is highly significant that much of the original fabric, character and setting for this major Victorian period design remain intact within a highly developed inner city locality.

Callan Park House (former Garry Owen House), as an impressive early and mid-Victorian residence is one of the oldest remaining houses in the district. It has strong associations with the early history of the Rozelle area. It is an important visual landmark element within the hospital. (State Heritage Inventory).

Rozelle Hospital grounds are of historic and social significance at a state level in their association with the establishment of two hospitals, Callan Park and Broughton Hall, demonstrating two major changes in mental health in NSW. These changes, and changing ideas in garden design, are reflected in the grounds. The grounds are of historic and social significance in their evidence of patient involvement.

The grounds of the former Callan Park area of Rozelle Hospital are of historic significance on a national level as an integral element of the first hospital for the insane which was designed based on moral therapy principles and built in the one campaign. They are a direct application of the moral therapy principles of psychiatric care in the landscape. They are associated with: Dr Frederick Norton Manning, Inspector General for the Insane; James Barnet, Colonial

Architect; and Charles Moore, Director of the then Botanic Gardens, Sydney. (now the Royal Botanic Gardens, Sydney)(Read, S., pers.comm., 2004).

Broughton Hall Psychiatric Clinic gardens are of historic significance on a regional level in their demonstration of the views of Dr Sydney Evan Jones on the value of gardens in the care of the mentally ill. The form and character of the original garden setting for Broughton Hall, noted in its time, is still evident.

Rozelle Hospital is of historic significance on a regional level in that it contains rare surviving 19th century gentlemen's estates, associated with the development of the area. Garryowen House and surrounds demonstrate, in part, the pastoral character of the estate period.

Rozelle Hospital grounds are of aesthetic significance on a regional level in that they demonstrate a high level of creative achievement. The former Callan Park Mental Hospital is an accomplished work of architecture and landscape design. Broughton Hall grounds exhibit a combination of structures of oriental inspiration with horticultural richness, and some rare plant species such as rose apple, durobby or watermelon tree, *Syzygium moorei*.

Rozelle Hospital grounds are of aesthetic significance in that they reflect the natural landform which was the setting for the original development of the site and surrounding suburbs and contain rare examples on a local level of remnant natural areas and Aboriginal cultural sites. It is of both aesthetic and social significance because it contributes visually and socially to the local identity and sense of place.

Rozelle Hospital grounds are of social significance on a regional level in that they provide public recreational and open space within an intensively developed urban environment.

Rozelle Hospital grounds are of scientific significance on a regional level for their horticultural significance. They are of scientific significance for their archaeological value of their rock engravings and Aboriginal middens. (National Trust, 1994).



## Attachment D - Ministerial Waiver and Heritage Exemptions Letters



Our ref: IRF20\_987

Inner West Council  
PO Box 14  
Petersham NSW 2049  
13 May 2020

To whom it may concern,

**Subject: Ministerial Waiver of the SEPP56 requirement for a masterplan to accompany a development application in Callan Park to demolish Building 508, replace the canal fence and remove three trees**

I refer to the Department of Planning, Industry and Environment's development application to demolish Building 508, replace the canal fence and remove three trees, to manage risk and improve public safety in Callan Park.

As the Executive Director of Public Spaces, I confirm that on 8 May 2020, the Minister for Planning and Public Spaces waived the requirement for a master plan under clauses 11(2) and 11(4) of the *State Environmental Planning Policy No 56 – Sydney Harbour Foreshores and Tributaries* (SEPP56), for the aforementioned works. The requested waiver was granted in accordance with clauses 11(2) and 11(4) of SEPP56.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Caroline Butler-Bowdon'.

Dr Caroline Butler-Bowdon  
Executive Director, Public Spaces  
Department of Planning, Industry and Environment



Our ref: DOC20/259395

Megan Parker  
Department of Planning, Industry and Environment  
B215 Wharf Rd.  
Callan Park  
ROZELLE NSW 2040

[Megan.Parker@environment.nsw.gov.au](mailto:Megan.Parker@environment.nsw.gov.au)

Dear Ms Parker,

**Re: Exemption notification for removing three trees and replacing the canal fence at Callan Park Conservation Area & Buildings – Balmain Road, Lilyfield, NSW 2039 – State Heritage Register item n<sup>o</sup>00818.**

The proposed works outlined above have been assessed, and an exemption under section 57(2) of the *Heritage Act 1977* has been granted. This exemption endorsement does not remove the need to obtain any other approval or permits that may be required from other Local or State government authorities.

