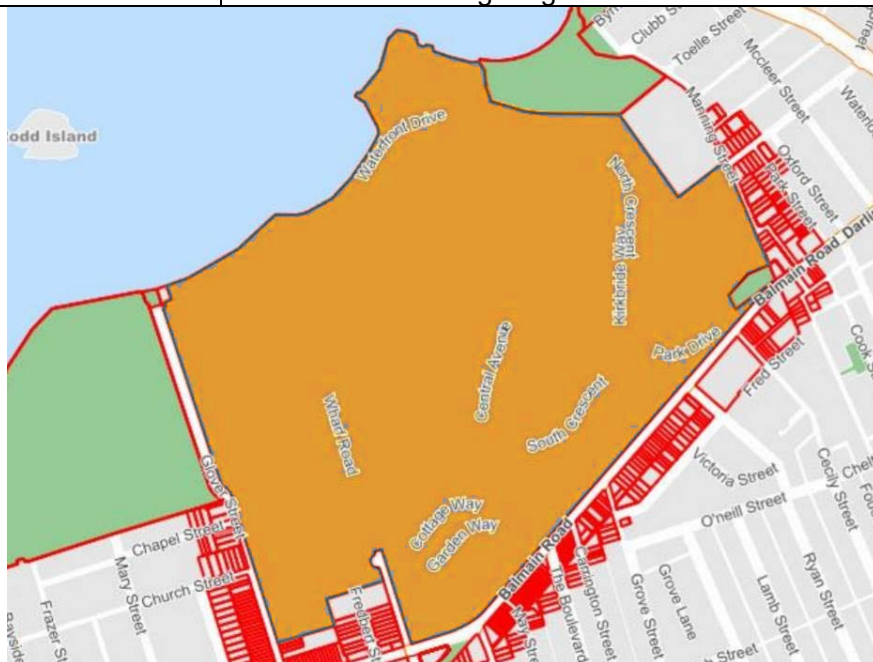


# INNER WEST

## DEVELOPMENT ASSESSMENT REPORT

<b>Application No.</b>	DA/2021/0325
<b>Address</b>	Callan Park, Glover Street LILYFIELD NSW 2040
<b>Proposal</b>	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
<b>Date of Lodgement</b>	14 May 2021
<b>Applicant</b>	Josh Owen
<b>Owner</b>	The Uniting Church in Australia Property Trust (NSW)
<b>Number of Submissions</b>	Total: 26
<b>Value of works</b>	\$322,783.00
<b>Reason for determination at Planning Panel</b>	<ul style="list-style-type: none"> <li>• Number of submissions</li> <li>• Proposed works to a State Listed Heritage Item</li> </ul>
<b>Main Issues</b>	<ul style="list-style-type: none"> <li>• Impact to heritage item</li> </ul>
<b>Recommendation</b>	Approved with Conditions
<b>Attachment A</b>	Recommended conditions of consent
<b>Attachment B</b>	Plans of proposed development
<b>Attachment C</b>	Approval from Heritage Council of NSW
<b>Attachment D</b>	Statement from Natural Resources Access Regulator
<b>Attachment E</b>	Statement of Heritage Significance



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 the application submitted to Council for 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 at Callan Park, Glover Street LILYFIELD NSW 2040.

The application was notified to surrounding properties and 26 submissions were received.

The main issues that have arisen from the application include:

- Potential impact to the State Listed Heritage Item

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

Following the demolition of Buildings 505 and 514, the first phases of work in Stage 1B will include:

- Removal of the building base slabs and footings, including limited excavation below the natural ground surface as required;
- Removal of existing paved areas;
- Demolition of existing brick wall on the southern side of Building 514; and
- Removal of courtyard paving around Building 512.

All existing sandstone outcrops are to be protected in place, acknowledging the significance of these features in the natural landform.

Large sections of existing turfing and weeds are to be removed across the site. Invasive weed species will be totally removed and managed in accordance with a Weed Management Plan which is currently being prepared and will be in force prior to the issuance of a Crown Building Certificate.

23 subject trees are proposed to be removed to facilitate the new landscaping and embellishment works. The trees earmarked for removal are typically below 3m in height, are in a state of declining health and/or will be impacted by the proposed slab removal, remediation, and earthworks, making their retention unviable. 6 more prominent subject trees have been identified for protection and retention.

Following the demolition and tree removal works, sections of topsoil across the site will be removed and relocated in order to expose and protect the existing sandstone layers and outcrops. These will be preserved in the landscape as key site features with care so as to not compromise their structural integrity. Relocated topsoil will be re-used within the site where classified as VENM by the appointed Site Auditor whilst other contaminated surface soils will be stripped and removed off-site in accordance with the Remediation Action Plan prepared by Cardno.

Limited fill material will also be brought on to the site to help create the new feature mound positioned to the north of Building 512 (and south of to be demolished Building 505).

The proposed landscaping and public domain works deliver on the ideas for the Vision of the Waterfront Green in the following ways:

- Buildings 505 and 514 are subject to proposed demolition under preceding DA/2021/0161 (Stage 1A) and complete removal of slabs and associated paved areas under this application.
- New pathways are provided from Wharf Road extending northward to the Bay Run and the Casuarina Grove Garden.
- New accessible pathway provided along the northern side of Military Drive linking Wharf Road pathways eastward to the Waterfront Sports precinct.
- Provision of a new large, green, open space providing for passive recreation and views to the waterfront and Iron Cove.
- Retention of Building B504 (the Refugee Welcome Centre) which sits outside of the proposed works site.
- Improved pedestrian and cycle access to the waterfront across the site through new pathways links north-south and east-west in alignments that have had consideration to existing and proposed levels.
- Provision of new picnic facilities and seating areas.

### 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.



Figure 1: Aerial photo showing location of subject site relative to Callan Park

The subject site is situated at the northern side of Callan Park in the area to the north of the intersection between Wharf Road and Military Drive. Part of the site 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 three single storey buildings with tiled roofs, two of which are vacant and have been approved to be demolished under the previous Development Application - DA/2021/0161 (Buildings 505 and 514). The third, Building 512 is to be retained under this proposal. Building 504 (The Refugee Welcome Centre) sits just outside the site boundary to the west and is also to be retained.



Figure 2: Aerial photo showing exact boundaries of the area

The site contains existing trees in various states of health, size and condition (see Figure below). The Arborist Report prepared by Martin Peacock Tree Care has assessed the potential impacts of the works on 29 trees (subject trees) within the proposed Waterfront Green site. Subject trees include Weeping Paperbarks, Coral Trees, Washington Palms, Chinese Hackberry, Norfolk Island Hibiscus and Casuarinas amongst others.



Figure 3: Tree location plan



**Figure 4** Views of Sandstone Outcrops



**Figure 5** Building 504 (Refugee Welcome Centre) – grassland in-front within the subject site



**Figure 6** Tree and existing turfing around Building 512



Figure 7 Existing trees within the site



Figure 8 Areas to the north and east of Building 512

## 4. Background

### 4(a) Site history

The following application outlines the relevant development history and any relevant applications on the subject site.

#### Subject Site

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/2021/0161	Demolition of Buildings 505 and 514 at Callan Park and associated landscaping and fencing.	Approved 27/07/2021
DA/2021/1082	Maintenance, repair, conservation, and upgrade (including demolition of intrusive elements) to buildings 497 & 512 in Callan Park; and change the of use of these buildings to community facilities	Undetermined / Under Assessment

DA/2021/1316	Callan Park Waterfront Green amenities building works including construction of a new accessible public toilet clad in timber with a floating slanted roof to connect to existing underground services and infrastructure (formerly servicing demolished Building 505)	Undetermined / Under Assessment
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4(b) Application history

The following table outlines the relevant history of the subject application.

Date	Discussion / Letter / Additional Information
23 Aug 2021	Additional information requested in regard to the proposed removal of trees.
13 Sept 2021	<p>The applicant has provided an updated Arborist Report prepared by Martin Peacock Tree Care Rev B – 3/09/2021. The applicant has also provided amended plans that entails the following changes:</p> <p>A summary of the proposed amendments to the submitted application involve the following:</p> <ul style="list-style-type: none"> <li>• Reduction of the Headland to max. RL6.0. This height allows views of Iron Cove over the top of the headland when viewed from Wharf Road. It also allows views over when viewed from the Cane Room Courtyard, as the floor level of the Cane Room is RL4.5, with typical eye height approx. 1500mm.</li> <li>• Increased new tree planting to 104 new trees, offering substantial increase in future tree canopy and biodiversity.</li> <li>• Increase new native planting garden areas.</li> <li>• Reduction in paving in both the headland garden and casuarina garden.</li> <li>• Removal of path running along the base of the headland</li> <li>• Reduction of the amount of sandstone in the headland sitting wall.</li> <li>• Reduction of site area around the Casuarina Garden so no work is being completed under the existing Casuarina TPZ's</li> <li>• Redesign of embankment stair so now earthworks are being completed in the design of the stair.</li> </ul> <p>However, as Council has not requested amended plans (and amended plan fees were not paid) and the Heritage Council has provided concurrence on the basis that the original architectural plans submitted on the NSW Planning Portal on 25 June 2021 to be stamped/approved, the assessment of this application is based on these set of drawings instead of the set submitted on September 2021.</p> <p>The set of drawings submitted on 25 June 2021 is identical to the original set of drawings submitted on the NSW Planning portal on 20/04/2021 with the exception of the following changes:</p> <ul style="list-style-type: none"> <li>• <i>The site boundary of the proposed works to be amended to omit the western portion containing the dense patch of</i></li> </ul>



	<p><i>Casuarina trees. No works are proposed to be undertaken within this area as part of the Stage 1B works. This area will be the subject of a future DA for landscaping and other minor re-grading which is likely to include targeted remediation.</i></p> <p>As the changes will result in a lesser development than the application originally notified, renotification is not required under the Community Engagement Framework.</p>
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## 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, as discussed below, is satisfactory with regard to impact to heritage considerations subject to conditions. As there are no proposed changes to use, no additional floor space or buildings, 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.

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

#### **Heritage Listing:**

The subject site at Glover Street, 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 Statement of Significance for the Callan Park Conservation Area is available from the Office of Environment & Heritage, heritage database website at:

<https://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>

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 proposal includes Stage 1B Waterfront Green works, including the demolition of hardstand / paving areas and the 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.

As listed in the HIS, the proposed landscaping works include:

- Incorporate existing sandstone outcrops into the new design;
- selective retention of existing trees;
- interpretation of the pre-colonial shoreline;
- establish view line from the end of Wharf Road to Iron Cove;
- formation of lawn area along the northern section of the site bounded by a diagonal path on its southern side, with a terraced area to the south;
- plant groves of mixed trees and install a sandstone garden on the southern part of the site;
- plant a line of eucalypts along a north south path (a continuation of Wharf Road) to the east of the Wharf Road Community and Refugee Welfare Centre;
- plant an avenue of Pencil pines along waterfront Drive; and
- provision for some car parking in the south western section of the site.

Pre-DA advice was sought for the proposed Stage 1 works at Callan Park including the removal of buildings 505 and 514; remediation of the demolition areas and re-turf, treat any contamination, new accessible amenities block, new turf, paths and picnic facilities and new tree planting at Callan Park (PDA/2021/0040). The application was referred to council's heritage specialist who supported the proposal, subject to the following information being provided for the future assessment below. Additional commentary is provided in respect to the drawings submitted with the DA. Parts of the Pre-Da advice not relevant to this proposal have not been reiterated, e.g. demolition of Buildings B505 and B514, remediation and the new amenities building.

Excavation work do not form part of this proposal. The Aboriginal Due Diligence Report concludes the presence of Aboriginal sites and objects is unlikely.

*Remediation / Ground Disturbance:*

- *Sufficient research needs to be undertaken prior to remediation works commencing to determine as much as possible the location and extent of remediation required. The amount of excavation and ground disturbance should be minimised as much as possible. Removal of large areas of soil should only be undertaken where there is no viable alternative.*
- *Significant trees in the vicinity of the remediation works should be protected in accordance with the advice of an arborist or heritage landscape expert.*
- *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.*
- *If unexpected archaeological deposits 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 Heritage Act 1977 may be required prior to works continuing in the affected area(s) based on the nature of the discovery.*
- *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.*

**Comment:** During the field investigation carried out as part of the Aboriginal Due Diligence Report, no new Aboriginal sites or objects were identified. The field investigation for the report was said to suggest that the study area as a whole has been subject to disturbance and has low potential to contain intact or substantial archaeological deposits. As the proposed development is contained to areas of existing disturbance, it is assessed that there is low potential for Aboriginal archaeological sites to occur within the study area.

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 *Heritage Act 1977* and 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. Depending on the outcomes of discussions with the Office of Environment & Heritage, the Metropolitan Local Aboriginal Land Council may also need to be

informed. This will ensure compliance with Policy 21 of Section 6.3.9: Archaeology of the CMP and is a recommendation in the Aboriginal Due Diligence Report.

The Aboriginal Due Diligence Report recommends that works cease immediately if any human remains are discovered during works as the discovery of Aboriginal ancestral remains may be found in middens and sandy or soft sedimentary soils. It recommends that if any suspected human remains are discovered during the works the applicant must immediately cease all work at that location and not further move or disturb the remains, notify the NSW Police and Heritage NSW's Environmental Line on 131 555 and provide details of the remains and their location and not recommence work at that location unless authorised in writing by Heritage NSW. It is recommended this be included as a condition of consent.

It is recommended a condition be included in the consent requiring that as part of a 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.

The Arboricultural Impact Assessment Report recommends that as part of the site establishment works fenced TPZ areas shall be installed for Trees 3, 4, 108, 110, 114 and 669 and that fencing shall remain in place for the duration of the project.

To avoid damage to significant areas, it is recommended a condition be included in the consent requiring that equipment laydown areas and contractor vehicles must be located away from the heritage structures and areas of heritage significance to minimise any potential impact to the external or internal fabric. Contractor's vehicles must not be parked near heritage structures or landscaped areas which could inadvertently be damaged.

*Landscaping:*

- *Any new landscape development on the site should reflect, and be subservient to, the significance of the place. It should support and not obscure the significant elements and design principles of the early layout.*
- *The proposed landscape works will need to be designed and instated in accordance with the landscape conservation actions on Callan Point, as recommended by the Callan Park Master Plan.*
- *New landscaping work should emphasise the reinstatement of known missing elements and, where appropriate, include sympathetic adaptive new design.*
- *Reinstate the Wharf Road axis to the waterfront. This should be added to the proposed landscape works associated with the proposal. Alternatively, the applicant will need to demonstrate why the departure from the Master Plan is acceptable.*

**Comment:** The HIS states that a number of existing trees and shrubs are to be incorporated into the proposed works. It states the new design is sympathetic to the landscape character of Callan Park because it incorporates areas of open space and avenue planting reflects the precedent of roadside planting elsewhere on the site. The selection of new plant species is based on the range of planting elsewhere across Callan Park. The overall design of the works is contemporary and includes formal elements that complement landscaping in surrounding areas. There are no heritage concerns in relation to the proposed landscape design and the plant selection.

The axis of Wharf Road to the waterfront will be interpreted through the proposed avenue of trees continuing to the north of Wharf Road.

*Interpretation:*

- *The applicant is encouraged to incorporate interpretive devices covering the Aboriginal occupation into site interpretation.*

**Comment:** The HIS states the proposed landscaping will reflect the significance of the place with the retention and incorporation of topographical features such as the rock outcrops and through the interpretation of the early shoreline in that section of Callan Park. This will ensure the proposal includes some form of interpretation of the area prior to modification.

### **Recommendation**

The proposal is acceptable from a heritage perspective as it 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 providing the following conditions are included in the consent to ensure the proposal is consistent with the Callan Park CMP and Management Plan to ensure the proposal is in accordance with the *Heritage Act, 1977*, the Leichhardt LEP 2000, the Leichhardt DCP 2000 and the Callan Park CMP and the Callan Park Master Plan.

Further to the above, the application has received concurrence from the Heritage Council of NSW subject to conditions (refer to attachment C). However the concurrence includes a number of conditions and in particular the following requirements, noting that the proposed Headland Mound component of the works is not approved:

#### **HEADLAND MOUND**

*2. The proposed Headland mound component of the works is not approved. Reason: The works result in a major adverse impact to the significant landscape character, and immediate setting. The works would contribute to the fragmentation of the waterfront precinct, impacting the legibility of the waterfront's cultural landscape and visual links into the park. The works are not in accordance with the endorsed Conservation Management Plan policies.*

#### **DETAILS TO BE SUBMITTED FOR APPROVAL**

*3. The proposed pathways and plantings are approved, subject to detailed design/information to be submitted as part of the Section 60 application for approval by the Heritage Council of NSW (or Delegate):*

- a) Details of any works required to install a sandstone garden on the southern part of the site, indicating the relationship with the extant sandstone outcrops which are highly significant remnants of the original topography of the site.*
- b) Further details of plantings (type/height/location) and their relationship with open view lines to the waterfront.*
- c) Details of a revised treatment for the area currently identified for the interpretation of the pre-colonial shoreline (headland mound) that better responds to the extant topography of the site. This could be through in-ground devices, plantings or some other low scale treatment. Reason: Limited details of the above have been provided with the application. Further details are required to allow impacts to be adequately assessed, and to ensure impacts to significant landscape and spatial quality are minimised and that works are reversible.*

In summary, the proposed works are supported on heritage grounds subject to conditions and the applicant had agreed that the heritage related conditions requirement by the concurrence of the Heritage Council is accepted.

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

In accordance with section 66 of the EP&A Regs, the application was forwarded to The Natural Resources Access Regulator (NRAR) on 26 October 2021 for the purposes of the Water Management Act 2000 (WM Act).

The Natural Resources Access Regulator (NRAR) issued their formal response on 23 February 2022 and concluded that:

*“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 Hacking Map”*

#### *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.*

Cardno was engaged by NSW Centennial Park and Moore Park Trust to prepare a Remediation Action Plan (RAP) to guide and inform the remediation of soils within and surrounding Building 505 and 514, located at Callan Park, Lilyfield NSW on the basis that Building 505 and 514 will be demolished, with the site continuing to be used as public open space following the redevelopment.

The subject Remedial Action Plan included the following summary:

*“The site is located on a parcel of land within Callan Park that has been subject to uncontrolled filling with impacted soil and non-putrescible waste. Cardno conducted a DSI which identified contaminants of potential concern (COPCs) within soils requiring remediation or management. A range of COPCs were identified throughout the site, with the soil material comprising heterogeneous fill. The COPCs identified consisted of heavy metals (Chromium, Copper, Lead, Nickel, Mercury and Zinc), hydrocarbons (total, and polycyclic aromatic), asbestos, and pesticides (Dieldrin).*



*The remediation strategy involves the demolition and removal of Buildings 505 and 514 and off-site disposal of demolition waste, treatment of leachable metals concentrations within a localised area, combined with onsite containment of the impacted fill material both in-situ below ground, and in an engineered mound. This approach reduces the ecological risk from leachable metals, and removes the complete source – pathway - receptor linkages to impacted fill material. The remedial approach will take advantage of the Concept Design for the area, utilising the need to raise the site level.*

*The remedial approach is to be performed jointly by a suitably qualified environmental consultant, landscape architect, occupational hygienist and licensed contractor and will involve the following steps:*

- a. Removal of and off-site disposal of identified hazardous materials within Buildings 505 and 514 by a suitably licenced Class A asbestos removalist;*
- b. Demolition of Buildings 505 and 514 by a suitably licenced demolition contractor and off-site disposal of the material;*
- c. Conduct feasibility and treatment trials for chemical stabilisation of leachable metals surrounding TP19 and TP22, including further lateral delineation of leachability following building demolition;*
- d. Excavation of leachable material and separation of refuse for off-site disposal and treatment of leachable soils with stabilisation reagents, followed by validation of the material;*
- e. Stripping of topsoil across the site and emplacement in the engineered headland encapsulation mound (subject to geotechnical suitability);*
- f. Placement of a high visibility geotextile marker layer (or other acceptable and suitable product) across the western portion of the site to delineate impacted fill material (refer to Appendix A for details).*
- g. Importation and placement of suitably validated fill material and topsoil to attain a cap depth of at least 0.5 m across the western site area above the marker layer;*
- h. Importation and placement of suitably validated fill material and topsoil to provide a suitable growing medium for the remainder of the eastern and southern portions of the Site, including installation of new medium to depth for proposed tree plantings;*
- i. Encapsulation of excavated fill material in a landscaped mound in the western portion of the Site. The landscaped mound is to be capped with a minimum of 0.3 m of suitably validated topsoil over the retained material;*
- j. Survey and inspection of as-built works to validate the remedial works;*
- k. Development and implementation of a Long-Term Environmental Management Plan for the Site. This RAP also includes a Construction Environmental and Waste Management Plan, a Work Health and Safety Plan, an Unexpected Finds Protocol and a Contingency Plan in addition to soil validation requirements.”*

The Remediation Action Plan will be included as a stamped document in the conditions of consent and subject to the implementation of the recommendations of the RAP, the requirements of SEPP No. 55 will be satisfied.

#### *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 high value trees and will be conditioned to ensure retention and protection of more significant trees to be retained, and will not result in any adverse amenity impacts.

The proposed works within the foreshore line would only consist of pathways and landscaping works and therefore no new buildings are proposed within the Foreshore Building and therefore is consistent with Clause 33 - Foreshore Building Line.

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

#### Part A7.0 – Heritage Conservation

As discussed in more detail in an earlier section of the report, the proposal is satisfactory with regard to heritage considerations subject to conditions which include the deletion of proposed works to the headland mound.

#### Part A10.1.4 – Iron Cove Parklands and Part C1.3 – Landscaping

The application was referred to the Parks and recreation Section of Council which provided the following comments:

The overall landscape design and its intent is supported by Parks Planning. The design opens up the foreshore and creates a village green for the community. This area will support much needed passive open space and provide a connection to the Iron Cove Bay Run. The proposed incline mound is also supported. This is not a steep mound but rather a small incline design feature which gently introduces the foreshore area from the Wharf Road precinct. This will be an excellent area in which to sit and enjoy the parkland setting. The design of this area also includes a number of small gardens which will add interest and variety to the parkland setting.

The design is one which is to be commended. It has been well researched and is respectful of the Conservation Management Plan for the park and the heritage layers of the parkland. Critically the design is one which has a sense of purpose in that it is seeking to progressively transform the built nature of what was a former hospital environment, designed to support patients and traffic movement to that of an urban parkland setting which is designed as a wellness sanctuary in the form of a community parkland. The priority of design is on creating new and enhanced open spaces with the park user at the centre of the design philosophy.

The landscape plan also includes the termination of Wharf Road, however Military Road is maintained. This will increase park user safety on the foreshore and in the real sense reclaim this section of the park for pedestrians and recreational users of the parkland.

Accessible Paths to all major areas of the park are also provided. These are also supported by Parks Planning. Critically the future Amenities Block and the Stairs to the Glover Street Sporting Ground which are being proposed is supported as they will service a number of key areas including:

- Glover Street Sporting Ground
- Iron Cove Bay Run
- The New Village and Foreshore Green.

It is noted that the Parks and recreation Section has raised concerns regarding that the new stairs to the Glover St Sporting ground from the Wharf Road path is not an accessible path. However, given the proximity of trees within the subject area, an accessible path in the form of a ramp is likely to require the removal of a significant number of trees. Given that there are alternative routes in Callan Park to reach the sporting fields, the proposed stairs are considered to be satisfactory in this regard, and Council's Building Certification team has raised no object to the proposal proceeding in this regard.

### Removal of trees/planting of new trees

The set of drawings submitted on 25 June 2021, which is the set of drawings that the current assessment is based on is identical to the original set of drawings submitted on the NSW Planning portal on 20/04/2021 with the exception of *The site boundary of the proposed works to be amended to omit the western portion containing the dense patch of Casuarina trees.*

The Arboricultural Impact Assessment (AIA) report prepared by Martin Peacock Tree Care and dated 18th April 2021 originally submitted with the application nominates that six (6) trees or groups of trees will be retained and twenty three (23) trees/groups of trees will be removed.

The proposal includes the planting of twenty three (23) trees and two (2) groups of trees, however, additional canopy cover is required and has been conditioned.

Most of the trees proposed for removal have a low or very low landscape value (due to poor health and or size and or weedy species) with no high value trees nominated for removal. No objection is raised to the removal of trees 2, 5, 6, 7, 8, 13, 14, 16, 17, 18, 106, 107, 109, 111, 112, 113, 115, 116, 208, 209, 210, 211, 211A as proposed.

The trees to be retained are Trees 3, 4, 108, 110, 114 and group 669. These trees must be protected in conjunction with any soil remediation.

The Remediation Action Plan (RAP) prepared by Cardno and dated 8 April 2021 was not reviewed in the initial AIA report dated 18<sup>th</sup> April 2021, however was addressed in the revised in Part 8 of the revised Arboricultural Impact Assessment (AIA) report (Revision B) prepared by Martin Peacock Tree Care and dated 3rd September 2021. Of particular concern is the potential impact of the soil remediation on the existing trees to be retained. The soil cannot be stripped to a depth of 500mm within the TPZ of these trees as is recommended for much of the western portion of the site. The Capping Layer Extents plans in Appendix A of the Remediation Action Plan (Rev 3) prepared by Cardno and dated 13th September 2021 include annotation that the capping is to be 'locally adjusted around existing trees as detailed in Landscape Drawings'. The Arboricultural Impact Assessment (AIA) report (Revision B) prepared by Martin Peacock Tree Care and dated 3rd September 2021 recommends in Part 9.4 that an appropriate soil remediation methodology shall be determined through consultation between the Remediation Consultant and the Project Arborist, and details some methods that are considered appropriate in Part 9.4. Provided this collaboration is undertaken, the impact to the trees to be retained will not be substantial.

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 28 days to surrounding properties between 20 May 2021 until 17 June 2021. 26 objections of the application have been received. The issues raised in the objections are summarised below:

#### Objection to the construction of the proposed headland mound

Comment: As per the condition required as part of the concurrence of the Heritage Council, the proposed works to the Headland mound will be deleted from the proposal.

#### Issues in relation to proposed access/stairs/pathways, Bikes and pedestrians mix very badly

Comment: The proposal has been reviewed by Council's Building Certification and Parks and Recreation Sections and is considered to be acceptable.

#### Issues in relation to the proposed amenity building

Comment: The proposed amenities block will be assessed under a separate Development Application (DA/2021/1316) which is currently before Council and under assessment. However, the general location of the future amenity structure is considered to be an appropriate location.

#### Current design threatens to deliver a busy thoroughfare, with obstructed views and reduced useable space.

Comment: As discussed above, the proposed headland mound will be conditioned to be deleted from the proposal. The proposed thoroughfare is considered to be acceptable and on balance, does not reduce the useability of the subject area for recreational purposes.

#### The agricultural community garden beds sit harshly in the landscape and serve no real amenity for the general public.

Comment: The agricultural community garden beds are considered to be acceptable, and do not adversely impact the useability of the subject area for recreational purposes.

#### Issues in relation to the use of the cane room (B512)

Comment: This current application does not seek to change the use of B512 and the change of use of the cane room is assessed under a different Development Application (DA/2021/1082).

#### Issues in relation to removal of trees, treeless lawn/desire for more trees to provide shading/landscape design

Comment: The removal of trees and planting of trees is discussed in an earlier section of the report. Additional existing trees have been agreed to be retained and additional trees have been agreed by the applicant to be planted. The plans are required to be amended to include, at a minimum, an additional eight (8) medium sized canopy trees (>8 metres in canopy diameter at maturity) and an additional ten (10) large canopy trees (>15m in canopy diameter at maturity).

History of the demolished buildings must be retained and respected.

Comment: The buildings in question have been demolished to floor slab under a previous development consent (D/2021/0161) where appropriate conditions were provided in this regard.

Issues in relation to picnic location

Comment: The proposed works had been considered by Council's Parks and Recreation Section and the location of the picnic table is considered to be satisfactory.

Issues in relation to the proposed aesthetic design, impact to heritage item

Comment: As the subject site is a State Heritage Item, the heritage impact is assessed under the Heritage Act, The Callan Park Act and Leichhardt LEP 2000 by Heritage specialists from both the Heritage Council and the Inner West and is discussed in more detail in an earlier section of the report. It is considered to be acceptable subject to the deletion of the proposed works to the headland mound.

Issues in relation to sustainability

Comment: It is considered that the proposed development will not result in adverse environmental impacts in this regard.

Will there be public accountability/exposure if soil tests reveal potential risks to park visitors from lead, asbestos, heavy metals

Comment: Issues in relation to potential site contamination is discussed in more detail in an above section of the report in the assessment under SEPP No. 55. The application is supported by a Remedial Action Plan will be included in the conditions of consent.

Lack of consultation, Unnecessary spending

Comment: The surrounding properties are required to be notified of this application and submissions are considered, but the lack of consultation and unnecessary spending are not factors that needs to be considered under the development planning assessment framework.

The proposed timber deck around the Cane Room will not enhance the space but likely deteriorate and become a public nuisance

Comment: This element had been considered by Council's heritage specialist and the Heritage Council and is considered that the proposed timber deck around the cane room is satisfactory.

Issues in relation to parking

Comment: The parking arrangement had been reviewed by Council's engineering section is considered to be satisfactory.

Issues in relation to compliance with Callan Park (Special Provisions) Act 2002 and SEPP 56 Guiding Principles

Comment: The proposed design does not include changing the use of the area as 'active recreation' and the heritage impacts had been assessed as part of the concurrence received from the heritage council which is considered to be satisfactory subject to conditions will be imposed as part of the determination.

Issues in relation to the proposed stairs on the western part of the site

Comment: While it is noted that there are concerns are raised by objectors in regard to safety issues relating to the sporting uses of the nearby sporting fields, this is considered to be a common risk for all footpath/stairs that is within the proximity of sporting fields. On balance,

the benefits of the provision of the stairs to avoid other sorts of injuries outweighs the potential risk.

Issues in relation the potential risk of remediation of the site and potential impact to waterways

Comment: This objection had been uploaded on the request of concurrence to the Natural Resources Access Regulator (NRAR). The conclusions of the NRAR was as follows:

*"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 Hacking Map"*

### 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

Urban Forest's comments had been incorporated into the Removal of trees/planting of new trees heritage discussion in section 5 above. No objections subject to recommended conditions.

Parks and Recreation

Park and Recreation section's comments had been incorporated into the assessment in relation to Part A10.1.4 – Iron Cove Parklands and Part C1.3 – Landscaping.

Building Certification

The remediation of the site in accordance with the remediation plan shall form part of the DA consent conditions. Accessibility has been covered off by the accessibility report. Hazardous materials report should report on the components of the demolished buildings and ensure an asbestos clearance certificate is provided and any asbestos is removed from the site. No objection subject to conditions.

Community Services/Social Planning

The following comments were provided by the community services/social planning section:

*“Overall the Social and Cultural Planning team supports the plan and proposal designs for inclusion of native plantings, history and connection to country, the design is welcomed and a great addition and improvement.*

*We would appreciate that proponent consider the following points:*

*That the proposed amenity block height, and scale do not block the vistas and site lines of the Community Refugee Welcome Centre (CRWC) and to ensure integration and linkage. That the accessible pedestrian pathway from the car park to the CRWC as per draft plan is confirmed.*

*That during the demolition, landscaping and construction phases that clear and safe access to the CRWC building is ensured.”*

Planner’s Comments: It should be noted that the amenity structure will be considered under a separate Development Application. The other issues raised will be covered by standard conditions.

Waste

Waste generated from remediation, demolition and construction work is outlined in the Remediation Action Plan and Construction Environmental Plan. The standard approval condition that these approved plans are to be implemented will ensure waste is dealt with appropriately.

**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 had provided a “Controlled Activity Approval Exemption” (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 on the site and the locality for the reasons identified previously in this report. Accordingly, the application is recommended for approval, subject to the recommended 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/2021/0325 for 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 at Callan Park at Glover Street, Rozelle 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

1. Development must be in accordance with:

a) Landscape drawings, prepared by Tyrrell Studio as listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
L000, Rev. 03	COVER	13.04.21	Tyrrell Studio
L001, Rev. 03	DRAWING LIST	08.06.21	Tyrrell Studio
L002, Rev. 03	DRAWING LIST	08.06.21	Tyrrell Studio
L003, Rev. 03	EXISTING PHOTOS	13.04.21	Tyrrell Studio
L100, Rev. 04	LANDSCAPE SITE PLAN	16.06.21	Tyrrell Studio
L101, Rev. 04	EXISTING SURVEY PLAN	08.06.21	Tyrrell Studio
L102, Rev. 04	DEMOLITION PLAN	08.06.21	Tyrrell Studio
L103, Rev. 04	TREE MANAGEMENT PLAN	08.06.21	Tyrrell Studio
L111, Rev. 04	GENERAL ARRANGEMENT PLAN	08.06.21	Tyrrell Studio
L112, Rev. 04	CASUARINA GARDEN DETAIL	08.06.21	Tyrrell Studio
L113, Rev. 03	HEADLAND GARDEN DETAIL	08.06.21	Tyrrell Studio
L121, Rev. 04	GRADING PLAN	08.06.21	Tyrrell Studio

L131, Rev. 04	SETOUT PLAN	08.06.21	Tyrrell Studio
L141, Rev. 04	PLANTING PLAN	08.06.21	Tyrrell Studio
L142, Rev. 03	PLANTING IMAGE PALETTE	13.04.21	Tyrrell Studio
L201, Rev. 03	SECTION: HEADLAND EAST	09.04.21	Tyrrell Studio
L202, Rev. 04	SECTION: HEADLAND NORTH	08.06.21	Tyrrell Studio
L203, Rev. 03	SECTION: AMENITIES BLOCK	08.06.21	Tyrrell Studio
L301, Rev. 03	PAVEMENT MATERIALS AND FINISHES	13.04.21	Tyrrell Studio
L302, Rev. 03	FURNITURE MATERIALS AND FINISHES	13.04.21	Tyrrell Studio
L303, Rev. 03	RENDER	13.04.21	Tyrrell Studio
L304, Rev. 03	RENDER	13.04.21	Tyrrell Studio
L305, Rev. 03	RENDER	13.04.21	Tyrrell Studio
L306, Rev. 03	RENDER	13.04.21	Tyrrell Studio

b) Callan Park Waterfront Green, Statement of Heritage Impact, prepared by TKD Architects, April 2021, Issue A

c) Arboricultural Impact Assessment Report, prepared by Martin Peacock Tree Care, 3rd September 2021, Revision B

d) Construction Environmental Management Plan, prepared by Cardno, 8 March 2021, Rev B

e) Traffic & pedestrian impact assessment Report, prepared by Street Level Strategies, 12 April 2021, Version 00.

#### **DESIGN CHANGE**

**2. Design Change**

Prior to the commencement of works, the Certifying Authority must be provided with amended plans demonstrating the following:

- a. The Landscape Plans (prepared by Tyrell Studio and dated 13/04/21) shall be amended to show additional canopy trees. The plans should include, at a minimum, an additional eight (8) medium sized canopy trees (>8 metres in canopy diameter at maturity) and an additional ten (10) large canopy trees (>15m in canopy diameter at maturity). The trees are to be located along the eastern side of the site in areas with sufficient soil volumes. The trees must be situated so that each canopy can reach full mature dimensions without suppression from adjacent trees. The trees must be in a minimum container size of 200 litres at planting.
- b. The plans shall be amended to show the access stairs to the sports oval relocated further to the south where there are no existing trees on the embankment that will be impacted or the Project Arborist must certify detailed plans that demonstrate that the stairs can be constructed without any significant impact to the existing trees in Group 669.

**FEES**

**3. Security Deposit - Custom**

Prior to the commencement of demolition works, an inspection fee has been paid to Council to determine the condition of the adjacent road reserve and footpath prior to and on completion of the works being carried out.

Inspection Fee:	\$241.50
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Should any of Council's property and/or the physical environment sustain damage during the course of the demolition or construction works, and Council can satisfactorily confirm the damage was caused as a consequence of the Trust's carrying out the works, the Trust agrees to fund any restoration or make good of damage caused to any Council property or the physical environment. Council is responsible for carrying out any works necessary to repair the damage, remove the risk or complete the works. Council may recover any costs to Council up to **\$8,432.00** for such restorations through invoice to the Trust, for payment within 30 days of receipt of invoice.

**GENERAL CONDITIONS**

#### 4. Hazardous Materials Survey

Prior to any demolition, the applicant must provide a hazardous materials survey to Council. The survey shall be prepared by a suitably qualified Occupational Hygienist and is to incorporate appropriate hazardous material removal and disposal methods in accordance with the requirements of SafeWork NSW.

A copy of any SafeWork NSW approval documents is to be included as part of the documentation.

#### 5. Contamination – Remedial Action Plan

The site is to be remediated and validated in accordance with the recommendations set out in the Remedial Action Plan, prepared by Cardno (NSW/ACT) Pty Ltd reference 80221023\_R003\_CallanPark\_B505-514\_RAP\_Rev3.docx, dated 13 September 2021, the *Contaminated Land Management Act 1997* and the *State Environmental Planning Policy No 55*.

#### 6. Equipment laydown areas and contractor vehicles

Equipment laydown areas and contractor vehicles must be located away from the heritage structures and areas of heritage significance to minimise any potential impact to the external or internal fabric. Contractor's vehicles must not be parked near heritage structures or landscaped areas which could inadvertently be damaged.

#### 7. 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 and/or approved Tree Protection Plan throughout the development (note: tree numbers must correspond with approved Tree Protection Plan if conditioned) :

Tree No/s.	Botanical/Common Name
3,4,114	<i>Lophostemon conferus</i> (Brush Box)
108	4 x <i>Ficus benjamina</i> (Weeping Fig)
110	<i>Celtis sinensis</i> (Chinese Hackberry)
699	Mixed species group

Details of the trees must be included on all Construction Certificate 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;

**NOTE:** Reference should be made to the Arboricultural Impact Assessment Report prepared by Martin Peacock Tree Care and dated 18th April 2021 for tree numbering and to the Tree Management Plan prepared by Tyrell Studio (Rev 3) and dated 13/04/21 for tree locations and numbering.

**8. 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 Certifying Authority before work commences.

**9. Works to Trees**

Approval is given for the following works to be undertaken to trees on the site after the issuing of a Construction Certificate:

Tree/location	Approved works
Trees - 2, 5, 6, 7, 8, 13, 14, 16, 17, 18, 106, 107, 109, 111, 112, 113, 115, 116, 208, 209, 210, 211 and 211A	Removal

**NOTE:** Reference should be made to the Arboricultural Impact Assessment Report prepared by Martin Peacock Tree Care and dated 18th April 2021 for tree numbering and to the Tree Management Plan prepared by Tyrell Studio (Rev 3) and dated 13/04/21 for tree locations and numbering.

Care must be taken to ensure that the roots of trees to be retained and protected are not damaged during tree removal and stump and root grinding.  
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*.

#### **10. HEADLAND MOUND**

The proposed Headland mound component of the works is not approved.

Reason: The works result in a major adverse impact to the significant landscape character, and immediate setting. The works would contribute to the fragmentation of the waterfront precinct, impacting the legibility of the waterfront's cultural landscape and visual links into the park. The works are not in accordance with the endorsed Conservation Management Plan policies.

