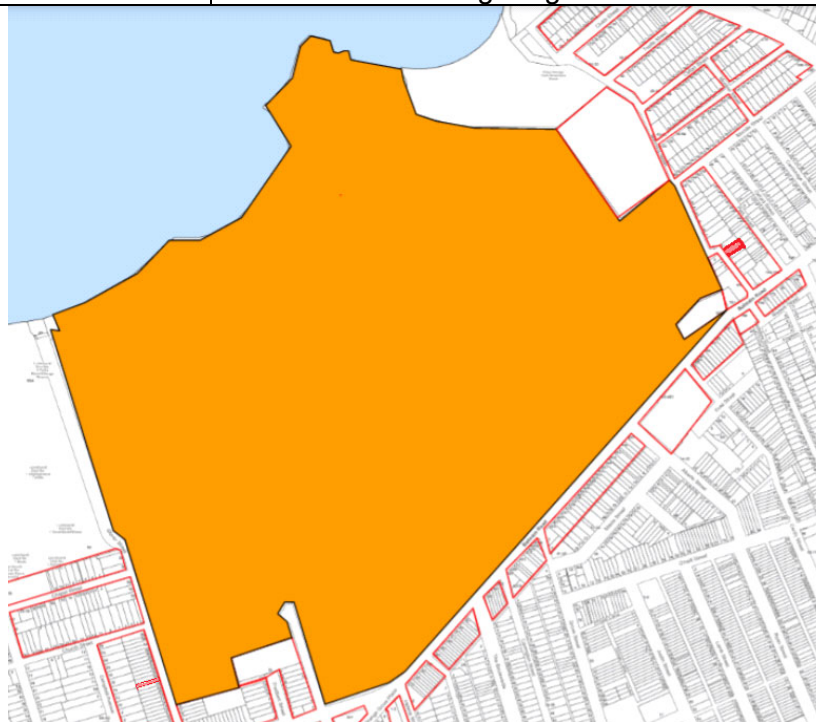






INNER WEST

DEVELOPMENT ASSESSMENT REPORT

Application No.	DA/2021/0161
Address	Glover Street LILYFIELD NSW 2040
Proposal	Demolition of Buildings 505 and 514 at Callan Park and associated landscaping and fencing.
Date of Lodgement	16 March 2021
Applicant	Josh Owen
Owner	Health Administration Corp
Number of Submissions	Initial: 4
Value of works	\$700,000.00
Reason for determination at Planning Panel	Extent of demolition of Heritage Item exceeds 10%
Main Issues	Nil
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Approval from Heritage Council of NSW
Attachment D	Statement from Natural Resources Access Regulator
Attachment E	Statement of Heritage Significance



LOCALITY MAP

Subject Site		Objectors	 N
Notified Area		Supporters	

Note: Some submitters are not within the locality map.

1. Executive Summary

This report is an assessment of the application for demolition of Buildings 505 and 514 at Callan Park and associated landscaping and fencing at Callan Park.

The application was notified to surrounding properties and 4 objections were received in response to the initial notification.

The application is considered suitable for approval subject to the imposition of appropriate conditions as recommended in Attachment A. Given that the application is a Crown application, recommended conditions of consent were referred to the applicant for endorsement and their endorsement to the conditions in Attachment A subsequently provided.

2. Proposal

This DA seeks approval for the demolition of Buildings 505 and 514 down to the level of the slabs. It also includes:

- Demolition / removal of existing site fencing;
- Removal of above ground landscape and paving elements;
- Removal of stairs and entry ramps into both buildings; and
- New turf over areas of exposed ground.

3. Site Description

The Callan Park Hospital was formerly a psychiatric institution located in the grounds of Callan Park, a large site on the shores of Iron Cove in Lilyfield. From 1994, the facility was known as Rozelle Hospital. In April 2008, all Rozelle Hospital services and patients were transferred to Concord Hospital.

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 Callan Park (Special Provisions) Act, 2002 restricts future uses of the site to health, tertiary education and community uses.

The adjoining properties consist of various uses such as residential, commercial and public purposes.

The site comprising Buildings 505 and 514 are situated at the northern side of Callan Park, at the northern end of Wharf Road. Part of the site of the buildings, particularly Building 514, is on land that was reclaimed with spoil from the construction of the psychiatric hospital during the first half of the 1880s. The site is adjacent to the southern shore of Iron Cove and a section of the shared pedestrian and cycle path known as the Bay Run. Development on the site consists of two single storey, vacant brick buildings with tiled roofs, which were constructed during the first half of the 1960s.



Location of Buildings 505 and 514



Views of Buildings 505 and 514

4. Background

4(a) Site history

Subject Site

The following property history of the site is relevant:

Application	Proposal	Decision & Date
PDA/2021/0040	Stage 1 works at Callan Park comprising; 1. Remove buildings 505,514; 2. Remediate demolition areas and re-turf; 3. Treat any contamination; 4. New accessible amenities block; 5. New turf, paths and picnic facilities; 6. New tree planting	Advice issued 07/04/2021
DA/2021/0325	Stage 1B Waterfront Green works, including: demolition of hardstand / paving areas and demolition of slab and footings of Buildings 505 and 514; tree removal and new tree planting; re- turfing and re-grading works; new pathways and picnic facilities; and site remediation	Undetermined – currently under assessment

Surrounding properties

None relevant to this application.

4(b) Application history

Date	Action
25 May 2021	E-mail sent to applicant that includes draft conditions for the applicant to review.
26 May 2021	E-mail correspondence from Applicant requiring amendments/deletion of conditions.
10 June 2021	E-mail sent to applicant confirming that the amendments/deletion of conditions are agreed to with the exception of two conditions that were recommended by the Heritage Council of NSW as part of the concurrence that should be left unchanged.
10 June	E-mail correspondence from Applicant confirm that the two conditions mentioned in the e-mail dated 10 June are agreed to.

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 Acts, Regulations and Environmental Planning Instruments listed below:

- *Heritage Act 1977*
- *Callan Park (Special Provisions) Act 2002*

- *Water Management Act 2000*
- *Environmental Planning and Assessment Regulation 2000*
- *State Environmental Planning Policy No. 56 – Sydney Harbour Foreshores and Tributaries*
- *State Environmental Planning Policy No 55—Remediation of Land*
- *Leichhardt Local Environmental Plan 2000*

The following provides further discussion of the relevant issues:

5(a)(i) *Callan Park (Special Provisions) Act 2002 and State Environmental Planning Policy No 56—Sydney Harbour Foreshores and Tributaries*

The *Callan Park (Special Provisions) Act 2002 (Callan Park Act 2002)* and *State Environmental Planning Policy No 56—Sydney Harbour Foreshores and Tributaries (SEPP 56)* are to be read together to address the permissibility of the proposed development.

The site is the subject of the *Callan Park Act 2002*. Section 7(1) of the *Callan Park 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 *State Environmental Planning Policy No. 56*.

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

7 *Development at Callan Park restricted*

- (1) *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.*
- (2) *The consent authority for development applications relating to land within Callan Park is the council of the local government area within which the land is situated, despite any other Act or any environmental planning instrument.*
- (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.*
- (4) *State Environmental Planning Policy No 5—Housing for Older People or People with a Disability does not apply to 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 the *Callan Park Act 2002* as set out in section 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.*

Objects of the *Callan Park Act 2002*

The proposal involves the demolition of building structures and associated landscaping, and as discussed below, is satisfactory in regards to impact to heritage subject to conditions. As there are no proposed changes to use, no additional floor addition or reduction of open space, the proposal will comply with the relevant provision under Clause 7 of the act in particularly Clause(7)(6)(a) and (b) and achieve compliance with objects of the Act.

Therefore, proposal raises no issues that will be contrary to the above provisions and objectives of the *Callan Park Act 2002*.

A Ministerial Waiver waiving the requirement under *SEPP 56* for the preparation of a Masterplan to accompany the DA has been provided.

5(a)(ii) Heritage Act 1977

The *Heritage Act, 1977*, Part 3: *Heritage conservation* and Clauses 15: Objectives and 16: *General Provisions* for the development of land from the *Leichhardt LEP 2000* are relevant to the assessment of the proposed development.

A detailed assessment of the heritage aspects of this application is provided by Council's Heritage Specialist in **Section 6** of this report and the proposed development is supported.

The application was considered by Council's Heritage Specialist who provided the following advice:

Heritage Listing:

The subject site at Callan Park / Rozelle Hospital, Kirkbride Way, Lilyfield, is located within the Callan Park Conservation Area and Buildings, which is listed on the State Heritage Register. The site also contains Middens, rock shelters and occupation sites (*Leichhardt LEP 2000*).

Heritage Significance:

The subject buildings, Hastings House (B505) and Palm Court (B514), are located in Zone 1: The Waterfront and Callan Point, as identified in the Callan Park CMP. The heritage significance for Hastings House and Palm Court are both “*Intrusive in waterfront setting*”. The heritage significance for Zone 1 is reiterated below:

Zone 1: The Waterfront and Callan Point:

The major significance of this section of the site is its aesthetic and historic value as a rare surviving example of the pre-European foreshore in Iron Cove. It is significant because it contains relics of Aboriginal habitation in a natural setting and significant European rock carvings. It is also significant because of its contribution to the picturesque setting of the original asylum design. It is of some significance as a natural waterside recreational area for the Garry Owen Estate and for the patients in the mental hospital. It is significant as an contemporary area of public recreation and for its use by the local community in gaining access to the harbour and in linking its foreshore.

The waterfront area, is a highly modified environment, however it is of aesthetic significance, in forming the foreground of the deliberately composed views to the Kirkbride Block. The buildings are not significant or are of very minor significance, however the early plantings are significant. The steeply sloping edge of the playing field is important as a reflection of the original shoreline.

The National Parks and Wildlife Service has listed five midden and shell midden sites at Callan Point. Two of these have been further investigated and have been deemed to be of high significance as Aboriginal Archaeological resources.

The site is also located in the distinctive neighbourhood of Iron Cove Parklands.

Heritage Comments:

The *Callan Park (Special Provisions) Act 2002*, the *Heritage Act, 1977, Part 3: Heritage conservation and Clauses 15: Objectives and 16: General Provisions for the development of land* from the *Leichhardt LEP 2000* and *Parts A7.0: Heritage and A10.1: Lilyfield* from the *Leichhardt DCP 2000* applies to the proposal. The *Callan Park Conservation Management Plan* prepared by Tanner Architects, dated August 2011, and the *Callan Park Management Plan* prepared by Inner West Council and McGregor Coxall, dated November 2011 also apply to the proposal.

The drawings dated 3 April 2019, the Statement of Heritage Impact dated March 2021, both prepared by TKD Architects; the Hazardous Building Materials Assessment Building 505, dated February 2019 and Hazardous Building Materials Assessment Building 514, dated December 2018, both prepared by prensa; the Statement of Environmental Effects prepared by APP Property and Infrastructure Specialists, dated March 2021, and the Waiver Letter from the NSW Government for the Masterplan Requirement, n.d., were reviewed as part of this assessment.

The proposal includes demolition of Buildings 505 and 514 at Callan Park and associated landscaping and fencing. Works also included in the proposal include the removal of existing site fencing, above ground landscape and paving elements, stairs and entry ramps into both buildings and new turf over areas of exposed ground. The proposal does not include the removal of any trees.

Pre-DA advice was sought for the demolition of buildings B505, (Hastings House) and B514 (Palm Court); remediation of the demolition areas and re-turf; treat any contamination; construction of a new accessible amenities block; installation of new turf, paths and picnic facilities and new tree planting at Glover Street, Lilyfield (PDA/2021/0040). The application was referred to Council's Heritage Specialist who supported the proposed demolition of the buildings subject to a photographic record of the buildings and the setting prior to works commencing.

Approval is required for the proposed works from the Heritage Council of NSW and from the Inner West Council. An application will need to be made under Section 60 of the *Heritage Act 1977*, and approval to undertake works to a State significant heritage item needs to be granted under section 63 of the Act.

As stated in the HIS, although the sites of Building 505 and Building 514 are not identified in the CMP as having archaeological potential, there is potential that archaeological remains may be discovered during the works. Stop works must be implemented if archaeological relics are discovered to allow their recording. If unexpected archaeological deposits or Aboriginal objects are found during the works, work must cease in the affected area(s) and the Office of Environment & Heritage must be notified. Additional assessment and approval pursuant to the *National Parks and Wildlife Act 1974* may be required prior to works continuing in the affected area(s) based on the nature of the discovery. It is recommended this be included as a condition of the consent.

As stated in the Pre-DA heritage referral, the CMP identifies the level of significance for both Hastings House (B505) and Palm Court (B514) as intrusive (Figure 4-4, P. 147). The proposed demolition of these buildings is in accordance with *Policy 6.4: General Treatment of the Fabric* of the CMP, which states that intrusive buildings can be removed in the long term to reduce adverse impact on the overall significance. The demolition of Hastings House (B505) and Palm Court (B514) is acceptable from a heritage perspective.

Part A7.0: Heritage Conservation from the Leichhardt DCP 2000 requires that a record be made of the place prior to making any changes and maintain a record of the changes made. It is recommended that a record of the buildings and the setting be made of the place prior to works commencing. It is recommended that a condition be included in the consent requiring a photographic recording of the buildings Hastings House (B505) and Palm Court (B514) and the surrounding areas to be undertaken and an electronic copy provided. This will also ensure compliance with the Leichhardt DCP 2000 and Policy 14 of *Section 6.3.7: Recording of Changes*, and the Guidelines for Hastings House (B505) and Palm Court (B514) of the CMP.

The applicant has provided evidence of waiving the requirement for a master plan with the copy of Waiver Letter from the NSW State Government.

Recommendation

The proposal is acceptable from a heritage perspective as it will not detract from the heritage significance of the Callan Park Conservation Area and Buildings and is in accordance with Clause 5.10 Objectives 1(a) and (b) in the *Leichhardt LEP 2013* and the relevant objectives and controls in the Leichhardt DCP 2013.

Further to the above, the application has received concurrence from the Heritage Council of NSW subject to conditions (refer to attachment C).

In summary, the proposal is the first of a number of applications that have been lodged or are yet to be lodged with Council relating to carry out public domain improvement works at Callan Park, and the proposed works are supported on heritage grounds subject to conditions.

5(a)(iii) Water Management Act 2000 S91(2) Controlled Activity

The Natural Resources Access Regulator (NRAR) has reviewed documents for the above development application and considers that, for the purposes of the *Water Management Act 2000* (WM Act), the proposed works are exempt from the need to obtain a controlled activity approval and no further assessment by this agency is necessary.

5(a)(iv) Environmental Planning and Assessment Regulation 2000

The proposed development complies with the requirements of the Regulation.

5(a)(v) 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. *SEPP 55* requires that remediation works must be carried out in accordance with a Remediation Action Plan (RAP) as approved by the consent authority and any guidelines enforced under the *Contaminated Land Management Act 1997*.

However, while historical documentation suggests that although the entire Deposited Plan is listed as potentially contaminated, the actual location is more likely to be adjacent to the former hospital buildings. Given that the proposed demolition will retain the existing floor slabs, there will be no earthworks proposed, the proposed works will not raised any concerns in regards to land contamination.

5(a)(vi) Leichhardt Local Environmental Plan 2000

The proposal has been assessed under the following relevant clauses of the *Leichhardt Local Environmental Plan 2000* as they apply to the proposed development:

- 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 Use Objectives
- Clause 28 - Public Purpose Zone
- Clause 29 - Development of Land within the Public Purpose Zone
- Clause 33 - Foreshore Building Line
- Clause 34 - Foreshore access

As discussed in more detail in an earlier section of the report, the proposal is the first of a number of applications that have been lodged or are yet to be lodged with Council relating to carry out public domain improvement works at Callan Park, and the proposed works are supported on heritage grounds subject to conditions, do not involve removal of any significant vegetation with relevant tree protection conditions to be imposed as part of any consent granted, and will not result in any adverse amenity impacts.

In summary, subject to recommended conditions, the proposal is considered to be satisfy the provisions of *Leichhardt LEP 2000*.

5(b) Draft Environmental Planning Instruments

There are no relevant Draft Environmental Planning Instruments.

5(c) Development Control Plans

The application has been assessed against the relevant Development Control Plans listed below (that were in force prior to gazettal of the *Callan Park Act 1977*):

- Leichhardt Development Control Plan 2000
- Leichhardt Development Control Plan No.32 – Design for Equity of Access
- Leichhardt Development Control Plan 36 – Notifications
- Leichhardt Development Control Plan 38 – Avoid, Reuse, Recycle
- Leichhardt Development Control Plan 42 – Contaminated Land Management;

It is considered that the proposal as recommended will meet the intent of the above Development Control Plans; however, an assessment has been carried out to clarify compliance with LDCP2000.

5(c)(i) Leichhardt Development Control Plan 2000

The proposal has been assessed against the following relevant controls of the Leichhardt DCP 2000 listed below:

- 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 A5.0 – Amenity
- Part A6.0 – Site Analysis
- Part A7.0 – Heritage Conservation
- Part A10.1.4 – Iron Cove Parklands
- Part C1.3 – Landscaping
- Part C3.1 – Noise and Vibration Generation

As discussed in more detail in an earlier section of the report, the proposal is satisfactory in regards to heritage subject to conditions in relation to photo archiving and the storage of building location signs for building 505 and 514 and retained for use as a future interpretive device.

The proposed removal of trees is considered to be satisfactory subject to standard tree protection conditions.

As the proposal has acceptable heritage and landscaping outcomes, the proposal will meet the controls and objectives of the Leichhardt DCP 2013.

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

The site is within the Public Purpose zone under *LLEP 2000*. The proposed development is permissible on this site. This site is considered suitable for the proposed development, and this has been demonstrated in the assessment of the application.

5(f) Any submissions

The application was notified for a period of 35 days to surrounding properties between 25 March 2021 until 29 April 2021. Four objections of the application have been received. The issues are summarised below:

Potential impact to wildlife using the existing buildings as habitats

Comment: The application has been referred to Council's Urban Ecology section and Two conditions will be recommended to cover the protections of wildlife at the demolition site. One is for requesting a survey and the other is for an ecologist to be present during the demolition.

Issues in relating to the paintings/murals on the walls and identification signs of the existing buildings to be demolished.

Comment: The application had been referred to Council's Heritage Specialist and concurrence was received by the Heritage Council of NSW. While the paintings are not required to be preserved, conditions will be recommended that requires photographic archival of these buildings prior to demolition. Another condition will be recommended that the building identification signage for building 505 and 514 is to be removed prior to the demolition of the buildings. The signage is to be stored in a secure location on site and retained for use a future interpretive device.

Issues in relating to the removal of trees

Comment: The application had been referred to council's urban forest team and they agree with the conclusions of the Arborist Report and Tree Protection Specifications, Demolition Works (Buildings 505 and 514) Callan Park NSW, prepared by Martin Peacock Tree Care, 16 December 2019. The application requires the removal of a handful of trees to facilitate the demolition of the buildings. The trees that require removal are generally small in stature, weed species or in significant decline, no objection is raised to their removal.

Tree protection is to be implemented in accordance with the Arboricultural Report & Tree Protection Specification dated 16 December 2019 and prepared by Martin Peacock Tree Care, Council's Development Fact Sheet - Trees on Development Sites and s4 of AS4970-Trees on development sites. It is noted that a number of trees will be retained, including tree 15 and 19 which was recommended for retention by the Heritage Council NSW, i.e.:

Tree No.	Botanical/Common Name	Location
1	Group of mixed species (50+ trees)	As per the <i>Arboricultural Report & Tree Protection Spec.</i> prepared by <i>Martin Peacock Tree Care</i> , dated 16/12/2019
3	<i>Lophostemon confertus</i> (Brush Box)	
4	<i>Lophostemon confertus</i> (Brush Box)	
6	<i>Cupressus glabra</i> (Arizona Cypress)	
7	<i>Washingtonia robusta</i> (Washingtonia) x 2	
9, 10	<i>Schefflera actinophylla</i> (Qld Umbrella Tree)	
11, 12	<i>Callistemon viminalis</i> (Weeping BottleBrush)	
15	<i>Lagunaria patersonia</i> (Norfolk Island Hibiscus)	

16	<i>Celtis sinensis</i> (Chinese Hackberry)
19	<i>Lagunaria patersonia</i> (Norfolk Island Hibiscus)

Conditions were originally recommended by Council's Urban Forest Section requiring seven replacement trees to be planted. However, the applicant has provided correspondence on 26 May 2021 that no replacement tree planting is proposed or is necessary and that conditions in relation to tree replacement should not be imposed. As previously noted, tree retention and protection conditions are recommended as part of any consent granted.

Issues in relating to future use of the site and construction of future amenity buildings

Comment: The future use of the site and the construction of future amenity buildings is not part of this application and will be assessed as part of future DAs.

Issues in relation to Photographic archival record

Comment: The following condition that is recommended by the Heritage Council NSW will be included in the conditions of consent:

"A photographic archival recording for buildings 505 and 514 must be prepared prior to the commencement of works, during works and at the completion of works. This recording must be in accordance with the Heritage NSW publication 'Photographic Recording of Heritage Items using Film or Digital Capture' (2006). The digital copy of the archival record must be provided to Heritage NSW, Department of Premier and Cabinet."

Issues in relation to Hazardous Building Materials Assessment

Comment: While a hazardous building materials assessment will not be required, a standard condition regarding asbestos removal will be recommended. Another condition will also be recommended that requires 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.

Issues in relation to future pedestrian/cycle access of the area

Comment: The future pedestrian/cycle access of the area is not part of this application and will be assessed in a future development application.

Issues in relation to Conservation Management Plan 2002

Comment: The application had been referred to Council's Heritage Specialist and required concurrence from the Heritage Council of NSW and no objections have been raised in relation to the application subject to appropriate conditions.

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

Heritage specialist's comments had been incorporated into the heritage discussion in section 5 above. No objections subject to recommended conditions.

Health

No objections subject to standard conditions.

Urban Forest

The application requires the removal of a handful of trees to facilitate the demolition of the buildings. The trees that require removal are generally small in stature, weed species or in significant decline therefore, no objection is raised to their removal subject to replacement planting in a more appropriate location.

Tree protection is to be implemented in accordance with the Arboricultural Report & Tree Protection Specification dated 16 December 2019 and prepared by Martin Peacock Tree Care, Council's Development Fact Sheet - Trees on Development Sites and s4 of AS4970-Trees on development sites.

It can be noted that the applicant provided correspondence on 26 May 2021 that no replacement tree planting proposed and that conditions in relation to tree replacement should not be imposed.

Urban Ecology

Two conditions will be recommended to cover the protections of wildlife at the demolition site. One is for requesting a site survey and the other is for an ecologist to be present during the demolition. There are at least 3 potential threatened species that could be impacted by the demolition.

6(b) External

The Heritage Division of the Office of Environment and Heritage have provided concurrence subject to conditions (refer to attachment C) and Natural Resources Access Regulator has reviewed documents for the above development application and considers that, for the purposes of the *Water Management Act 2000* (WM Act), the proposed works are exempt from the need to obtain a controlled activity approval and no further assessment by this agency is necessary (refer to attachment D).

7. Section 7.11 Contributions/7.12 Levy

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

8. Conclusion

The Development Application has been assessed in accordance with section 4.15 of the *Environmental Planning and Assessment Act 1979*, the *Heritage Act 1977* and the *Callan Park Act 2002* and all relevant instruments and policies. Subject to the recommended conditions, the proposal satisfies the objectives of the above Acts and instruments and policies and will result in acceptable impacts for the locality for the reasons identified previously in this report. Accordingly, the application is recommended for approval, subject to the recommended conditions.

9. Recommendation

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/2021/0161 for Demolition of Buildings 505 and 514 at Callan Park and associated landscaping and fencing at 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
CP- L001	Existing Site Plan	5/3/21	Tyrrell Studio
CP- L002	General Arrangement Plan	5/3/21	Tyrrell Studio
CP- L100	Demolition Plan	5/3/21	Tyrrell Studio
	Statement of Heritage Impact Building 505 and Building 514 Callan Park Balmain Road Lilyfield	March 2021	TKD Architects
	Construction Environmental Management Plan, Building 514 and 505 and Surrounds at Callan Park, Lilyfield NSW	Cardno	8 March 2021
	Statement of Environmental Effects Demolition of Buildings 505 & 514	March 2021	APP
	Arborist Report and Tree Protection Specifications, Demolition Works (Buildings 505 and 514) Callan Park NSW	16 December 2019	Martin Peacock Tree Care
	Hazardous Building Materials Assessment Building 505 Callan Park Lilyfield NSW 2040	February 2019	Prensa
	Hazardous Building Materials Assessment Building 514 Callan Park Lilyfield NSW 2040	December 2018	Prensa

As amended by the conditions of consent.

GENERAL CONDITIONS

2. PHOTOGRAPHIC ARCHIVAL RECORDING - Heritage Council

A photographic archival recording for buildings 505 and 514 must be prepared prior to the commencement of works, during works and at the completion of works. This recording must be in accordance with the Heritage NSW publication 'Photographic Recording of Heritage Items using Film or Digital Capture' (2006). The digital copy of the archival record must be provided to Heritage NSW, Department of Premier and Cabinet.

3. Aboriginal Heritage - Induction

Prior to any ground disturbance works commencing on site, all staff and contractors must be made aware of their statutory obligations for Aboriginal heritage under the National Parks and Wildlife Act 1974, which may be implemented as a heritage induction.

4. UNEXPECTED HISTORICAL ARCHAEOLOGICAL RELICS - Heritage Council

The applicant must ensure that if unexpected archaeological deposits or relics or Aboriginal objects not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

5. 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.

The trees identified below are to be retained and protected in accordance with the conditions of consent or approved Tree Protection Plan throughout the development (note: tree numbers must correspond with approved Tree Protection Plan if conditioned) unless the subject trees are approved to be removed by a separate development application:

Tree No.	Botanical/Common Name	Location
1	Group of mixed species (50+ trees)	As per the <i>Arboricultural Report & Tree Protection Spec.</i> prepared by <i>Martin Peacock Tree Care</i> , dated 16/12/2019
3	<i>Lophostemon confertus</i> (Brush Box)	
4	<i>Lophostemon confertus</i> (Brush Box)	
6	<i>Cupressus glabra</i> (Arizona Cypress)	
7	<i>Washingtonia robusta</i> (Washingtonia) x 2	
9, 10	<i>Schefflera actinophylla</i> (Qld Umbrella Tree)	
11, 12	<i>Callistemon viminalis</i> (Weeping BottleBrush)	
15	<i>Lagunaria patersonia</i> (Norfolk Island Hibiscus)	
16	<i>Celtis sinensis</i> (Chinese Hackberry)	
19	<i>Lagunaria patersonia</i> (Norfolk Island Hibiscus)	

Details of the trees must be included on all plans and shall be annotated in the following way:

- a. Green for trees to be retained;
- b. Red for trees to be removed;
- c. Blue for trees to be pruned; and
- d. Yellow for trees to be transplanted.

NOTE: Reference should be made to the Arboricultural Impact Assessment Report prepared by Martin Peacock Tree Care dated 16/12/2019 for tree numbering and locations

6. Project Arborist

Prior to the commencement of any demolition or construction works within close proximity to protected trees a Project Arborist must be engaged for the duration of the site preparation, demolition, construction and landscaping to supervise works. Details of the Project Arborist must be submitted to the the principal contractor before work commences.

7. Works to Trees

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

Tree/location	Approved works
2. <i>Celtis sinensis</i> (Chinese Hackberry)	Remove
5. <i>Celtis sinensis</i> (Chinese Hackberry)	Remove
8. <i>Chamaecyparis obtusa</i> (Hinoki Cypress) x 2	Remove
13. <i>Celtis sinensis</i> (Chinese Hackberry)	Remove
14. <i>Schefflera actinophylla</i> (Qld Umbrella Tree)	Remove
17. <i>Callistemon viminalis</i> (Weeping Bottle Brush)	Remove
18. <i>Celtis sinensis</i> (Chinese Hackberry)	Remove

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*.

8. BUILDING IDENTIFICATION SIGNAGE - Heritage Council

The building identification signage for building 505 and 514 is to be removed prior to the demolition of the buildings. The signage is to be stored in a secure location on site and retained for use a future interpretive device.

9. COMPLIANCE - Heritage Council

If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

10. SECTION 60 APPLICATION - Heritage Council

An application under section 60 of the Heritage Act 1977 must be submitted to, and approved by, the Heritage Council of NSW (or delegate), prior to work commencing.

11. TREE PROTECTION - Heritage Council

The trees identified as 15 and 19 Consider for Retention in the Arborist Report and Tree Protection Specifications, Demolition Works (Buildings 505 and 514) Callan Park NSW, prepared by Martin Peacock Tree Care, 16 December 2019 are to be retained. The trees are to be protected in accordance with the tree protection methodologies outlined in Appendix D of the report Reason – To ensure significant trees are protected during demolition works

PRIOR TO ANY DEMOLITION

12. 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.

13. Site Survey – Wildlife on Site prior to demolition - DA - Urban Ecology

Prior to commencement of any excavation or demolition work, the site must be surveyed for wildlife by a suitably qualified and licensed ecologist from an environmental consultancy on site. The survey should include both day and night surveys to ensure that nocturnal wildlife that may be using the site are detected.

If wildlife such as possums, bandicoots, bats, frogs, lizards or birds nests are found on site the following appropriate steps should be taken to move them to safety:

- a. There must be no attempt to harm or remove the wildlife or bird nests. All native birds, reptiles, amphibians and mammals are protected in New South Wales by the Biodiversity Conservation Act 2016. Removal of these animals or nests from the site can only be undertaken by a trained wildlife carer.
- b. The ecologist must immediately contact WRES (1300 094 737) or Sydney Wildlife (9413 4300) to arrange for a trained wildlife carer to safely remove these animals or nests from the site.
- c. No work must proceed until these animals or nests have been safely removed from the work site.

DURING DEMOLITION AND CONSTRUCTION**14. 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).

15. 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 the principal contractor.

16. Tree Protection Zone

To protect the following tree/s, no work must commence until its/their Protection Zone is fenced off at the specified radius from the trunk/s to prevent any activities, storage or the disposal of materials within the fenced area in accordance with As per the *Arboricultural Report & Tree Protection Spec.* prepared by *Martin Peacock Tree Care*, dated 16/12/2019 and Council's *Development Fact Sheet—Trees on Development Sites* unless the subject trees are approved to be removed by a separate development application. The fence/s (including existing boundary fencing) must be maintained intact until the completion of all demolition/building work on site.

Tree No.	Botanical/Common Name	Radius in metres
1	Mixed species x 50+	As per the <i>Arboricultural Report & Tree Protection Spec.</i> prepared by <i>Martin Peacock Tree Care</i> , dated 16/12/2019
3	<i>Lophostemon confertus</i> (Brush Box)	9.6
4	<i>Lophostemon confertus</i> (Brush Box)	9.0
6	<i>Cupressus glabra</i> (Arizona Cypress)	9.6
7	<i>Washingtonia robusta</i> (Washingtonia) x 2	2.5
9-12	<i>Schefflera actinophylla</i> (Qld Umbrella Tree) x2 and <i>Callistemon viminalis</i> (Weeping Bottle Brush) x2	Fence to be installed around perimeter of island
15	<i>Lagunaria patersonia</i> (Norfolk Island Hibiscus)	9.3
16	<i>Celtis sinensis</i> (Chinese Hackberry)	10.8
19	<i>Lagunaria patersonia</i> (Norfolk Island Hibiscus)	9.6

17. Inspections by Project Arborist

The trees to be retained must be inspected, monitored and treated by the Project Arborist during and after completion of development works to ensure their long-term survival. Regular inspections and documentation from the Project Arborist to the Principal contractor are required at the following times or phases of work:

Tree No./ Botanical/ Common Name/ Location	Time of Inspection	Key stage/ Hold point
Tree numbers: 1, 3, 4, 6, 7, 9 - 12, 15, 16, 19,	Prior to commencement of works	<ul style="list-style-type: none"> Inspection and sign off installation of tree protection measures.
	During Works	<ul style="list-style-type: none"> Supervise all site preparation and demolition works within the TPZ; Supervise all works inside or above the TPZ; Supervise all excavation, trenching works, landscaping works and tree/planting replenishment within the TPZ; Supervise all tree work.

Recommendations to ensure the tree/s long term survival must be carried out immediately upon receipt of the report.

18. Construction Hours – Class 2-9

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work must only be permitted during the following hours:

- a. 7:00am to 6.00pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
- b. 8:00am to 1:00pm on Saturdays with no demolition works occurring during this time; and
- c. at no time on Sundays or public holidays.

Works may be undertaken outside these hours where they do not create any nuisance to neighbouring properties in terms of dust, noise, vibration etc. and do not entail the use of power tools, hammers etc. This may include but is not limited to painting.

In the case that a standing plant or special out of hours permit is obtained from Council for works in association with this development, the works which are the subject of the permit may be carried out outside these hours.

This condition does not apply in the event of a direction from police or other relevant authority for safety reasons, to prevent risk to life or environmental harm.

Activities generating noise levels greater than 75dB(A) such as rock breaking, rock hammering, sheet piling and pile driving must be limited to:

- a. 8:00am to 12:00pm, Monday to Saturday; and
- b. 2:00pm to 5:00pm Monday to Friday.

The person acting on this consent must not undertake such activities for more than three continuous hours and must provide a minimum of one 2 hour respite period between any two periods of such works.

“Continuous” means any period during which there is less than an uninterrupted 60 minute respite period between temporarily halting and recommencing any of that intrusively noisy work.

19. Discovery of Wildlife on Site during demolition - DA - Urban Ecology

During excavation, demolition or construction work a suitably qualified and licensed ecologist from an environmental consultancy must be present. The following steps should be taken by the ecologist if wildlife or birds nests are found on site:

- d. All work on site must stop. There must be no attempt to harm or remove wildlife or bird nests. Removal of wildlife or birds nests from the site can only be undertaken by a trained wildlife carer.
- e. Immediately contact WIRES (1300 094 737) or Sydney Wildlife (9413 4300) to arrange for a trained wildlife carer to safely remove the wildlife from the site.
- f. If a threatened species is detected such as long-nosed bandicoot (*Perameles nasuta*), fishing bat (*Myotis macropus*) and/or large bent-wing bat (*Miniopterus orianae oceanensis*), Council's Coordinator Urban Ecology Volunteers and Projects (9392 5175) must also be contacted to report the find.

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 10m² 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.

Tree Protection Works

All tree protection for the site must be undertaken in accordance with Council's *Development Fact Sheet—Trees on Development Sites* and AS4970—*Protection of trees on development sites*.

Tree Pruning or Removal (including root pruning/mapping)

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

Prescribed Conditions

This consent is subject to the prescribed conditions of consent within clause 98-98E of the *Environmental Planning and Assessment Regulations 2000*.

Notification of commencement of works

At least 7 days before any demolition work commences:

- a. the Council must be notified of the following particulars:
 - i. the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
 - ii. the date the work is due to commence and the expected completion date

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.

Disability Discrimination Access to Premises Code

The *Disability Discrimination Act 1992* (Commonwealth) and the *Anti-Discrimination Act 1977* (NSW) impose obligations on persons relating to disability discrimination. Council's determination of the application does not relieve persons who have obligations under those Acts of the necessity to comply with those Acts.

National Construction Code (Building Code of Australia)

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by this consent must be carried out in accordance with the requirements of the National Construction Code.

Permits from Council under Other Acts

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;

- c. Mobile crane or any standing plant;
- d. Skip bins;
- e. Scaffolding/Hoardings (fencing on public land);
- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street verandah over footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. A lease fee is payable for all occupations.

Noise

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997* and guidelines contained in the New South Wales Environment Protection Authority Environmental Noise Control Manual.

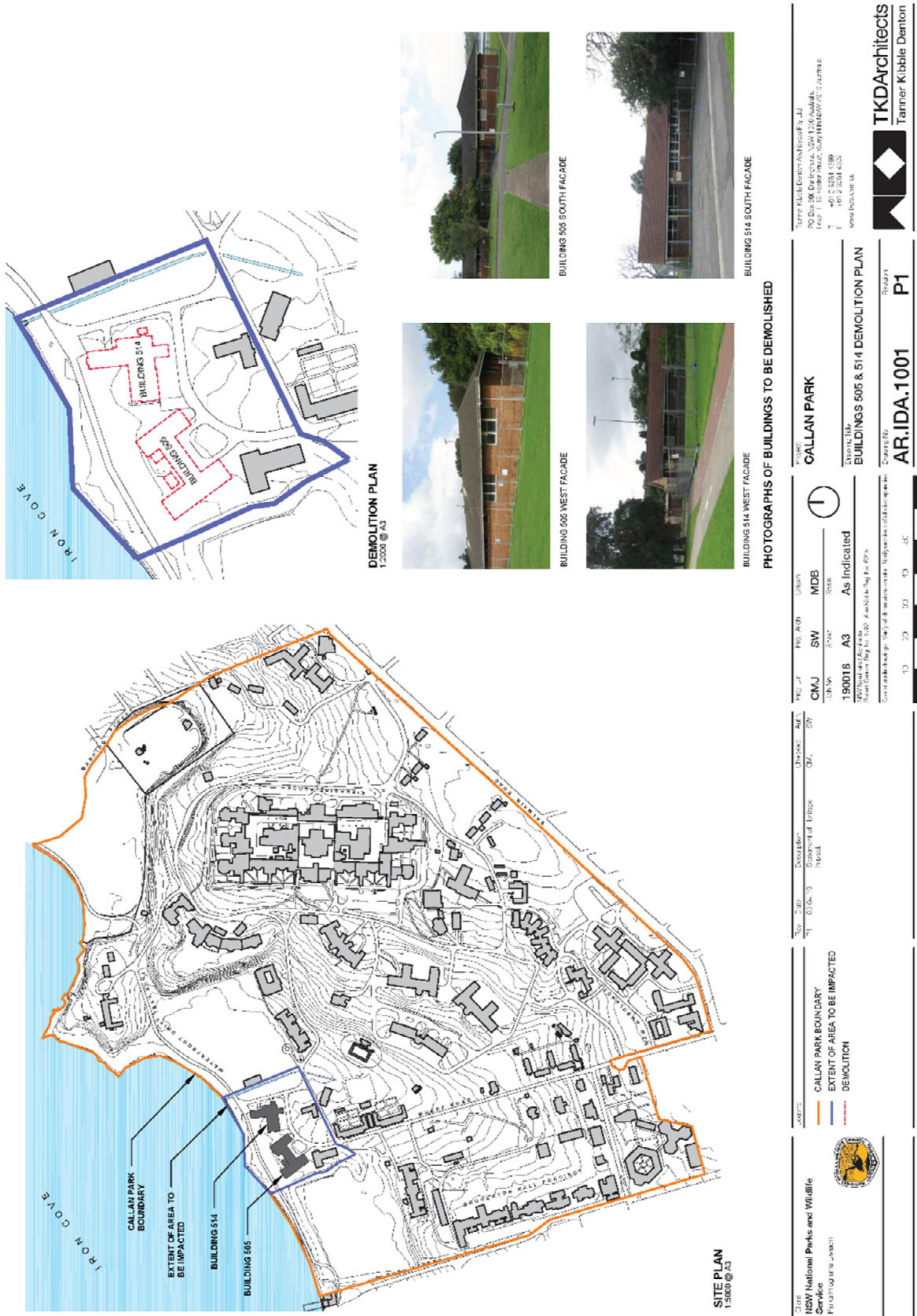
Useful Contacts

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm www.basix.nsw.gov.au
Department of Fair Trading	13 32 20 www.fairtrading.nsw.gov.au Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100 www.dialprior toyoudig.com.au
Landcom	9841 8660 To purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	131441 www.lspc.nsw.gov.au
NSW Food Authority	1300 552 406 www.foodnotify.nsw.gov.au
NSW Government	www.nsw.gov.au/fibro www.diysafe.nsw.gov.au Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555 www.environment.nsw.gov.au
Sydney Water	13 20 92 www.sydneywater.com.au
Waste Service - SITA Environmental Solutions	1300 651 116 www.wasteservice.nsw.gov.au
Water Efficiency Labelling and Standards (WELS)	www.waterrating.gov.au
WorkCover Authority of NSW	13 10 50 www.workcover.nsw.gov.au Enquiries relating to work safety and asbestos removal and disposal.

Dial before you dig

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

Attachment B – Plans of proposed development



TKD Architects
Tamara Kibble Denton

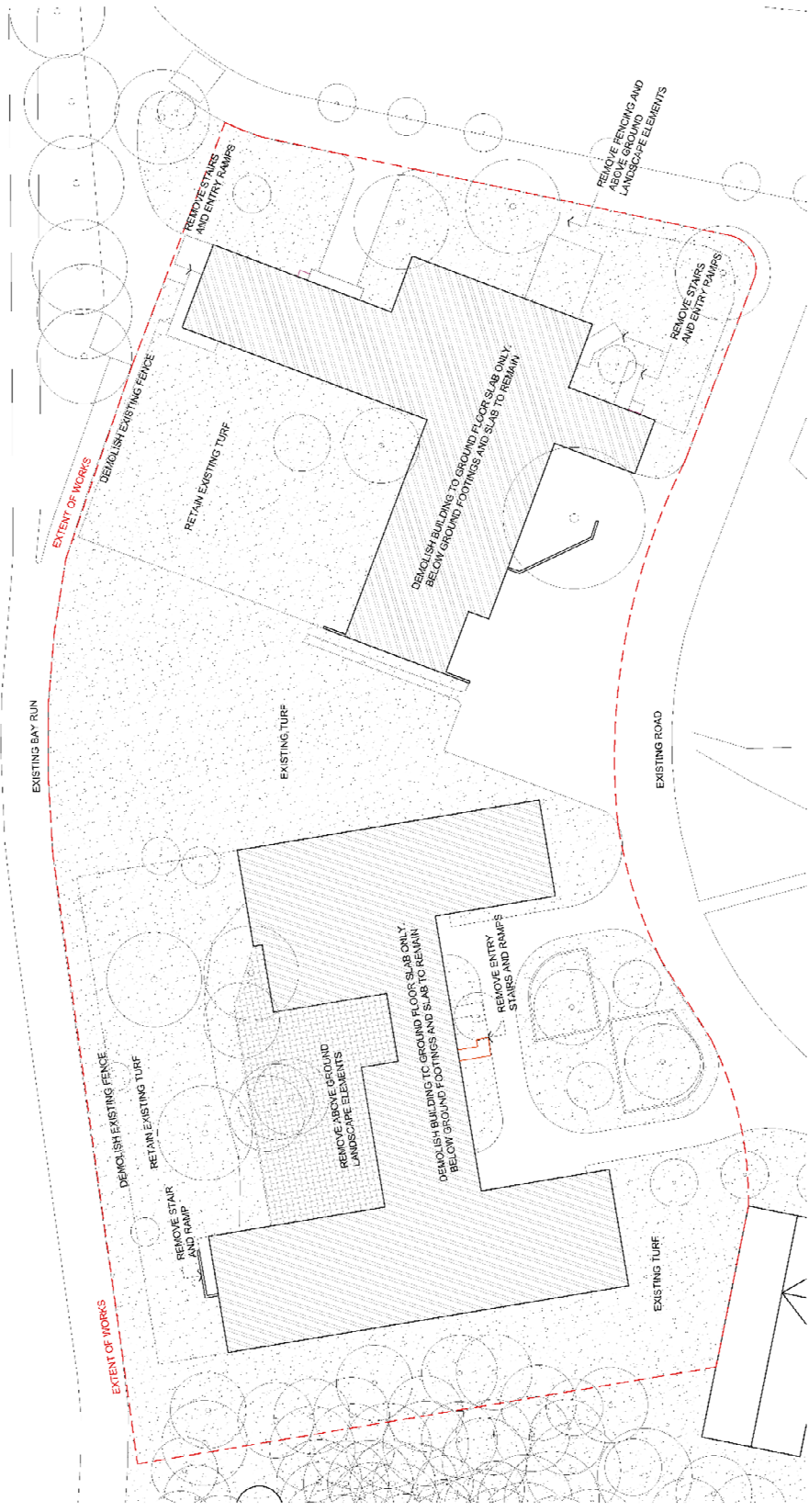
Callan Park
Buildings 505 & 514 Demolition Plan

AR.IDA.1001
P1

NSW National Parks and Wildlife Service
Physical Planning Unit

Site Plan
1:5000 @ A3

NOTE: REMOVAL OF ABOVE GROUND ELEMENTS ONLY. BELOW GROUND REMAINS AND FOOTINGS TO REMAIN AND BE CAPPED AS REQUIRED. ALL SERVICES TO BE DISCONNECTED AND CAPPED BELOW GROUND TO ENGINEERS SPECIFICATIONS. ALL TREES TO BE RETAINED.



THREESTUDIO
 1/100-1/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

DEMOLITION PLAN
 CP-L100 01

Attachment C- Approval from Heritage Council of NSW



Our ref: DOC21/212928

Eric Wong
Inner West Council
Petersham, NSW, 2049

By email: Eric.Wong@innerwest.nsw.gov.au

Dear Mr Wong

**HERITAGE COUNCIL OF NSW – GENERAL TERMS OF APPROVAL
INTEGRATED DEVELOPMENT APPLICATION**

Address: GLOVER STREET, LILYFIELD, 2040
SHR item: Callan Park Conservation Area and Buildings, SHR No 00818
Proposal: Demolition of Buildings 505 and 514
IDA application no: IDA/2021/26, received 22 March 2021

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above integrated development application. In accordance with Section 4.47 of the *Environmental Planning and Assessment Act 1979*, the following general terms of approval are granted.

APPROVED DEVELOPMENT

- Development must be in accordance with
 - Architectural drawings, prepared by Tyrrell Studio as listed below

Dwg No	Dwg Title	Date	Rev
Project Name: Callan Park Waterfront			
CP-L001	Existing Site Plan	5/3/21	-
CP-L002	General Arrangement Plan	5/3/21	-
CP-L100	Demolition Plan	5/3/21	-

B Statement of Heritage Impact Building 505 and Building 514 Callan Park Balmain Road Lilyfield, prepared by TKD Architects, March 2021 as listed in Condition no.1

C Statement of Environmental Effects Demolition of Buildings 505 & 514, prepared by APP, March 2021

D Arborist Report and Tree Protection Specifications, Demolition Works (Buildings 505 and 514) Callan Park NSW, prepared by Martin Peacock Tree Care, 16 December 2019

Level 6, 10 Valentine Ave Parramatta NSW 2150 ■ Locked Bag 5020 Parramatta NSW 2124
P: 02 9873 8500 ■ E: heritagemailbox@environment.nsw.gov.au

E Construction Environmental Management Plan, Building 514 and 505 and Surrounds at Callan Park, Lilyfield NSW, prepared by Cardno, 8 March 2021

PHOTOGRAPHIC ARCHIVAL RECORDING

2. A photographic archival recording for buildings 505 and 514 must be prepared prior to the commencement of works, during works and at the completion of works. This recording must be in accordance with the Heritage NSW publication 'Photographic Recording of Heritage Items using Film or Digital Capture' (2006). The digital copy of the archival record must be provided to Heritage NSW, Department of Premier and Cabinet.

Reason – To capture the condition and appearance of the place prior to, and during, modification of the site which impacts significant fabric.

BUILDING IDENTIFICATION SIGNAGE

3. The building identification signage for building 505 and 514 is to be removed prior to the demolition of the buildings. The signage is to be stored in a secure location on site and retained for use a future interpretive device.

Reason – Interpretation is an important part of every proposal for works at heritage places.

TREE PROTECTION

4. The trees identified as 15 and 19 Consider *for Retention* in the *Arborist Report and Tree Protection Specifications, Demolition Works (Buildings 505 and 514) Callan Park NSW*, prepared by Martin Peacock Tree Care, 16 December 2019 are to be retained. The trees are to be protected in accordance with the tree protection methodologies outlined in Appendix D of the report

Reason – To ensure significant trees are protected during demolition works

UNEXPECTED HISTORICAL ARCHAEOLOGICAL RELICS

5. The applicant must ensure that if unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

Reason – This is a standard condition to identify to the applicant how to proceed if historical archaeological deposits or relics are unexpectedly identified during works.

COMPLIANCE

6. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

Reason – To ensure that the proposed works are completed as approved.

SECTION 60 APPLICATION

7. An application under section 60 of the *Heritage Act 1977* must be submitted to, and approved by, the Heritage Council of NSW (or delegate), prior to work commencing.

Reason – To meet legislative requirements.

Advice

Section 148 of the *Heritage Act 1977* (the Act), allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.

Right of Appeal

If you are dissatisfied with this determination, section 70A of the Act gives you the right of appeal to the Land and Environment Court.

If you have any questions regarding the general terms of approval for DA/2021/26, please contact Isaac Clayton, Senior Heritage Officer, at Heritage NSW, on 9373 2813 or Isaac.Clayton@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sarah Jane Brazil', with a vertical line to the right of the signature.

Sarah Jane Brazil
Senior Team Leader
Major Projects
Heritage NSW
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW
11 May 2021

Attachment D – Statement of Heritage Significance Statement from Natural Resources Access Regulator



Natural Resources
Access Regulator

Contact: Natural Resources Access Regulator
Phone: 1800 633 362
Email: nrar.enquiries@nrar.nsw.gov.au

Our ref: IDAS1135000
Your ref: DA2021/0161

23 April 2021

The General Manager
Inner West Council
PO Box 14
PETERSHAM NSW 2049

Attention: Gerardine Galley

Uploaded to the ePlanning Portal

Dear Sir/Madam

Re: IDAS1135000 - Controlled Activity Approval Exemption
Dev Ref: DA2021/0161
Description: Demolition of Buildings 505 and 514 at Callan Park
Location: Lot 1 DP1043540, Glover Street LILYFIELD

The Natural Resources Access Regulator (NRAR) has reviewed documents for the above development application and considers that, for the purposes of the Water Management Act 2000 (WM Act), the proposed works are exempt from the need to obtain a controlled activity approval and no further assessment by this agency is necessary.

Exemption

Water Management Act (General) Regulation Schedule 4, 36 - Activities within exempt waterfront land maps for estuaries and lakes eg. NRAR Port Jackson (Sydney Harbour)

Further information on controlled activity approvals under the WM Act can be obtained from NRAR's website: www.water.nsw.gov.au go to Water licensing > Approvals > Controlled activities.

Yours Sincerely

A handwritten signature in black ink that reads 'Alison Collaros'.

For
Alison Collaros
Manager Licensing & Approvals
Water Regulatory Operations
Natural Resources Access Regulator

Attachment E – Statement of Heritage Significance

The subject buildings, Hastings House (B505) and Palm Court (B514), are located in Zone 1: The Waterfront and Callan Point, as identified in the Callan Park CMP. The heritage significance for Hastings House and Palm Court are both “*Intrusive in waterfront setting*”. The heritage significance for Zone 1 is reiterated below:

Zone 1: The Waterfront and Callan Point:

The major significance of this section of the site is its aesthetic and historic value as a rare surviving example of the pre-European foreshore in Iron Cove. It is significant because it contains relics of Aboriginal habitation in a natural setting and significant European rock carvings. It is also significant because of its contribution to the picturesque setting of the original asylum design. It is of some significance as a natural waterside recreational area for the Garry Owen Estate and for the patients in the mental hospital. It is significant as an contemporary area of public recreation and for its use by the local community in gaining access to the harbour and in linking its foreshore.

The waterfront area, is a highly modified environment, however it is of aesthetic significance, in forming the foreground of the deliberately composed views to the Kirkbride Block. The buildings are not significant or are of very minor significance, however the early plantings are significant. The steeply sloping edge of the playing field is important as a reflection of the original shoreline.

The National Parks and Wildlife Service has listed five midden and shell midden sites at Callan Point. Two of these have been further investigated and have been deemed to be of high significance as Aboriginal Archaeological resources.