This exemption was endorsed on the basis that you have agreed to replace the three trees with the same or similar species, in the same locations or approximately close to their original locations within 12 months of removing the trees. The new planted trees must be cared for by applying a tree care regime done by an arborist.

Please note that there are standard conditions that apply to all exemptions, these can be found in the document *Standard Exemptions for works requiring Heritage Council approval 2009* [www.environment.nsw.gov.au/resources/heritagebranch/heritage/StandardExemptions.pdf](http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/StandardExemptions.pdf)

If you have any questions please contact Youssef EL Lafi, Heritage Assessment Officer, at [Youssef.Ellafi@environment.nsw.gov.au](mailto:Youssef.Ellafi@environment.nsw.gov.au) or on 9873 8627.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Adrian', with a stylized flourish at the end.

**Adrian Hohenzollern**  
Senior Team Leader Customer Strategies  
Heritage NSW  
Department of Premier and Cabinet  
16 April 2020

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Our ref: DOC20/266871

Megan Parker  
Department of Planning, Industry and Environment  
B215 Wharf Rd.  
Callan Park  
ROZELLE NSW 2040

[Megan.Parker@environment.nsw.gov.au](mailto:Megan.Parker@environment.nsw.gov.au)

Dear Ms Parker,

**Re: Exemption notification for removal of the remaining structure of Building 508 at Callan Park Conservation Area & Buildings – Balmain Road, Lilyfield, NSW 2039 – State Heritage Register item n°00818.**

The proposed works outlined above have been assessed, and an exemption under section 57(2) of the *Heritage Act 1977* has been granted. This exemption endorsement does not remove the need to obtain any other approval or permits that may be required from other Local or State government authorities.

Please note that there are standard conditions that apply to all exemptions, these can be found in the document *Standard Exemptions for works requiring Heritage Council approval 2009* [www.environment.nsw.gov.au/resources/heritagebranch/heritage/StandardExemptions.pdf](http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/StandardExemptions.pdf)

If you have any questions please contact Youssef EL Lafi, Heritage Assessment Officer, at [Youssef.Ellafi@environment.nsw.gov.au](mailto:Youssef.Ellafi@environment.nsw.gov.au) or on 9873 8627.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Hohenzollern'.

**Adrian Hohenzollern**  
Senior Team Leader Customer Strategies  
Heritage NSW  
Department of Premier and Cabinet  
8 April 2020

**Attachment E - Structural Condition Assessment Report**

**Condition Assessment Report**

B508 Callan Park

80820 238-01

Prepared for  
Dept Planning, Industry and Environment

February 2020



### Document Information

Prepared for Dept Planning, Industry and Environment  
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### Document Control

Version	Date	Author	Author Initials	Reviewer	Reviewer Initials
001	6/02/2020	Kevin Leedow	KL		

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## Executive Summary

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The purpose of this report is to provide a condition assessment of Building B508 at Callan Park.

The building is currently structurally inadequate, unsafe and in danger of immediate collapse.

We have assessed the risk profile of the building as EXTREME.

The building should be demolished immediately to reduce the risk profile to LOW and make the site safe.

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## 1 Introduction

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Our brief is to inspect Building B508 at Callan Park and provide the following:

1. A condition assessment of the building;
2. guidance as to the minimal extent of demolition/remedial works to allow the building or remaining parts of the building to be structurally adequate;
3. an opinion on the integrity of the building if partial demolition is carried out and
4. overall recommendations for the necessary remedial action to reinstate the building in general terms.

We were provided with a Hazardous Buildings Material Register by Prensa for the building.

The inspection was carried out by Kevin Leedow from Cardno on the 4<sup>th</sup> February 2020 accompanied by Megan Parker and Brooke Morris.

The inspection was generally of a visual nature only, with all fixtures and finishes remaining in place, thus any concealed defects may not have been recorded. The inspection is limited to easily accessible areas and is in accordance with the clients instructions. Non-structural facilities such as electrical, water and other services, as well as weather tightness were not specifically inspected.

No detail investigations or testing of building materials was undertaken and the advice provided should be considered as a guide, based on the experience and knowledge of the types of deterioration observed.