#### **11. DETAILS TO BE SUBMITTED FOR APPROVAL**

The proposed pathways and plantings are approved, subject to detailed design/information to be submitted as part of the Section 60 application for approval by the Heritage Council of NSW (or Delegate):

- a) Details of any works required to install a sandstone garden on the southern part of the site, indicating the relationship with the extant sandstone outcrops which are highly significant remnants of the original topography of the site.
- b) Further details of plantings (type/height/location) and their relationship with open view lines to the waterfront.
- c) Details of a revised treatment for the area currently identified for the interpretation of the pre-colonial shoreline (headland mound) that better responds to the extant topography of the site. This could be through in-ground devices, plantings or some other low scale treatment.

Reason: Limited details of the above have been provided with the application. Further details are required to allow impacts to be adequately assessed, and to ensure impacts to significant landscape and spatial quality are minimised and that works are reversible.

**12. HERITAGE CONSULTANT**

A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Reason: To ensure that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

**13. SITE PROTECTION**

Significant landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged, or removed.

Reason: To ensure significant vegetation/landscape elements are protected during construction.

**14. UNEXPECTED HISTORICAL ARCHAEOLOGICAL RELICS**

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.

**15. ABORIGINAL OBJECTS**

Should any Aboriginal objects be uncovered by the work which is not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and Heritage NSW is to be informed in accordance with the National Parks and Wildlife Act 1974 (as amended). Works affecting Aboriginal objects on the site must not



continue until Heritage NSW has been informed and the appropriate approvals are in place. Aboriginal objects must be managed in accordance with the National Parks and Wildlife Act 1974.

Reason: This is a standard condition to identify to the applicant how to proceed if Aboriginal objects are unexpectedly identified during works.

#### **16. COMPLIANCE**

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.

#### **17. SECTION 60 APPLICATION**

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.

### **PRIOR TO ANY DEMOLITION**

#### **18. Heritage Induction for all staff and contractors**

Prior to the commencement of any ground disturbance works, a heritage induction for all staff and contractors must be given ensuring they are made aware of their statutory obligations for Aboriginal heritage under the *National Parks and Wildlife Act 1974*.

#### **19. Construction Traffic Management Plan – Detailed**

Prior to Any Demolition, the Certifying Authority, must be provided with a detailed Construction Traffic Management Plan (CTMP), prepared by an appropriately qualified Traffic Management Consultant with Transport for NSW accreditation. The Certifying Authority must approved by the CTMP prior to the commencement of any works, including demolition. The Certifying Authority must ensure that the CTMP instructs vehicles to use State and Regional and Collector Roads to the maximum extent with the use of Local Roads as final approach to the development site via the most suitable direct route.

The following matters should be addressed in the CTMP (where applicable):

- a. Description of the demolition, excavation and construction works;

- b. Site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- c. Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- d. Proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;
- e. Impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;
- f. Any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
- g. Proposed hours of construction related activities and vehicular movements to and from the site;
- h. Current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);
- i. Any activities proposed to be located or impact upon Council's road, footways or any public place;
- j. Measures to maintain public safety and convenience;
- k. Any proposed road and/or footpath closures;
- l. Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
- m. A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
- n. Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;
- o. On-site parking area for employees, tradespersons and construction vehicles as far as possible;
- p. Proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period; and
- q. How it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.
- r. Swept Paths for the proposed construction vehicles to demonstrate that the needed manoeuvres can be achieved without causing any nuisance.

#### **PRIOR TO COMMENCEMENT OF WORKS**

##### **20. Dilapidation Report – Pre-Development – Minor**

Prior to any demolition, the Certifying Authority must be provided with a dilapidation report including colour photos showing the existing condition of the footpaths and vehicular

crossings at the public road entries to the park to be used by all construction/contractor vehicles during the works.

**21. Construction Methods to Minimise Impact on Trees**

Prior to the commencement of works, the Certifying Authority must be provided with structural details certified by a suitably qualified Arborist demonstrating that the footings of the approved structures (walls, pavements, stairs etc) will utilise tree sensitive construction techniques (such as isolated pier or pier and beam construction) within the specified TPZ radius of the trunks of the following trees if woody roots that cannot be pruned are encountered during excavation:

Tree No/s.	Botanical/Common Name
3,4,114	<i>Lophostemon confertus</i> (Brush Box)
108	4 x <i>Ficus benjamina</i> (Weeping Fig)
110	<i>Celtis sinensis</i> (Chinese Hackberry)
699	Mixed species group

Note - The TPZ radius is detailed in the Tree Assessment Schedule (6.1) of the Arboricultural Impact Assessment prepared by Martin Peacock Tree Care and dated 18th April 2021.

Prior to the issue of a Construction Certificate, the Certifying Authority must verify that no proposed underground services are located within the TPZ of the trees to be retained or if a TPZ cannot be avoided that the plans be annotated that the excavation and installation must be undertaken as specified by, and under the direct supervision of, the Project Arborist.

**22. Tree Protection Plan**

Prior to the commencement of works, the Certifying Authority must be provided with a detailed site-specific Tree Protection Plan (TPP) prepared by (or certified by) an AQF5 Consultant Arborist. The TPP is to be prepared to reflect the relevant specifications in Part 9 of the Arboricultural Impact Assessment report prepared by Martin Peacock Tree Care (Rev B) and dated 3rd September 2021 and shall include TPZ/SRZ for each tree, TPZ fencing locations, ground protection and trunk protection locations and shall be annotated with the requirements in Part 9 relating to work methods, construction methods and level changes.

The plans must be clearly annotated with the soil remediation methodology to be used within the TPZ of trees to be retained.

The trees identified below are to be retained and protected throughout the development:

Tree No/s.	Botanical/Common Name
3,4,114	<i>Lophostemon confertus</i> (Brush Box)

108	4 x <i>Ficus benjamina</i> (Weeping Fig)
110	<i>Celtis sinensis</i> (Chinese Hackberry)
699	Mixed species group

The tree protection measures contained in the TPP must be shown clearly on the Construction Certificate drawings, including the Construction Management Plan.

The Certifying Authority must ensure the construction plans and specifications submitted fully satisfy the tree protection requirements identified in the TPP.

A Project Arborist is to be appointed prior to any works commencing to monitor tree protection for the duration of works in accordance with the requirements identified in the TPP.

All tree protection measures as detailed in the approved Tree Protection Plan must be installed and certified in writing as fit for purpose by the Project Arborist.

**23. Paving/Decking Within the Vicinity of Trees**

Prior to the issue of the commencement of works, the Certifying Authority must be provided with detailed demonstrating that any pavement works/decking within the documented TPZ of the trunks of the following trees are to be constructed in a way so as to ensure that existing moisture infiltration and gaseous exchange are maintained or improved. When preparing an area for paving with the specified radius, the soil surface must not be skimmed or excavated. The subgrade must be established at grade.

Trees 3,4,114 - *Lophostemon confertus* (Brush Box)

Tree 108 - 4 x *Ficus benjamina* (Weeping Fig)

Trees 699 - Mixed species group

Note - The TPZ radius is detailed in the Tree Assessment Schedule (6.1) of the Arboricultural Impact Assessment prepared by Martin Peacock Tree care (Rev B) and dated 3rd September 2021.

**DURING DEMOLITION AND CONSTRUCTION**

**24. Documentation of Demolition and Construction Waste**

All waste dockets from the recycling and/or disposal of any waste generated from demolition, construction and remediation works must be retained on site.

**25. 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.

**26. 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).

**27. 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 certification documentation from the Project Arborist to the Certifying Authority are required at the following times or phases of work:

Tree No./ Botanical/ Common Name/ Location	Time of Inspection	Key stage/ Hold point
3, 4, 114 - <i>Lophostemon confertus</i> (Brush Box) 108 - <i>Ficus benjamina</i> (4 x Weeping Fig)	Prior to commencement of works	<ul style="list-style-type: none"> <li>• Inspection and sign off installation of tree protection measures.</li> <li>• Proposed soil remediation details /</li> </ul>

<p>110 - <i>Celtis sinensis</i> (Chinese Hackberry) 699 - Mixed species group</p>		<p>methods within TPZs to be certified by Project Arborist</p>
	<p>During Works</p>	<ul style="list-style-type: none"> <li>• Supervise all site preparation and demolition works within the TPZ;</li> <li>• Supervise all works inside or above the TPZ;</li> <li>• Supervise all excavation, trenching works, pavement installation, landscaping works and tree/planting replenishment within the TPZ;</li> <li>• Supervise all tree work.</li> </ul>
	<p>And</p> <ul style="list-style-type: none"> <li>• In accordance with the approved Tree Protection Plan referred to in condition 1 and section 4 of AS4970—<i>Protection of trees on development sites</i>.</li> <li>• Note - The Arboricultural Impact Assessment (AIA) report (Revision B) prepared by Martin Peacock Tree Care and dated 3rd September 2021 recommends in Part 9.4 that an appropriate soil remediation methodology shall be determined through consultation between the Remediation Consultant and the Project Arborist and details some methods that are considered appropriate in Part 9.4. The consultation must be undertaken and remediation works carried out in accordance with the directions from the Project Arborist</li> </ul>	

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

### 28. Canopy and Root Pruning

Canopy pruning of the following trees which is necessary to accommodate the approved works must be undertaken by, or directly supervised by, the Project Arborist:

3, 4, 114 - *Lophostemon confertus* (Brush Box)  
108 - *Ficus benjamina* (4 x Weeping Fig)  
110 - *Celtis sinensis* (Chinese Hackberry)  
699 - Mixed species group

The person acting on this consent has approval under Council's Tree Management Controls to achieve clearance of structures and paths. Pruning is limited to those branches that will come into direct contact the built structure and where branch diameter (at its point of attachment) does not exceed 80 mm. Pruning is limited to less than ten percent of the total canopy volume.

### 29. Limited Root Pruning

No tree roots of 30mm or greater in diameter located within the TPZ radius of the trunks of the following trees may be severed or injured in the process of any works during the demolition/construction period unless approved prior and in writing by the Project Arborist:

Trees - 3, 4, 114 - *Lophostemon confertus* (Brush Box)

108 - *Ficus benjamina* (4 x Weeping Fig)  
110 - *Celtis sinensis* (Chinese Hackberry)  
699 - Mixed species group

Note - The TPZ radius is detailed in the Tree Assessment Schedule (6.1) of the Arboricultural Impact Assessments prepared by Martin Peacock Tree Care dated 18th April, 2021 and (Rev B) and dated 3rd September 2021.

If tree roots less than 30mm diameter are required to be severed for the purposes of constructing the approved works, they must be cut cleanly using a sharp and *fit for purpose* tool. The pruning must be undertaken by a practicing Arborist and supervised by the Project Arborist.

### 30. Construction Hours

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.

### **PRIOR TO COMPLETION OF WORKS**

#### **31. Contamination – Disposal of Soil**

Prior to the completion of works, the Principal Certifier must be provided with a validation report confirming that all off site disposal of soil has been classified, removed and disposed of in accordance with the NSW DECC Waste Classification Guidelines, Part 1: Classifying Waste (EPA 2014), Protection of the Environment Operations (Waste) Regulation 2014 and the *Protection of the Environmental Operations Act 1997*.



**32. Contamination – Validation (Site Audit Statement Required)**

Prior to the completion of works, the Principal Certifier and Council must be provided with a Section A Site Audit Statement prepared by a NSW Environment Protection Authority accredited Site Auditor.

The Site Audit Statement 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.

**33. Project Arborist Certification**

Prior to the completion of works, the Principal Certifier is to be provided with certification from the project arborist the requirements of the conditions of consent related to the landscape plan and the role of the Project Arborist have been complied with.

**ON-GOING****34. Tree Establishment**

The tree/s planted as part of this consent is/are to be maintained in a healthy and vigorous condition for 12 months from the completion of works. If any of the tree/s is/are found faulty, damaged, dying or dead within 12 months of the completion of works, it/they must be replaced with the same species within one (1) month (up to 3 occurrences).

**ADVISORY NOTES****Installation of Public Place Bins**

Prior to installation and use of any public place bins approval from Council's Resource Recovery Service Team is required.

**Permits**

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 veranda over the footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

If required contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. Applications for such Permits must be submitted and approved by Council prior to the commencement of the works associated with such activity.

#### **Insurances**

Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands is required to take out Public Liability Insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within those lands. The Policy is to note, and provide protection for Inner West Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.

#### **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*.

**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 Corporation	Payments 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.diysafe.nsw.gov.au">www.diysafe.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	1300 651 116	
Environmental Solutions		<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	
		<a href="http://www.workcover.nsw.gov.au">www.workcover.nsw.gov.au</a>
		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.

#### 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.

#### 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.

Attachment B – Plans of proposed development

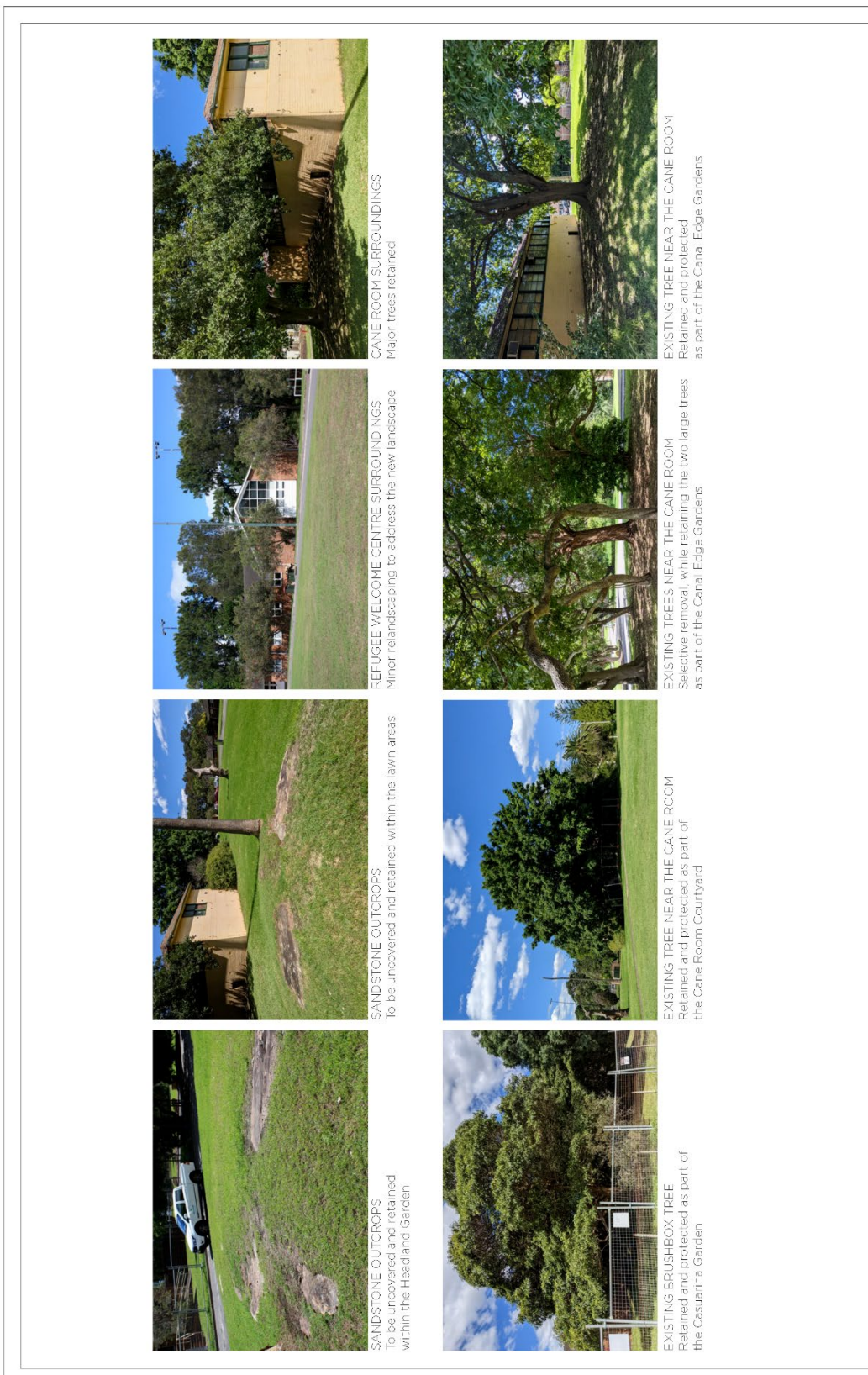


**CALLAN PARK  
WATERFRONT GREEN**  
DA SUBMISSION  
9 APRIL 2021

**TYRELLSTUDIO**  
ARCHITECTURE AND INTERIOR DESIGN  
115/117 WILSON ROAD, SYDNEY NSW 2000  
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PROJECT: CALLAN PARK WATERFRONT ROULETTE POND 2015	DATE: 2017	SCALE: 1:100	DATE: 13/04/2021
CLIENT: CENTENARIUM AND INCOME TRUST	ARCHITECT: TYRELLSTUDIO	TYPE: TRP	STATUS: N/A
DRAWING NO: COVER SHEET	DRAWING TITLE: COVER SHEET	DRAWING NO: CPTL000	DRAWING TITLE: CPTL000_03

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**TYRELLSTUDIO**  

 10/100 WOODS LANE, WOODS VICTORIA 3169  
 TEL: 03 9594 9999  
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PROJECT: CALAN PARK INTERIORS  
 PROJECT NO: 2017  
 DATE: 13/06/2021  
 DRAWING NO: 03  
 DRAWING TITLE: EXISTING PHOTOS  
 DRAWING TYPE: NA  
 SHEET NO: 03

### INDICATIVE PLANT SCHEDULE

Name	Width (m)	Height (m)
<b>TREES</b>		
Angophora costata (Sydney Red Gum)	10	20
Allocasuarina littoralis (Black She Oak)	7	12
Casuarina glauca (Swamp She Oak)	7	12
Sorombia citricarpa (Lemon-scarfed Gum)	12	30
Eucalyptus piperita (Sydney peppermint)	7	20

SEASIDE AGRICULTURE GARDEN (PL1) + CASUARINA GARDEN (PL2) INDICATIVE PLANTING PALETTE		
Banksia spinulosa 'Bush Candles' (Harrin Banksia)	1.5	1
Banksia robur (Swamp Banksia)	1.5	3
Callistemon linearis (Narrow-leaved Bottlebrush)	1.5	1.5
Cortea alba (White Cortea)	1.5	1.5
Grevillea buxifolia (Grey Spider Flower)	1	2
Melaleuca thymifolia (Lynne Honey Myrtle)	1	1
Westringia ex Murali (Groundcover Coast Rosemary)	1	0.5
Chrysocentrum apiculatum (Yellow Bubbons)	1	0.2
Hibbertia scandens (Snake Vine)	1	0.2
Opismenus aemulus (Basket Grass)	1	0.2
Nicotiana sp. (Native Yam Daisy, Nurnonia, Bluncheag)	0.2	0.3
Dichelachne crinita (Longhair Plume Grass)	0.3	0.3
Ficinia noccosa (Knobby Club Rush)	1	0.7
Lomandra longifolia (Spiny-headed Mat Rush)	1	1
Mitralabra stipoides (Weeping Grass)	0.5	0.5
Poa poliformis (Coast Tussock Grass)	0.4	0.5
Rytdosperma caespitosum (Common Wallaby Grass)	0.6	0.9
Themeda triandra (Kangaroo Grass)	0.5	1.5
Sarcocornia quinqueflora (Santiphire)	1	0.4

CANAL EDGE GARDEN (PL3) + CAVE ROOM COURTYARD INDICATIVE PLANTING PALETTE		
Asplenium nidus (Birds Nest Fern)	1.5	0.9
Artichopodium strictum (Chocolate Lily)	0.2	0.5
Blechnum gibbum 'Silver Lady' (Silver Lady Fern)	1.5	1.5
Thelychiton speciosus (Sydney Rock Orchid)	0.7	0.5
Soedala aspera (Frickly Razz Fern)	0.4	0.4
Teleochea speciosissima 'Shady Lady'	1.5	3
Wahlenbergia stricta (Australian Bluebell)	0.3	0.3

WHARF ROAD AVENUE AND GROUPS OF TREES

Sydney Red Gum  
Lemon-scarfed Gum  
Black She Oak

CASUARINA GROVE GARDEN

Swamp She Oak  
Shelter and meeting place

HEADLAND AGRICULTURE GARDEN

Native Yam  
Native Yam  
Daisy  
Daisy

CANAL EDGE GARDEN

Shade-loving sandstone species  
Existing Jacaranda

WALLABY GRASS

Wallaby Grass

LORNANDRA

Lornandra

SAMPHIRE

Samphire

FRICKLY RAZZ FERN

Frickly Razz Fern

SILVER LADY FERN

Silver Lady Fern

BIRDS NEST FERN

Birds Nest Fern

SYDNEY ROCK ORCHID

Sydney rock Orchid

WARATAH

Waratah

INDICATIVE PLANT SCHEDULE

TYRELLSTUDIO

10 CASUARINA GARDEN (PL2) INDICATIVE PLANTING PALETTE

CALAN PARK WATERFRONT

PROJECT REF: 2017

DATE: 13/04/2021

CLIENT: CENTRAL PARK AND MOORE PARK (LUSI)

TYPE: TPV

SCALE: N/A


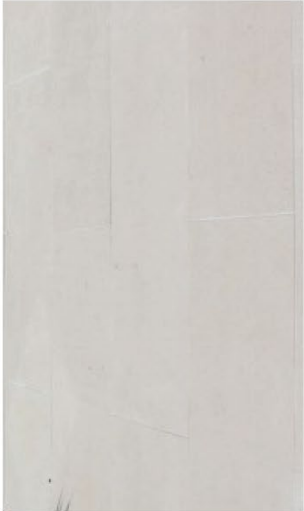


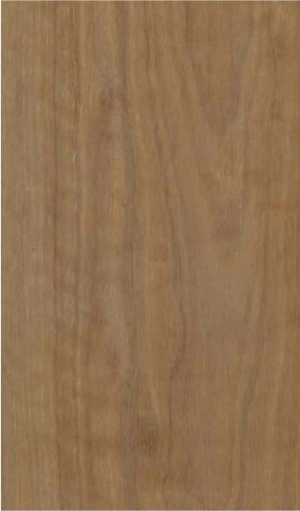

DRAWN BY: CP\_LH2

CHECKED BY: CP\_LH2






DATE: 03

NOTE: These species are indicative and subject to further development with ecologist and indigenous strategy consultant.

PAGE 675

PAVEMENTS		CALDER PARK MATERNITY PROJECT (RPA/2018)		PROJECT NO. 2017		DATE 13/04/2021					
		TYRELLSTUDIO		DESIGNER CENTRAL PARK AND ROOFS ARCHITECTS		TYPE N/A					
		MATERIALS AND FINISHES		SCALE CP.1/30		03					
	<b>PV1</b> INSITU CONCRETE PAVING MATERIAL: INSITU WITH OXIDE AND ABRASIVE BLASTED		<b>PV2</b> LARGE UNIT PAVING MATERIAL: SANDSTONE / PRECAST CONCRETE		<b>PV3</b> TRAFFICABLE UNIT PAVING MATERIAL: GRANITE / BLUESTONE		<b>PV4</b> DECO GRAVEL MATERIAL: DECO 'GOLD'		<b>PV5</b> TIMBER DECK MATERIAL: SPOTTED GUM		<b>PV6</b> CANE ROOM COURTYARD MATERIAL: SANDSTONE PAVING



INDICATIVE FURNITURE PALETTE	ITEM NO.	DESCRIPTION	PROVIDER	DATE	STATUS	REVISIONS	APPROVED BY	DATE	PROJECT	DRAWN BY	CHECKED BY	DATE	SCALE	SHEET NO.	TOTAL SHEETS
	F1	TYPE: SANDSTONE CIRCULAR BENCH SEATS CUSTOM DESIGN													
	F2	TYPE: STAINLESS STEEL DRINKING FOUNTAIN PROVIDER: BOTTON AND GARDINER													
	F3	TYPE: STAINLESS STEEL BIKE RACK PROVIDER: BOTTON AND GARDINER													
	F4	TYPE: PICNIC TABLE AND BENCHES													
	F5 & F6	TYPE: STAINLESS STEEL BOLLARD FIXED [F5] AND RETRACTABLE [F6]													



**View from Wharf Road looking north over the Waterfront Green to Iron Cove.**

A new large open green space is framed by new trees along the Wharf Road alignment, and a new Headland Agriculture Garden that features indigenous crop species endemic to the site.

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PROJECT NAME	CALAN PARK WATERFRONT	DATE	2017	REVISION	13.04.2021
PROJECT ADDRESS	ROUTE 11, IRON COVE	CLIENT	CENTRAL PARKS AND RECREATION TRUST	TYPE	PLANNING
PROJECT NO.	RENDER WHARF ROAD VIEW	SCALE	1:500	DATE	13.04.2021

**TYRELLSTUDIO**  
 ARCHITECTURE & INTERIOR DESIGN  
 11/11 CALAN PARK DRIVE, IRON COVE NSW 1585  
 PH: 02 9439 1111 | WWW.TYRELLSTUDIO.COM.AU

DATE	13.04.2021	BY	TYRELLSTUDIO
REVISION	1	DESCRIPTION	ISSUED FOR PERMIT

PROJECT NO.	RENDER WHARF ROAD VIEW
DATE	13.04.2021
SCALE	1:500
CLIENT	CENTRAL PARKS AND RECREATION TRUST
PROJECT ADDRESS	ROUTE 11, IRON COVE
PROJECT NAME	CALAN PARK WATERFRONT

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**View from the Wharf Road path looking north over the Casuarina Garden to the Bay Run and Iron Coys.**

A conceptual future amenity block sitting in position directly under the existing Casuarinas, a new meeting place links the future Amenities site to the Bay Run and acts as an important entry point from the Bay Run into Callan Park. Sandstone paving, gravel, new Casuarina tree copses and large seating elements extend the character of the Casuarina embankment into this space.

TYRELL STUDIO  
100/102 WILSON ROAD, SYDNEY NSW 1585  
TEL: 02 9550 1234  
WWW.TYRELLSTUDIO.COM.AU

PROJECT NAME	CALLAN PARK AMENITY	DATE	2017	REVISION	13.02.2021
CLIENT	CENTRAL PARKS AND RECREATION TRUST	DESIGN	TYRELL	APPROVAL	N/A
LOCATION	RENDER CASUARINA GARDEN	SCALE	CP-1 30x4		

**TYRELLSTUDIO**  
ARCHITECTURE & INTERIOR DESIGN



**View from the Bay Run looking south-west towards the Casuarina Garden and Glover Street Sports Fields.**  
 A new large open green space opens. Casuarina Park to the Bay Run. The Casuarina Garden frames the lawn and the site for a future amenities block is nestled in amongst the existing trees.

<p>PROJECT NO: 2017</p> <p>DATE: 13/04/2021</p>	<p>PROJECT NAME: CALAN PARK MANTENANCE</p> <p>PROJECT LOCATION: CENTRAL PARK AND ROOPE WAIN TUNST</p>	<p>CLIENT: RENDICE BAY RUN</p> <p>SCALE: GP: 1:300</p>	<p>PROJECT NO: 03</p>
<p>PROJECT NO: 03</p>	<p>PROJECT NAME: TYRELLSTUDIO</p> <p>PROJECT LOCATION: 10/11 CALAN PARK DRIVE, RENDICE BAY RUN</p>	<p>CLIENT: RENDICE BAY RUN</p> <p>SCALE: GP: 1:300</p>	<p>PROJECT NO: 03</p>



**View overlooking the waterfront looking west towards the Casuarina Garden and Glover Street Sports Fields.**  
 A few large clear green space spaces Casuarina Garden and Glover Street Sports Fields. The Casuarina Garden frames the lawn and the site for a future amenity park is nestled in amongst the existing trees. The turf slope (left) is sited where the original foreshore and headland was located. The headland mound frames the waterfront lawn and offers views across Iron Cove.

<p>PROJECT NAME: CALAN PARK WATERFRONT                  PROJECT REF: 2017                  DATE: 13/02/2021</p>	
<p>CLIENT: CENTRAL PARKS AND RECREATION TRUST</p>	<p>DESIGN: DESIGN                  TYPE: N/A                  SCALE: GP, 1:300</p>
<p>ARCHITECT: TYRELLSTUDIO                  10 CASUARINA GARDEN, 10 CASUARINA GARDEN, SYDNEY NSW 1585</p>	
<p>DATE: 13/02/2021                  TIME: 10:00 AM                  LOCATION: 10 CASUARINA GARDEN, SYDNEY NSW 1585</p>	<p>SCALE: 1:300                  DATE: 13/02/2021                  TIME: 10:00 AM                  LOCATION: 10 CASUARINA GARDEN, SYDNEY NSW 1585</p>
<p>PROJECT NO: 2017                  DATE: 13/02/2021                  TIME: 10:00 AM                  LOCATION: 10 CASUARINA GARDEN, SYDNEY NSW 1585</p>	

<p><b>CALLAN PARK WATERFRONT</b>                  WHARF ROAD,                  ROZELLE, NSW, 2039</p>		
<p><b>LANDSCAPE DOCUMENTATION</b></p>		
<p><b>NUMBER</b></p>	<p><b>TITLE</b></p>	
<p><b>SCALE</b></p>		
SITE		
L500	COVER	-
L501	DRAWING LIST	-
L502	LEGEND	-
L503	EXISTING FACTORS	-
LANDSCAPE PLANS		
L504	SITE PLAN	1:400
L505	EXISTING SURVEY PLAN	1:400
L506	DEMOLITION PLAN	1:300
L507	GENERAL ARRANGEMENT PLAN	1:300
L508	GENERAL ARRANGEMENT PLAN	1:300
L509	CALAMINA GARDEN DETAIL	1:100
L510	CALLAN PARK WHARF DETAIL	1:100
L511	CRACKING PLAN	1:300
L512	PAVEMENT PLAN	1:300
L513	PLANTING PLAN	1:300
L514	PLANTING IMAGE PALETTE	-
SECTIONS		
L521	SITE SECTION	1:300
L522	SITE SECTION	1:300
L523	SITE SECTION	1:300
DETAILS AND RENDERS		
L531	PAVEMENT MATERIALS AND FINISHES	-
L532	FURNITURE MATERIALS AND FINISHES	-
L533	RENDER	-
L534	RENDER	-
L535	RENDER	-
L536	RENDER	-

<p>NO. 100                  DATE                  BY                  CHECKED BY                  DATE</p>	<p>NO. 100                  DATE                  BY                  CHECKED BY                  DATE</p>	<p>NO. 100                  DATE                  BY                  CHECKED BY                  DATE</p>	<p>NO. 100                  DATE                  BY                  CHECKED BY                  DATE</p>	<p>NO. 100                  DATE                  BY                  CHECKED BY                  DATE</p>
<p><b>TYRELLSTUDIO</b>                  10/11 GARDEN STREET, SYDNEY NSW 2010                  TEL: 02 9550 1234   WWW.TYRELLSTUDIO.COM</p>				
<p>PROJECT: CALLAN PARK WATERFRONT GREEN                  CLIENT: CALAMINA ARCHITECTURE                  USER: CENTRAL PARK AND WHARF PARK TRUST                  DRAWING NO: CP-L001 03</p>				

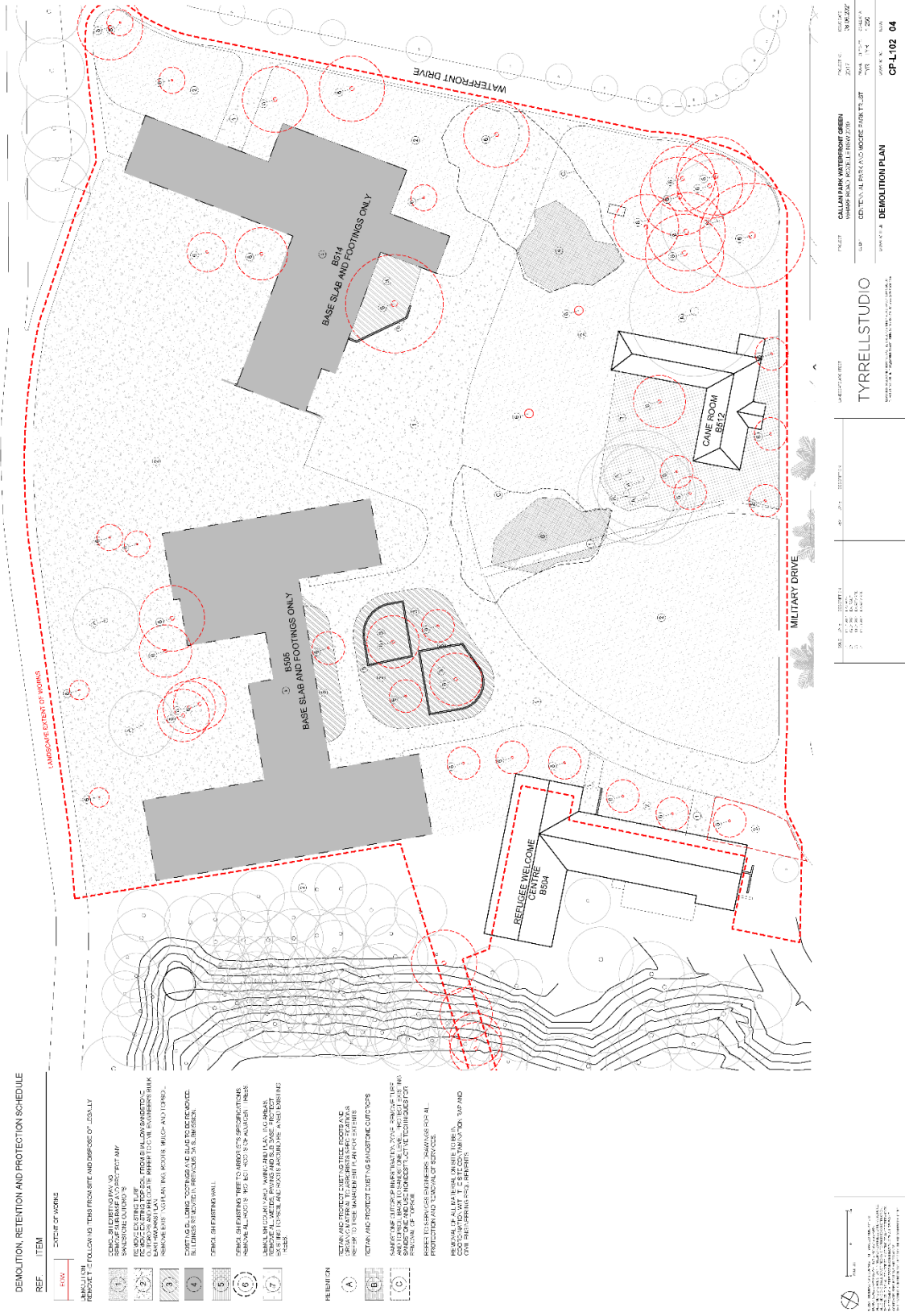




<p>PROJECT: CALLAN PARK WATERFRONT GREEN                  WHARF ROAD, ROSSELLIE NSW 2039</p>		<p>DATE: 16/05/2021</p>
<p>CLIENT: CENTENNIAL PARK AND MOORE PARK TRUST</p>		<p>TYPE: TYPICAL</p>
<p>SCALE: 1:500</p>		<p>DATE: 16/05/2021</p>
<p>LANDSCAPE ARCHITECT: TYRRELLSTUDIO</p>		<p>PROJECT NO.: CP-L100_04</p>
<p>80% TENDER DRAFT NOT FOR CONSTRUCTION</p>		







**DEMOLITION, RETENTION AND PROTECTION SCHEDULE**

- | REF. | ITEM  |
|------|---|
| 1    | DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES ON THE SITE.          |
| 2    | DEMOLITION OF ALL EXISTING CONCRETE FOUNDATIONS AND FOOTINGS ON THE SITE. |
| 3    | DEMOLITION OF ALL EXISTING CONCRETE WALLS AND PARTIAL WALLS ON THE SITE.  |
| 4    | DEMOLITION OF ALL EXISTING CONCRETE SLAB AND FOOTINGS ON THE SITE.        |
| 5    | DEMOLITION OF ALL EXISTING CONCRETE FOUNDATIONS AND FOOTINGS ON THE SITE. |
| 6    | DEMOLITION OF ALL EXISTING CONCRETE WALLS AND PARTIAL WALLS ON THE SITE.  |
| 7    | DEMOLITION OF ALL EXISTING CONCRETE SLAB AND FOOTINGS ON THE SITE.        |

- | REF. | ITEM   |
|------|--|
| 8    | RETAIN AND PROTECT ALL EXISTING CONCRETE FOUNDATIONS AND FOOTINGS ON THE SITE. |
| 9    | RETAIN AND PROTECT ALL EXISTING CONCRETE WALLS AND PARTIAL WALLS ON THE SITE.  |
| 10   | RETAIN AND PROTECT ALL EXISTING CONCRETE SLAB AND FOOTINGS ON THE SITE.        |
| 11   | RETAIN AND PROTECT ALL EXISTING CONCRETE FOUNDATIONS AND FOOTINGS ON THE SITE. |
| 12   | RETAIN AND PROTECT ALL EXISTING CONCRETE WALLS AND PARTIAL WALLS ON THE SITE.  |
| 13   | RETAIN AND PROTECT ALL EXISTING CONCRETE SLAB AND FOOTINGS ON THE SITE.        |

**TYRELLSTUDIO**  
 LANDSCAPE ARCHITECTS  
 10/11 WILSON STREET, SYDNEY NSW 1585  
 PHONE: 02 9550 1234  
 FAX: 02 9550 1235  
 WWW.TYRELLSTUDIO.COM.AU

PROJECT: CALLAN PARK WATERFRONT GREEN  
 10/11 WILSON STREET, SYDNEY NSW 1585  
 CLIENT: CALLEN PARK WOODS HOUSING TRUST  
 DATE: 11/14/2020  
 SCALE: 1:200  
 DRAWN BY: J. TYRELL  
 CHECKED BY: J. TYRELL  
 APPROVED BY: J. TYRELL

PROJECT: CALLAN PARK WATERFRONT GREEN  
 10/11 WILSON STREET, SYDNEY NSW 1585  
 CLIENT: CALLEN PARK WOODS HOUSING TRUST  
 DATE: 11/14/2020  
 SCALE: 1:200  
 DRAWN BY: J. TYRELL  
 CHECKED BY: J. TYRELL  
 APPROVED BY: J. TYRELL

PROJECT: CALLAN PARK WATERFRONT GREEN  
 10/11 WILSON STREET, SYDNEY NSW 1585  
 CLIENT: CALLEN PARK WOODS HOUSING TRUST  
 DATE: 11/14/2020  
 SCALE: 1:200  
 DRAWN BY: J. TYRELL  
 CHECKED BY: J. TYRELL  
 APPROVED BY: J. TYRELL





PROJECT: CALLAN PARK WATERFRONT GREEN  
 PREPARED BY: TYRELLSTUDIO  
 DATE: 2017  
 SCALE: 1:200  
 SHEET NO: 1 OF 1  
 DRAWING NO: CP-L111\_04

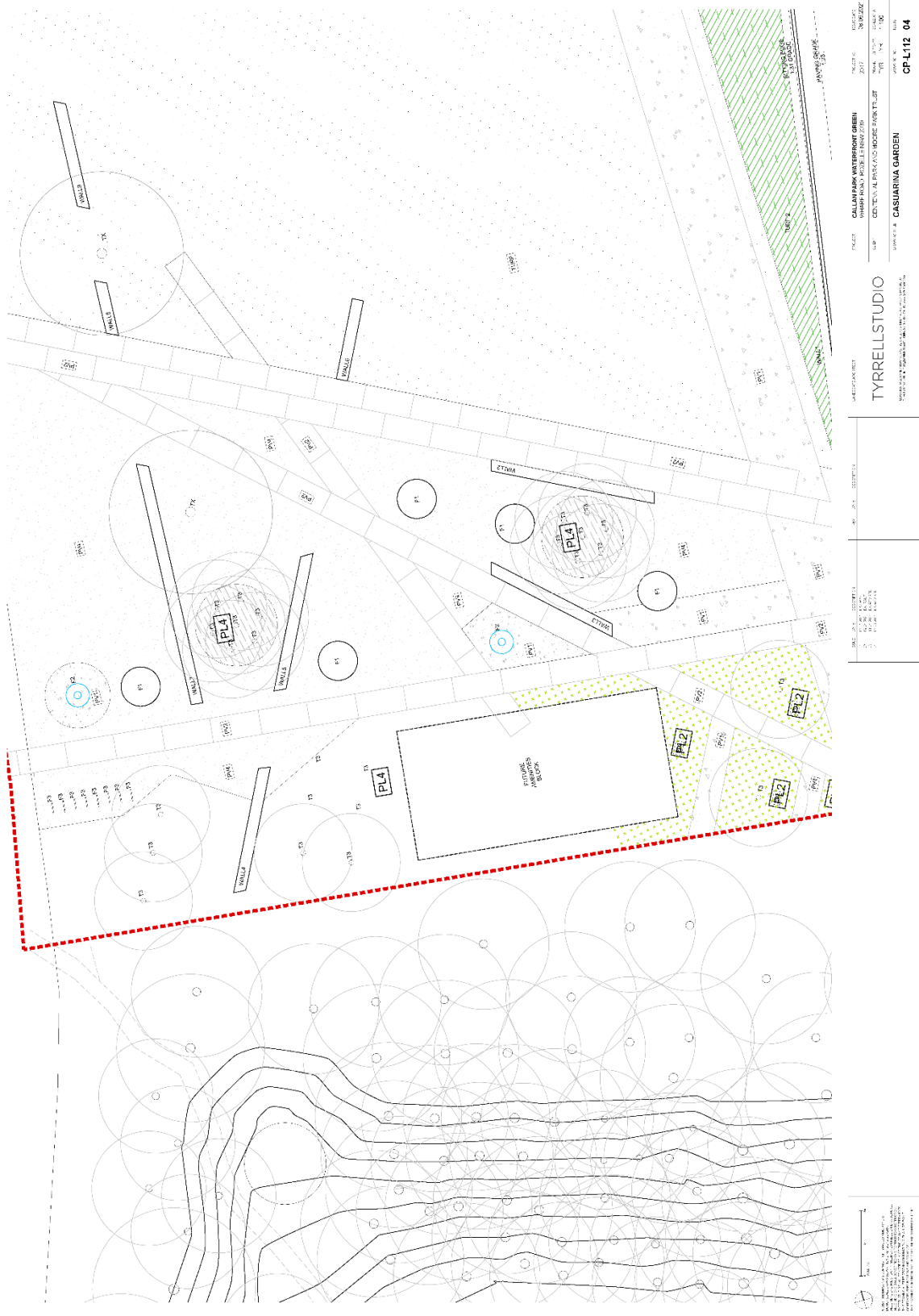
TYRELLSTUDIO  
 ARCHITECTS & PLANNERS  
 10/11-13/15 COLLEGE STREET, SYDNEY NSW 2000  
 TEL: (02) 9550 1234  
 WWW.TYRELLSTUDIO.COM.AU

DATE: 2017  
 DRAWING NO: CP-L111\_04  
 SHEET NO: 1 OF 1  
 SCALE: 1:200

PROJECT: CALLAN PARK WATERFRONT GREEN  
 PREPARED BY: TYRELLSTUDIO  
 DATE: 2017  
 SCALE: 1:200  
 SHEET NO: 1 OF 1  
 DRAWING NO: CP-L111\_04

DATE: 2017  
 DRAWING NO: CP-L111\_04  
 SHEET NO: 1 OF 1  
 SCALE: 1:200

DATE: 2017  
 DRAWING NO: CP-L111\_04  
 SHEET NO: 1 OF 1  
 SCALE: 1:200



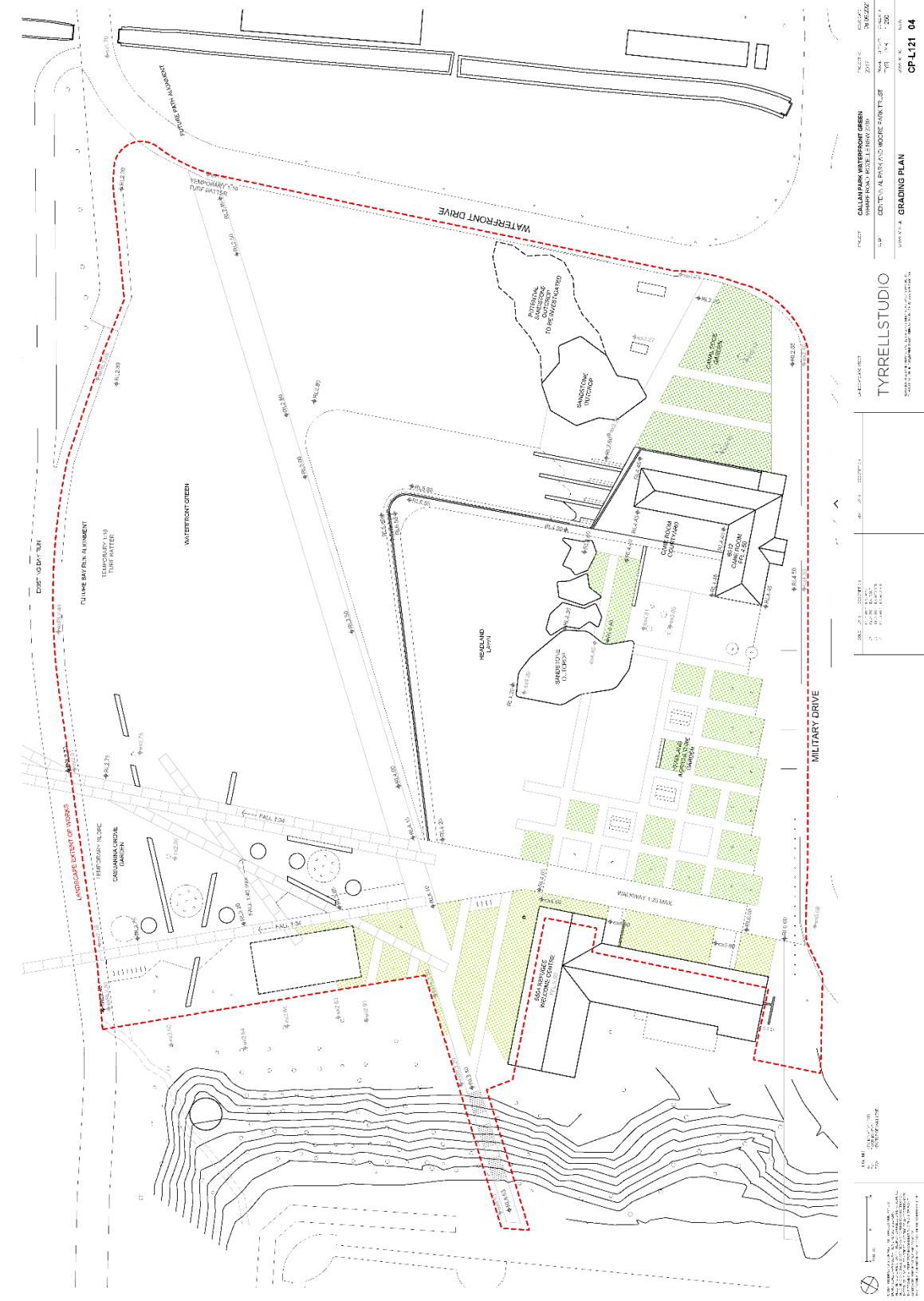
PROJECT: CALLAN PARK WATERFRONT GREEN  
 PREPARED BY: TYRELLSTUDIO  
 DATE: 2017  
 SCALE: 1:100  
 SHEET: 1 OF 4  
 DRAWING NO.: CP-L112\_04

TYRELLSTUDIO  
 10/100 WILSON STREET, CASUARINA NSW 1585  
 PH: (02) 9375 4444  
 WWW.TYRELLSTUDIO.COM.AU

DATE: 2017  
 SCALE: 1:100  
 SHEET: 1 OF 4  
 DRAWING NO.: CP-L112\_04



PROJECT:	CALLAN PARK WATERFRONT GREEN MILITARY DRIVE LANDSCAPE PLAN	SCALE:	1:100	DATE:	02/2022
CLIENT:	CENTRAL RIVERLANDS REGIONAL COUNCIL	DESIGNER:	TYRELLSTUDIO	DATE:	02/2022
LOCATION:	HEADLAND GARDEN	PROJECT NO.:	CP-L13_03		
DESIGNED BY:	TYRELLSTUDIO				



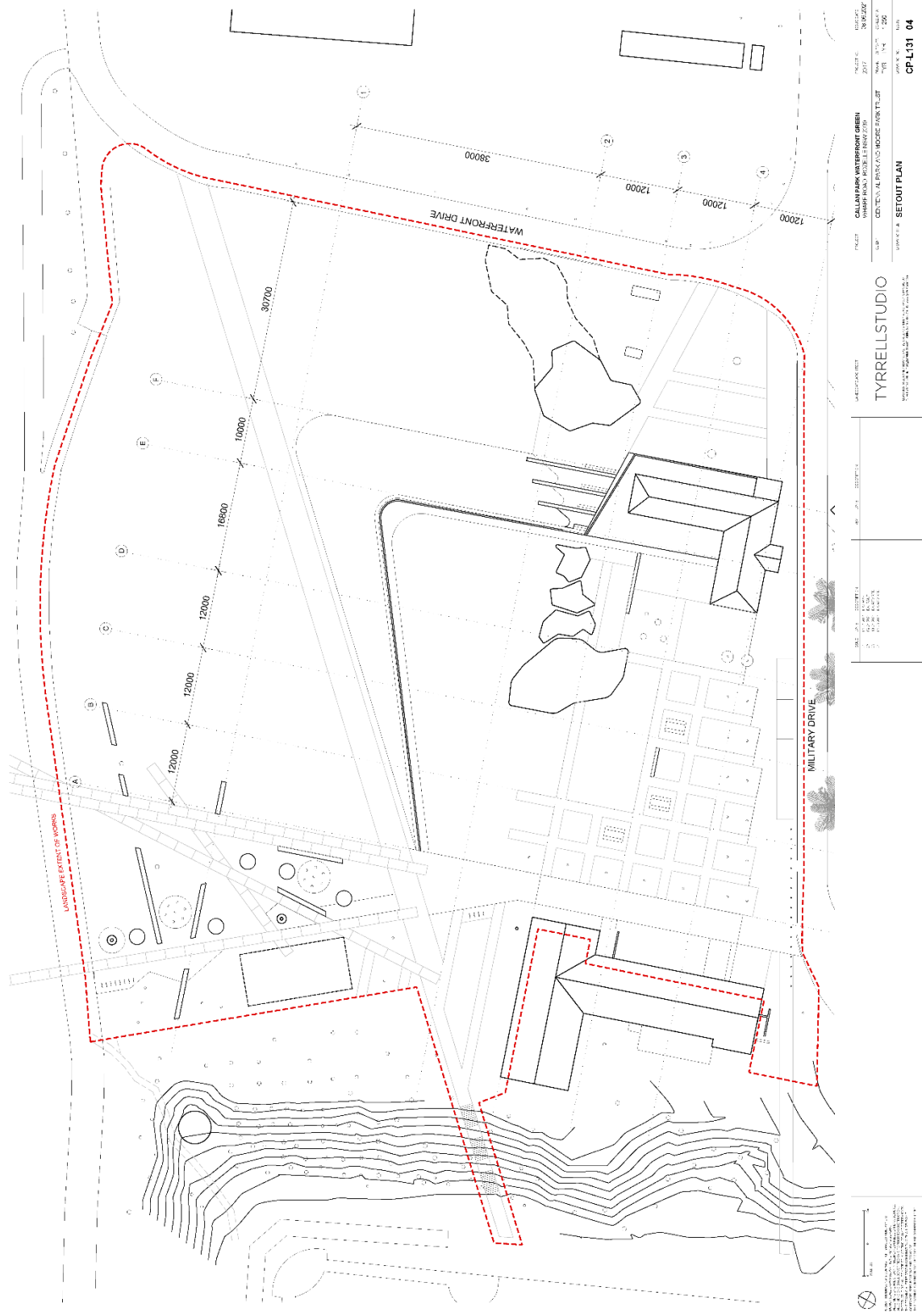
PROJECT: CALLAN PARK WATERFRONT GREEN  
SUBJECT: WATERFRONT GREEN DEVELOPMENT  
DATE: 15/11/2017  
SCALE: 1:500  
DRAWN BY: J. SMITH  
CHECKED BY: M. SMITH  
DATE: 15/11/2017

TYRELLSTUDIO  
TYRELLSTUDIO PTY LTD  
10/11/2017

SCALE: 1:500  
DATE: 15/11/2017  
DRAWN BY: J. SMITH  
CHECKED BY: M. SMITH

PROJECT: CALLAN PARK WATERFRONT GREEN  
SUBJECT: WATERFRONT GREEN DEVELOPMENT  
DATE: 15/11/2017  
SCALE: 1:500  
DRAWN BY: J. SMITH  
CHECKED BY: M. SMITH

TYRELLSTUDIO  
TYRELLSTUDIO PTY LTD  
10/11/2017

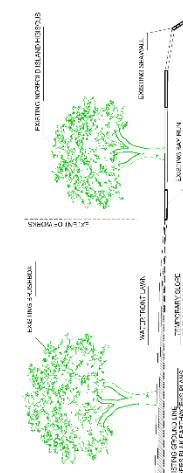
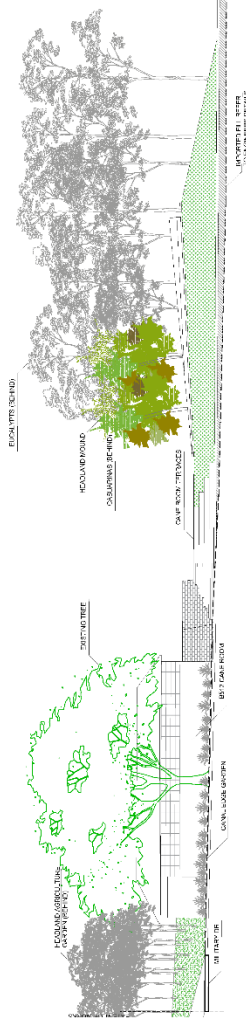


<p>PROJECT: CALLAN PARK WATERFRONT GREEN                  PREPARED BY: TYRELLSTUDIO                  DATE: 10/10/2017                  DRAWN BY: J. HENNING                  CHECKED BY: J. HENNING                  SCALE: 1:1000                  SHEET NO: 1 OF 1</p>		<p>DATE: 10/10/2017                  SCALE: 1:1000                  SHEET NO: 1 OF 1</p>	<p>PROJECT: CALLAN PARK WATERFRONT GREEN                  PREPARED BY: TYRELLSTUDIO                  DATE: 10/10/2017                  DRAWN BY: J. HENNING                  CHECKED BY: J. HENNING                  SCALE: 1:1000                  SHEET NO: 1 OF 1</p>
<p>PROJECT: CALLAN PARK WATERFRONT GREEN                  PREPARED BY: TYRELLSTUDIO                  DATE: 10/10/2017                  DRAWN BY: J. HENNING                  CHECKED BY: J. HENNING                  SCALE: 1:1000                  SHEET NO: 1 OF 1</p>		<p>DATE: 10/10/2017                  SCALE: 1:1000                  SHEET NO: 1 OF 1</p>	<p>PROJECT: CALLAN PARK WATERFRONT GREEN                  PREPARED BY: TYRELLSTUDIO                  DATE: 10/10/2017                  DRAWN BY: J. HENNING                  CHECKED BY: J. HENNING                  SCALE: 1:1000                  SHEET NO: 1 OF 1</p>





<p>PROJECT: CALLAN PARK WATERFRONT GREEN                  CLIENT: NEWCASTLE CITY COUNCIL                  DATE: 15/04/2020                  DRAWN BY: J. WILSON                  CHECKED BY: J. WILSON                  SCALE: 1:100</p>		<p>DATE: 15/04/2020                  DRAWN BY: J. WILSON                  CHECKED BY: J. WILSON                  SCALE: 1:100</p>	
<p>CLIENT: NEWCASTLE CITY COUNCIL                  PROJECT: CALLAN PARK WATERFRONT GREEN                  DRAWING: PLANTING PLAN                  SHEET NO: CP-L141 04</p>		<p>TYRELLSTUDIO                  10/100 RIVERVIEW DRIVE, NEWCASTLE NSW 2300                  PH: 08 155 155 155                  WWW.TYRELLSTUDIO.COM.AU</p>	



TYRELLSTUDIO  
 10/100 COLLEGE STREET, SYDNEY NSW 2000  
 TEL: 02 9550 1234  
 WWW.TYRELLSTUDIO.COM.AU

<p>DATE: 27/03/2024                  TIME: 10:00 AM                  BY: J. J. J. J.</p>	<p>DATE: 27/03/2024                  TIME: 10:00 AM                  BY: J. J. J. J.</p>	<p>DATE: 27/03/2024                  TIME: 10:00 AM                  BY: J. J. J. J.</p>	<p>DATE: 27/03/2024                  TIME: 10:00 AM                  BY: J. J. J. J.</p>	<p>DATE: 27/03/2024                  TIME: 10:00 AM                  BY: J. J. J. J.</p>
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## Attachment C- Approval from the Heritage Council of NSW



Heritage NSW

Our ref: DOC22/139031-3  
Your ref: CNR-22517

Mr Iain Betts  
Team Leader – Development Assessment  
Inner West Council  
PO BOX 14  
PETERSHAM NSW 2049

By email: [Iain.Betts@innerwest.nsw.gov.au](mailto:Iain.Betts@innerwest.nsw.gov.au)

Dear Mr Betts

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

**Address:** Balmain Road, Lilyfield NSW 2040  
**SHR item:** Callan Park Conservation Area and Buildings, SHR no. 00818  
**Proposal:** Stage 1B Waterfront Green works include demolition of hardstand / paving areas, demolition of slab and footings of Buildings 505 and 514, tree removal, remediation and re-turfing works, landscape works including new turf, pathways and picnic facilities, earthworks and re-grading. Estimated cost of development is \$3.021 million including Stage 1A, 1B and 1C.

**IDA application no:** HMS ID 466, received 7 October 2021

At its meeting on 30 November 2021 the Heritage Council Approvals Committee resolved, in accordance with Section 4.47 of the *Environmental Planning and Assessment Act 1979*, to grant the following General Terms of Approval (subject to minor administrative amendments to reflect correct plans):

**APPROVED DEVELOPMENT**

1. Development must be in accordance with:
  - a) Landscape drawings, prepared by Tyrrell Studio as listed below:

Dwg No	Dwg Title	Date	Rev
<b>Project Name: Callan Park Waterfront</b>			
L000	COVER	13.04.21	03
L001	DRAWING LIST	<del>13.04.21</del> 08.06.21	03
L002	LEGEND	<del>13.04.21</del> 08.06.21	03
L003	EXISTING PHOTOS	13.04.21	03
L100	LANDSCAPE SITE PLAN	<del>13.04.21</del> 16.06.21	<del>03</del> 04
L101	EXISTING SURVEY PLAN	<del>13.04.21</del> 08.06.21	<del>03</del> 04

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

L102	DEMOLITION PLAN	<del>13.04.21</del> 08.06.21	<del>03</del> 04
L103	TREE MANAGEMENT PLAN	<del>13.04.21</del> 08.06.21	<del>03</del> 04
L111	GENERAL ARRANGEMENT PLAN	<del>13.04.21</del> 08.06.21	<del>03</del> 04
L112	CASUARINA GARDEN DETAIL	<del>13.04.21</del> 08.06.21	<del>03</del> 04
L113	HEADLAND GARDEN DETAIL	<del>13.04.21</del> 08.06.21	03
L121	GRADING PLAN	<del>13.04.21</del> 08.06.21	<del>03</del> 04
L131	SETOUT PLAN	<del>13.04.21</del> 08.06.21	<del>03</del> 04
L141	PLANTING PLAN	<del>13.04.21</del> 08.06.21	<del>03</del> 04
L142	PLANTING IMAGE PALETTE	13.04.21	03
L201	<del>SITE SECTION</del> SECTION: HEADLAND EAST	<del>13.04.21</del> 09.04.21	03
L202	<del>SITE SECTION</del> SECTION: HEADLAND NORTH	<del>13.04.21</del> 08.06.21	<del>03</del> 04
L203	<del>SITE SECTION</del> SECTION: AMENITIES BLOCK	<del>13.04.21</del> 08.06.21	03
L301	PAVEMENT MATERIALS AND FINISHES	13.04.21	03
L302	FURNITURE MATERIALS AND FINISHES	13.04.21	03
L303	RENDER	13.04.21	03
L304	RENDER	13.04.21	03
L305	RENDER	13.04.21	03
L306	RENDER	13.04.21	03

NB: Reissuing of updated plans had no impact on Heritage Council advice and assessment other than reducing the subject land.

- b) *Callan Park Waterfront Green, Statement of Heritage Impact*, prepared by TKD Architects, April 2021, Issue A.

**EXCEPT AS AMENDED** by the General Terms of Approval:

**HEADLAND MOUND**

2. The proposed Headland mound component of the works is not approved.

*Reason: The works result in a major adverse impact to the significant landscape character, and immediate setting. The works would contribute to the fragmentation of the waterfront precinct, impacting the legibility of the waterfront's cultural landscape and visual links into the park. The works are not in accordance with the endorsed Conservation Management Plan policies.*

**DETAILS TO BE SUBMITTED FOR APPROVAL**

3. The proposed pathways and plantings are approved, subject to detailed design/information to be submitted as part of the Section 60 application for approval by the Heritage Council of NSW (or Delegate):
- Details of any works required to install a sandstone garden on the southern part of the site, indicating the relationship with the extant sandstone outcrops which are highly significant remnants of the original topography of the site.
  - Further details of plantings (type/height/location) and their relationship with open view lines to the waterfront.
  - Details of a revised treatment for the area currently identified for the interpretation of the pre-colonial shoreline (headland mound) that better responds to the extant topography of the site. This could be through in-ground devices, plantings or some other low scale treatment.

*Reason: Limited details of the above have been provided with the application. Further details are required to allow impacts to be adequately assessed, and to ensure impacts to significant landscape and spatial quality are minimised and that works are reversible.*

**HERITAGE CONSULTANT**

4. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

*Reason: To ensure that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.*

**SITE PROTECTION**

5. Significant landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged, or removed.

*Reason: To ensure significant vegetation/landscape elements are protected during construction.*

**UNEXPECTED HISTORICAL ARCHAEOLOGICAL RELICS**

6. 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.*

**ABORIGINAL OBJECTS**

7. Should any Aboriginal objects be uncovered by the work which is not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and Heritage NSW is to be informed in accordance with the *National Parks and Wildlife Act 1974* (as amended). Works affecting Aboriginal objects on the site must not continue until Heritage NSW has been informed and the appropriate approvals are

in place. Aboriginal objects must be managed in accordance with the *National Parks and Wildlife Act 1974*.

*Reason: This is a standard condition to identify to the applicant how to proceed if Aboriginal objects are unexpectedly identified during works.*

#### COMPLIANCE

8. 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

9. 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 about this correspondence, please contact Andreana Kennedy, Senior Heritage Assessment Officer, at Heritage NSW on (02) 9289 6692 or [andreana.kennedy@environment.nsw.gov.au](mailto:andreana.kennedy@environment.nsw.gov.au).

Yours sincerely



**Rochelle Johnston**  
Senior Manager - Major Projects  
Heritage NSW  
Department of Premier & Cabinet  
**As Delegate of the Heritage Council of NSW**

24 February 2022



## Attachment D- 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](mailto:nrar.enquiries@nrar.nsw.gov.au)

Our ref: IDAS-2021-10314  
Your ref: DA/2021/0325

23 February 2022

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

Attention: Ferdinand-Sebastian Dickel

Uploaded to the ePlanning Portal

Dear Sir/Madam

**Re: IDAS-2021-10314 - Controlled Activity Approval Exemption**

**Dev Ref: DA/2021/0325**

**Description: Waterfront Green works include demolition of hardstand / paving areas, demolition of slab and footings of Buildings 505 and 514, tree removal, remediation and re-turfing works, landscape works including new turf, pathways and picnic facilities, earthworks and re-grading.**

**Location: Lot 1 DP1043540, GLOVER STREET LILYFIELD 2040**

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 (WMA 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 Hacking Map

If you have any questions regarding this correspondence, please use NRAR Assist to obtain further information or make an enquiry:

<https://www.dpie.nsw.gov.au/nrar/nrar-assist>

Yours Sincerely

A handwritten signature in black ink that reads 'A Klassen'.

For  
**Bryson Lashbrook**  
Manager Licensing & Approvals  
Water Regulatory Operations  
Natural Resources Access Regulator

---

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150 | LOCKED BAG 5022, Parramatta, NSW 2124  
[nrar.enquiries@nrar.nsw.gov.au](mailto:nrar.enquiries@nrar.nsw.gov.au) | [www.dpie.nsw.gov.au/nrar](http://www.dpie.nsw.gov.au/nrar)

Template Version 2.0 – August 2021

## Attachment E – 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)