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## 2 Observations

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### 2.1 Description of Building B508

Building B508 is:

1. A single storey building on a site with a fall of approximately 1m and approx. 22m x 6m.
2. External brick walls from footing to window sill level
3. Timber framed floor
4. Timber framed walls and roof above the window sill level
5. Timber framed hipped roof with tiles
6. The roof has collapsed in part (approx. 50%) together with the ceiling panels
7. The ceiling panels are asbestos (Hazardous Building Materials Register by Prensa).

### 2.2 Description of Defects

The following defects were observed during the visual inspection (refer to Appendix B for photographs):

- The building was unsafe to enter or approach closely.
- The timber roof had collapsed in part (approx. 50%).
- The roof is in immediate danger of collapse.
- The timber framed walls had collapsed in part (approx. 20%)
- The ceiling had collapsed in part (approx. 20%)
- The condition of the timber floor was undeterminable but the small section that could be seen was in a very poor condition.
- The brickwork was in reasonable condition and did not exhibit any sign of cracking due to foundation movement.
- The brickwork below window sill level is cavity brickwork and the condition of the cavity ties is undeterminable.

### 2.3 Condition Assessment

#### 2.3.1 Roof

1. The roof framing had collapsed and was in a very poor condition.
2. Collapse could occur at any time.
3. The timber members had deteriorated due to age and exposure.
4. In or opinion, the roof cannot be strengthened as the roof requires replacement due to the uncertain structural capacity of all of the framing.

The roof should be demolished immediately to prevent severe injury.

#### 2.3.2 Ceilings

1. The ceilings contain asbestos.
2. The ceilings have collapsed in part and are in the form of debris.
3. The Hazard Buildings Materials Register identifies these materials as a medium risk.
4. The register does not indicate if these materials must be removed if the building is to be inhabited.

5. The ceiling material and ceiling debris cannot be removed prior to demolition of the roof framing as it is unsafe to enter the building.

The ceiling material will be removed during demolition of the roof structure.

### **2.3.3 Timber framed walls**

1. The timber wall framing above the brick window sill level had collapsed in part and was in a very poor condition.
2. The timber members had deteriorated due to age and exposure.
3. In or opinion, the walls had deteriorated to the extent that the structural integrity of any of the members cannot be relied upon.

The timber framed walls should be demolished.

### **2.3.4 Floor**

1. The timber floor was exposed in only a small area but this had been exposed to the weather and deteriorated. This was observed through a small hole in the brickwork below the floor.
2. The condition of the floor could not be accurately assessed but it is highly possible that the age and exposure would have severely weakened the timber members to make them structurally inadequate.
3. The timber roof and wall framing should be demolished using a large excavator located outside the building and demolishing with hydraulic claws. Material would fall from the jaws onto the timber floor and could severely damage the floor due to the demolition process.
4. It would be unsafe to attempt to stiffen the floor as there is minimal crawl space under a large area of the floor and there is the possibility of the floor collapsing during these works.

The timber floor should be demolished.

### **2.3.5 Brick Walls**

1. The cavity brick walls extend from footing level to window sill level.
2. The window sill is approximately 800mm above floor level and the ground is up to 1000mm below floor level.
3. The cavity brick walls are from 1200mm to 1800mm high.
4. Should the floor be demolished, the walls will be unrestrained for a maximum height of 1800mm.
5. The condition of the brick cavity ties is unknown but it is likely with the age of the building that they would be fully corroded. The end result is that the wall is acting as two single skins of brickwork and not a cavity brick wall.
6. The height of the wall is excessive for a single skin brick wall if left unsupported and would not be structurally adequate. The wall would need either permanent propping or demolition for safety.
7. The demolition process may also impact on the brick wall and following removal of the timber framing, the walls could be damaged to the extent that they will require demolition.

Due to the excessive height of the walls if left free standing, they are unstable and should be demolished.

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## 2.4 Risk Profile

Our assessment of the risk profile of Building B508 is:

- The hazard for the building is collapse of the roof and ceiling at any time.
- The likelihood of collapse is "almost certain". The roof could collapse at any time due to the severe deterioration of the timber roof and the domino effect that the current collapsed framing could trigger.
- The consequence of a collapse would be "catastrophic" if people gained access to the building particularly in a storm (sheltering from the storm) where the loading on the roof due to wind and rain is high. Death from collapse of the building is highly possible.
- The likelihood and consequence of a collapse presents as a risk profile of EXTREME for a 5 x 5 risk matrix.
- The design action to reduce the risk is to demolish the building.
- This design action would reduce the likelihood of collapse to "rare".
- The consequence of the design action is "insignificant".
- The resulting likelihood and consequence of the design action of demolishing the building presents as a risk profile of LOW for a 5 x 5 risk matrix.

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### 3 Closing

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- The roof and walls have collapsed and deteriorated.
- The building is unsafe to enter and the roof framing must be demolished
- The timber walls support the roof and will be removed as a result of the demolition process.
- The timber floor has deteriorated and must be demolished.
- The brick walls are not in a condition to be left unsupported and must be demolished.
- The risk profile for the building is EXTREME.
- The risk profile for the building following demolition is LOW.

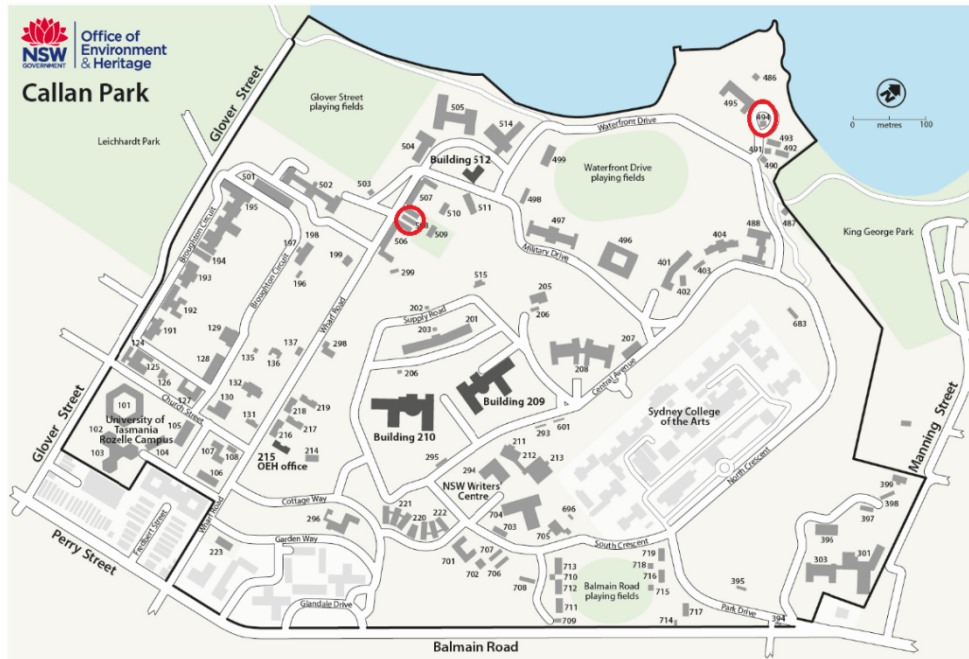
We appreciate the opportunity to provide you with our engineering services, and do not hesitate to contact the undersigned if you have any questions or comments regarding the substance of this report.

Yours faithfully



Kevin Leedow BE, MEngSc, MIE(Aust)  
Senior Principal  
NSW/ACT Buildings  
For Cardno

Appendix A: Site ID Maps



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## Appendix B: Photo Register

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### Photo Register

#### Photos

Photo ID: 001

Location: South wall

Comments: Collapsed roof showing timber wall framing above brickwork



Photo ID: 002

Location: South West Corner

Comments:



Photo ID: 003

Location: Detail photo

Comments: Collapsed wall framing



Photos

Photo ID: 004

Location: Internal view

Comments: Collapsed ceiling and exposed roof framing



Photo ID: 005

Location: Internal view

Comments: Deteriorated timber



Photo ID: 006

Location: Internal View

Comments: Area with intact ceiling



Photo ID: 007

Location: South wall looking west

Comments: General condition



Photos

Photo ID: 008

Location: South Wall

Comments:



Photo ID: 009

Location: East wall

Comments: Deteriorated condition of timber



Photo ID: 010

Location: North Wall

Comments:



Photo ID: 011

Location: Door on north wall

Comments:





Photos

Photo ID: 012

Location: Hole in brick  
below floor level

Comments:



Photo ID: 013

Location: West wall

Comments:

