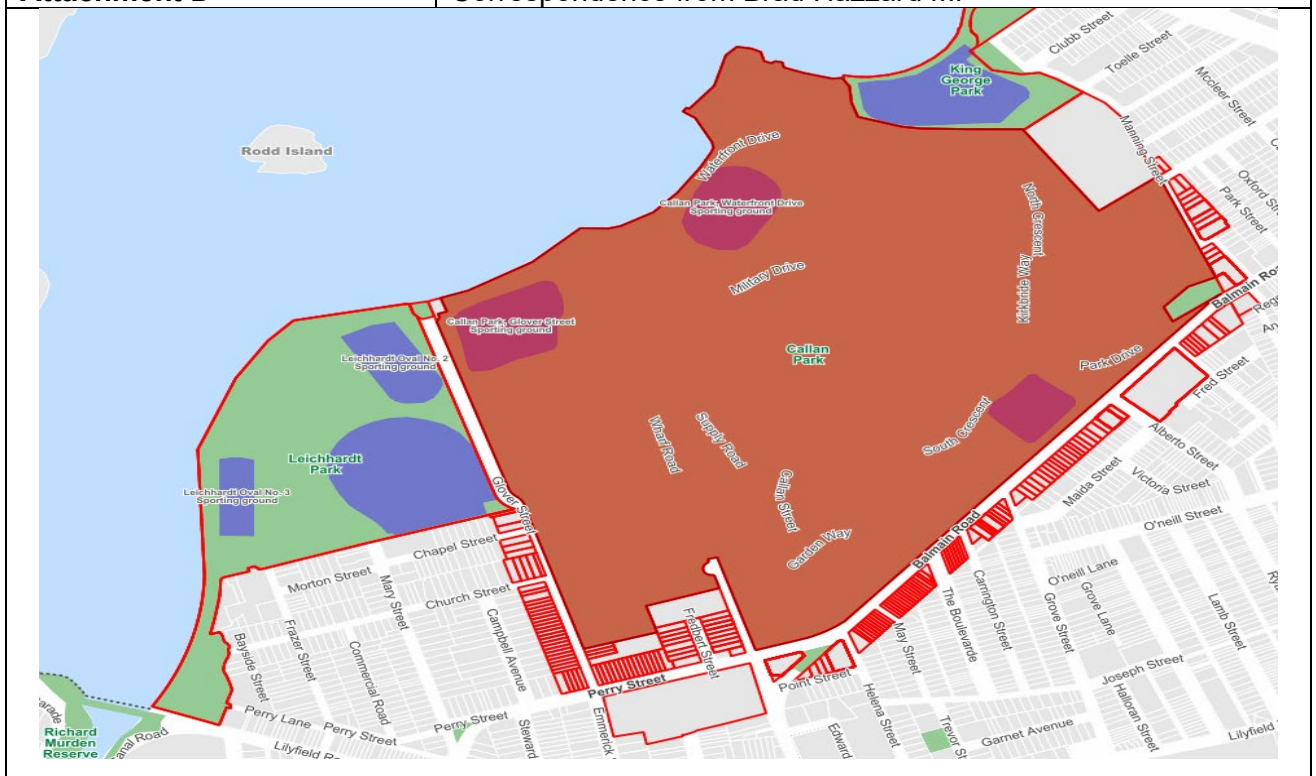




DEVELOPMENT ASSESSMENT REPORT

<b>Application No.</b>	DA/2021/1079
<b>Address</b>	Lot 1 in DP1043540, Glover Street LILYFIELD NSW 2040
<b>Proposal</b>	Alterations and additions to the existing University of Tasmania Campus to facilitate further equitable access through the inclusion of ramps and the upgrade of existing paths and stairs
<b>Date of Lodgement</b>	02 November 2021
<b>Applicant</b>	Mr Jan Hemesath
<b>Owner</b>	Health Administration Corp
<b>Number of Submissions</b>	4
<b>Value of works</b>	\$1,200,000.00
<b>Reason for determination at Planning Panel</b>	Removal of landscaping listed on State Heritage Register
<b>Main Issues</b>	Impact to heritage item
<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>	Statement of Heritage Significance
<b>Attachment D</b>	Correspondence from Brad Hazzard MP



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 alterations and additions to the existing University of Tasmania Campus to facilitate further equitable access through the inclusion of ramps and the upgrade of existing paths and stairs at Lot 1 in DP1043540, Glover Street LILYFIELD.

The application was notified to surrounding properties and 4 submissions were received.

The main issues that have arisen from the application include:

- Potential impact to the State Listed Heritage Item, including removal of trees

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

The proposed development relates entirely to the University of Tasmania Campus located within Callan Park.

The alterations to the campus include:

- Partial demolition of existing pathways and stairs, and minor removal of landscaped areas;
- Part removal of existing finishes including non-compliant handrails; and
- Improvements to accessibility on the site through upgrades to existing pathways and stairs and the provision of new pathways, accessibility ramps, walkways and landings

The application generally seeks to improve the accessibility on the site through the provision of pathways and accessibility ramps which requires some demolition and alterations to landscaping in order to facilitate such ancillary structures.

### 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: Site Aerial of Callan Park

The subject site, which hosts the University of Tasmania Rozelle Campus, is situated at the south-western corner of Callan Park and is bound by Church Street to the north, Wharf Road to the east, Glover Street to the west, and residential uses to the south.

The University of Tasmania Campus hosts a number of buildings providing educational uses in the health care field. Although the university campus and buildings are not specifically listed as heritage items, they are located within the curtilage for the State Heritage Item.

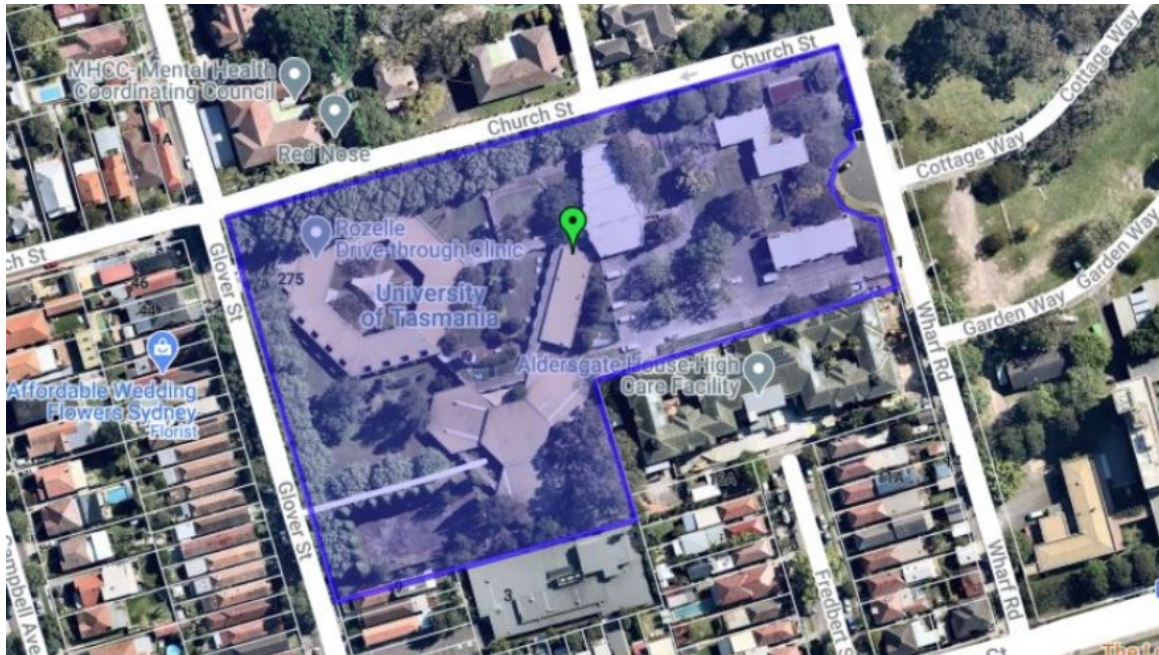


Figure 2: Site Aerial detailing the location of the University of Tasmania Campus in Callan Park

The University of Tasmania facility consists of four structures as follows:

- Existing Building 101 consists of a hexagon shaped building with open air central courtyard. This building is the main building and closest to the intersection of Glover and Church Streets. Building 101 contains the main Administration and Reception services for the University of Tasmania, access directly off Glover Street. Building 101 also contains meeting rooms, staff and student amenities, library, storage, as well as utilities room.
- The existing building 103 is located to the south of Building 101 and is link via an open air walkway. This building has been designed with a 'honeycomb' configuration, which includes a central hexagon shaped building with three hexagons attached to the outer side of the central building. Building 103 contains classrooms, office facilities, training wards, kitchen, and central lecture theatre.
- The existing Buildings 104 and 105 are attached via a common link containing toilet facilities. Building 104 is a rectangular building containing classrooms, central meeting room, storerooms, as well as viewing and simulation rooms. Building 105 contains a tiered lecture theatre with stage and storage area, as well as toilet facilities.

The site contains existing trees in various states of health, size and condition (see Figure below). The Arborist Report prepared by Hugh The Arborist has assessed the potential impacts of the works on 66 trees (subject trees) within the University of Tasmania Campus site. Subject trees include Plane Trees, Bhutan Cypress, Hinoki Cypress, Swamp Oaks, Weeping Bottlebrush, Snow In Summers, Blue Jacarandas, Lilly Pillys, Chinese Elms, Gum Trees and Paperbarks.

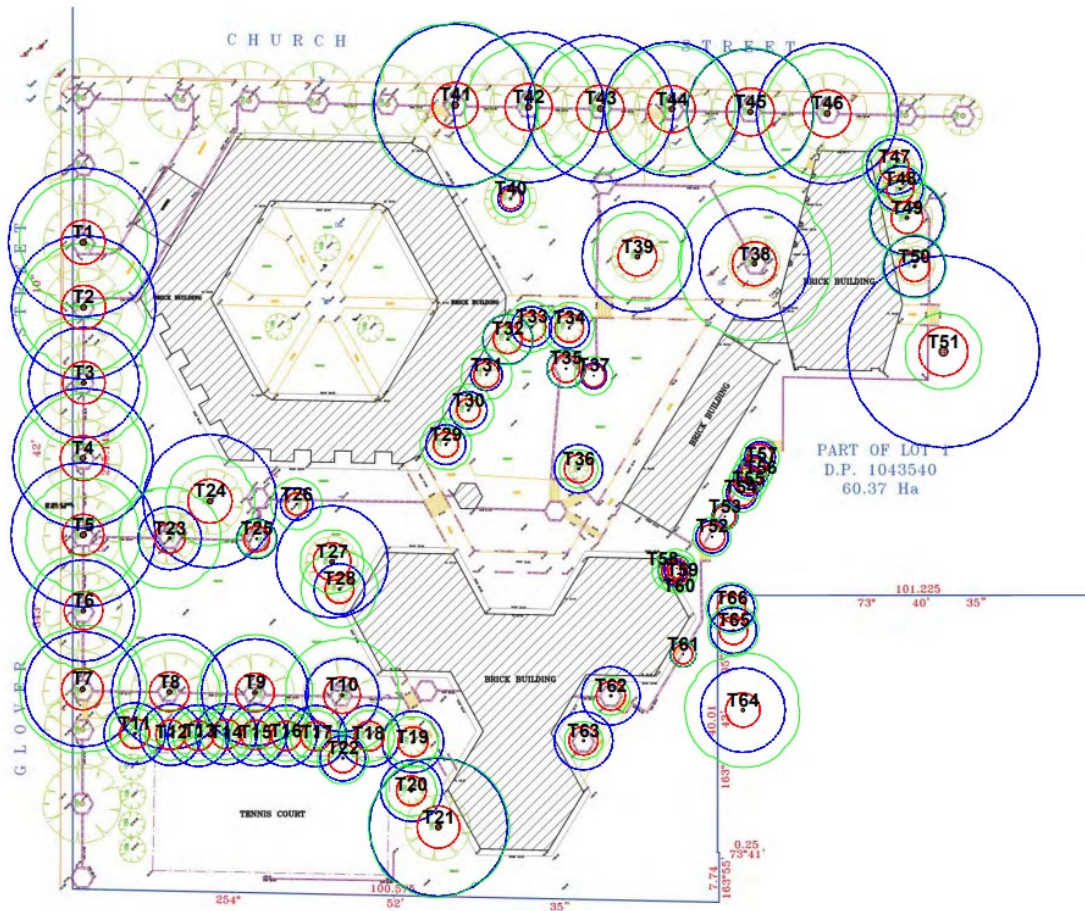


Figure 3: Existing trees location plan

## 4. Background

### 4(a) Site history

The following table outlines the relevant and recent development history of the subject site.

## Subject Site

Application	Proposal	Decision & Date
D/2015/706	Alterations maintenance works to existing buildings 101, 103, 104 and 105, including access upgrades to provide for the needs of the University of Tasmania site.	Approved Local Planning Panel 14/06/2016
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 07/04/21
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 use of these buildings to community facilities.	Approved 12/04/2022
DA/2021/0325	Stage 1B Waterfront Green works, including: demolition of hardstand/paving areas and demolition of slab and footings of Buildings 505 and 514; tree removal and new tree planting; re-turfing and re-grading works; new pathways and picnic facilities; and site remediation	Approved 12/04/2022
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
DA/2022/0368	Stabilisation works to Coal Loader structure in Kirkbride Complex, Callan Park	Undetermined / Under Assessment
DA/2022/0449	Upgrade of the Wharf Road carpark, additional public domain works, and associated works, including removal of 52 trees and remediation of the site at Callan Park	Undetermined / Under Assessment
MOD/2022/0215	Section 4.55(2) Modification of Development Consent DA/2021/0325 which approved Stage 1B Waterfront Green works at Callan Park, including site remediation. Modifications include: additional canopy tree planting and landscaping; new sandstone seating and picnic tables and benches throughout the site; reconfiguration of access stairs to sports oval; provision of sloping lawn in place of originally proposed headland mound; deletion of stairs and retaining wall to north of Cane Room; and inclusion of access ramp and stair detail to Refugee Welcome Centre	Undetermined / Under Assessment

#### 4(b) Application history

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

Date	Discussion / Letter / Additional Information
18 December 2021	Additional information requested in regard to the proposed tree removal, including request to submit an Arboricultural Impact Assessment
21 January 2021	<p>An Arboricultural Impact Assessment Report prepared by Hugh The Arborist was submitted by the applicant.</p> <p>Council requested the Applicant address concerns raised in a submission relating to compliance with Section 7(5) of the <i>Callan Park (Special Provisions) Act 2002</i>. This relates to the proposed works for ramps and whether it falls under the definition of 'buildings'. Section 7(5) of the Callan Park Act is reproduced below for reference.</p> <p style="text-align: center;"><i>(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.</i></p>
28 January 2021	Response was provided by applicant with advice prepared by a Town Planner in relation to compliance with Section 7(5) of the Callan Park Act.
27 April 2022	Following a review of the applicant's additional information submitted in response to compliance with Section 7(5) of the Callan Park Act, Council was not satisfied this effectively responded to concerns. Formal legal advice was therefore requested.
2 June 2022	The applicant provided Legal Advice prepared by LOD Legal to demonstrate compliance with Section 7(5) of the Callan Park Act.
19 July 2022	Council's Planning Section receives legal advice from Council's legal team that, as a result of recent changes to the Callan Park Act on 1 <sup>st</sup> July 2022, the proposed works are permissible by reason of s7(5) and (5A) of the Callan Park Act (see below), and that the changes to the Act have no savings provisions.

## 5. Assessment

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

### 5(a) Environmental Planning Instruments

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

- *Heritage Act 1977*
- *Callan Park (Special Provisions) Act 2002*
- *Environmental Planning and Assessment Regulation 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *Leichhardt Local Environmental Plan 2000 \**

\* The *Leichhardt LEP 2000* still applies to Callan Park given that it is excluded from the Land Application Map under the Leichhardt Local Environmental Plan 2013.

The following provides further discussion of the relevant issues:

**5(a)(i) 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 2013 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.

**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 buildings associated with the UTAS are identified as Buildings 101, 103, 104 and 105 in the CMP.

The drawings prepared by Project Hemisphere, dated 22 July 2021, the Heritage Impact Statement prepared by Perumal Murphy Alessi, dated November 2020, and the section 60 Approval from Heritage NSW, dated 7 July 2021, were reviewed as part of this assessment.

The new paths and elevated ramps are proposed to be constructed in suspended concrete with Modwood cladding. New compliant marine grade stainless steel handrails and balustrades are proposed to the stairs and ramps and along the top of the retaining walls where required.

The Guidelines for Buildings 101, 103, 104 and 105 in Zone 6 in the CMP are reiterated below.

*Preferably retain and conserve according to Burra Charter principles. If retained paint exterior with original colours and finishes. If removed record prior to demolition.*

Of the Conservation Policies in Section 6.3 in the CMP, the HIS identifies Policies 8, 12, 47 and 105 as the most relevant to the proposal. It states that the proposal is consistent with sections 6.3.5 Approaches to changes to the fabric and 6.5.1 General Guidelines for Conservation and New Development, which is agreed.

The Section 60 approval from Heritage NSW includes 2 conditions that require a heritage consultant to be involved throughout the project and that works stop and Heritage NSW be notified if unexpected historical archaeological relics be found.



The applicant has provided evidence of waiving the requirement for a master plan under SEPP 56 with the copy of Waiver Letter from the NSW State Government. However, as discussed elsewhere in this report, SEPP 56 no longer applies to the application,

**Recommendation:**

The proposal is acceptable from a heritage perspective as it will not detract from the heritage significance of the Callan Park Conservation Area and Buildings and is in accordance with Clause 15 Objectives (a) and (b) in the Leichhardt LEP 2000 and the relevant objectives and controls in the Leichhardt DCP 2000.

*5(a)(ii) Callan Park (Special Provisions) Act 2002*

The *Callan Park (Special Provisions) Act 2002* (Callan Park Act 2002) is the principal planning instrument applicable to the site and addresses the permissibility of the proposed development.

The proposal, as discussed above, is satisfactory with regard to impact to heritage considerations subject to conditions. As there are no proposed change of use (existing educational facility established on the site), no additional floor space, 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.

As discussed under the application history section of this report, Council raised initial concerns with the permissibility of the proposed works under Clause 7(5) of the Act (prior to its amendment on 1<sup>st</sup> July 2022) as reproduced below:

*'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.'*

Council advised the applicant of concerns in relation to the application's permissibility with the above clause and requested that legal advice was submitted to demonstrate compliance. Legal advice was prepared by LOD Legal and submitted to Council in response to these concerns addressing the scope of the proposed works with regard to whether they constitute a 'building' outside of the existing building footprints or envelopes.

Notwithstanding the legal advice submitted, the Callan Park Act was revised and a new version published on 1 July 2022. This revision introduced Subsection 5A of Section 7 of the Act which reads:

*(5A) Subsection (5) does not prevent the erection of the following outside the footprints or building envelopes of the existing buildings—*  
*(a) accessibility or safety structures,*  
*(b) amenities blocks,*  
*(c) temporary structures*

There are no savings provisions with respect to the amendments to the Callan Park Act. Therefore, with consideration to the nature of the proposal for accessibility structures, the proposed development is permissible pursuant to the provisions of Section 7(5A) of the Act.

A Ministerial Waiver waiving the requirement under SEPP 56 for the preparation of a Masterplan to accompany the DA was provided. Notwithstanding, since the lodgement of the application, amendments have been made to the Callan Park Act including the repealing of Clause 7(1) which read:

*'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.'*

As such, SEPP 56 no longer applies to the subject application.

#### *5(a)(iii) Environmental Planning and Assessment Regulation 2021*

The proposed development complies with the requirements of the regulation.

#### *5(a)(iv) State Environmental Planning Policy (Resilience and Hazards) 2021*

##### Chapter 4 Remediation of land

Section 4.16 (1) of the SEPP requires the consent authority not consent to the carrying out of any development on land unless:

*"(a) it has considered whether the land is contaminated, and  
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and  
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose."*

In considering the above, the site is identified as potentially contaminated land. As such, a Preliminary Site Investigation (PSI) was undertaken by EBG Environmental Geoscience and submitted as part of the application.

The PSI involved an onsite assessment including targeted supplementary sampling within the areas of the proposed ramps and pathways. The PSI concluded that the historical use of the site for contaminating activities has not impacted the site and therefore a Stage 2 Detailed Site Investigation was not warranted.

Additionally, the application was referred to Council's Environmental Health Officer. There was no objection raised by the Environmental Health Officer, subject to the imposition of conditions which are included in the recommendation. These conditions ensure that any contaminants found at the site are made known to Council and any imported fill is suitable for the land use.

#### *5(a)(v) State Environmental Planning Policy (Biodiversity and Conservation) 2021*

##### Chapter 2 Vegetation in non-rural areas

The protection/removal of vegetation identified under the SEPP and gives effect to the local tree preservation provisions of Council's DCP.

The application seeks the removal of vegetation from within the site. The application was referred to Council's Urban Forest Officer who raised no objection to the proposed removal

and pruning of particular trees as outlined in the submitted Arboricultural Impact Assessment prepared by Hugh the Arborist.

Council's Urban Forest Officer has imposed conditions of consent which will allow for the removal of eight (8) trees on the site. In addition, conditions have been imposed which ensure the retention and protection of the remaining 59 trees at the subject site. This also includes necessary root pruning of trees with roots less than 30mm in diameter to accommodate new works.

Notwithstanding the conditioned tree removal, Council's Urban Forest Officer has required that three (3) medium sized trees be planted in suitable locations as part of the consent. This is in accordance with Council's Tree Management DCP and relevant canopy cover targets for the Inner West Local Government Area.

Overall, the proposal is considered acceptable with regard to the SEPP and subject to the imposition of conditions, which have been included in the recommendation of this report.

#### *5(a)(vi) Leichhardt Local Environmental Plan 2000 (LLEP 2000)*

The application was assessed against the following relevant clauses of *the Leichhardt Local Environmental Plan 2000*:

- Clause 12 - Vision of Plan
- Clause 13 - General Objectives
- Clause 15 - Heritage Conservation
- Clause 16(1)-(5) - Heritage Items
- Clause 16(6) - Use of a Heritage Item
- Clause 16(7) - Development in the Vicinity of a Heritage Item
- Clause 16(8) - Conservation Areas
- Clause 27 - Community 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

It is considered that the proposal satisfies the relevant Clauses within the LEP, however, the following assessment has been carried out to clarify compliance with the *Leichhardt LEP 2000*:

#### Clause 15 & 16 – Objectives & General Provisions (Heritage)

*The objectives of the Plan in relation to heritage conservation are as follows:*

- (a) to protect, conserve and enhance the cultural heritage and the evidence of cultural heritage, including places, buildings, works, relics, townscapes, landscapes, trees, potential archaeological sites and conservation areas, and provide measures for their conservation,*
- (b) to protect, conserve and enhance the character and identity of the suburbs, places and landscapes of Leichhardt, including the natural, scenic and cultural attributes of the Sydney Harbour foreshore and its creeks and waterways, surface rock, remnant bushland, ridgelines and skylines,*

- (c) *to prevent undesirable incremental change, including demolition, which reduces the heritage significance of places, conservation areas or heritage items,*
- (d) *to allow compatible and viable adaptation and re-use of the fabric of heritage significance,*
- (e) *to ensure the protection of relics and places of Aboriginal cultural significance in liaison with the Aboriginal community.*

The proposed works will improve and facilitate equitable access to Callan Park, will not adversely impact the heritage significance of the site and is in support of an existing use on-site.

A Heritage Impact Statement has been prepared by Perumal Murphy Alessi Heritage Consultants in support of the proposal and is provided as Appendix C. The Heritage Impact Statement concludes that the proposed works for external alterations and additions to provide compliant and equitable access to all buildings on the University of Tasmania Campus are considered acceptable form a heritage point of view.

The existing pedestrian and vehicular access and connections between the buildings and their distinctive geometry and elements will also be retained and improved by the proposed works. The current works are proposed to enable on-going, safe and compliant access and use of the complex. The ongoing use of the buildings is a primary aim of the Conservation Management Plan for the highly significant Callan Park precinct.

As discussed elsewhere in this report, the proposal satisfies the above provisions of the *LLEP 2000*. In particular, the application appropriately responds to the heritage provisions under Part 3 – Heritage Conservation of the *LLEP 2000* which was confirmed by Council’s Heritage Specialist subject to conditions.

#### Clause 29 – Development of land within Public Purpose Zone

The proposed development is in support of an existing educational establishment and will facilitate equitable access to support the ongoing use of the site for community and educational purposes. The proposal satisfies Clause 29 of the LEP.

#### 5(b) Draft Environmental Planning Instruments

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

Draft Environmental Planning Instruments	Compliance
Draft State Environmental Planning Policy (Environment) 2018	Yes
Draft State Environmental Planning Policy (Remediation of Land) 2018	Yes
Draft State Environmental Planning Policy (Environment) 2017	Yes

#### 5(c) Inner West Local Environmental Plan 2022 (IWLEP 2022)

The *Inner West Local Environmental Plan 2022* was gazetted on the 12th of August 2022. As per Section 1.8A – Savings provisions, of this plan, as the subject development application was made before the commencement of this Plan, the application is to be determined as if the *IWLEP 2022* had not commenced.

Notwithstanding, Callan Park is excluded from the Land Application Map under the *IWLEP 2022*, and therefore, the provisions of the *LLEP 2000* continue to apply.

#### 5(d) Development Control Plans

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.

##### Part C1.3 – Landscaping

As discussed in further detail against the provisions of *SEPP Biodiversity and Conservation*, the proposed tree removal has been supported by Council's Urban Forest Specialist subject to conditions requiring the planting of replacement trees.

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

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

#### 5(g) Any submissions

The application was notified in accordance with the Community Engagement Framework for a period of 14 days to surrounding properties between 11 November 2021 and 25 November 2021. Four (4) submissions were received in response to the initial notification.

The issues raised in the objections are summarised below:

Preservation of open space and landscape integrity

Comment: The removal of trees and planting of trees is discussed in an earlier section of the report. Additional trees have been conditioned to be planted.

Alternative locations of ramps/alternative solutions

Comment: This assessment report demonstrates the proposed development is compatible with the site and permissible under the provisions of relevant legislation as discussed in Section 5(a) of this report. As such, it is considered that location and design of ramps are appropriate.

Incompatibility with the heritage character of the site

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 at Inner West Council and is discussed in more detail in an earlier section of the report. It is considered to be acceptable subject to conditions.

Issues in relation to compliance with Callan Park (Special Provisions) Act 2002

Comment: As discussed under the Callan Park Act, the revisions made to the Act in July 2022 ensure the proposal's permissibility.

Legal use of buildings and grounds for educational purposes

Comment: As previously noted, the proposal does not involve a change of use on the site and the history of the site has been detailed previously. It is also noted that the Local member Jamie Parker received correspondence with Health Minister Brad Hazzard who confirmed that the District has a longstanding relationship with the University of Tasmania, and that the campus is not subject to a lease as such, but a 'memorandum of understanding' (MOU), given the collaborative nature of these relationships - this MOU was first entered with the university in 2004 and the letter provided by Brad Hazzard is included at Attachment D.

Ramps are insensitive and ugly

Comment: As discussed earlier in this report and commented by Council's Heritage Specialist, the proposed works are acceptable from a heritage perspective and do not detract from the heritage significance of the buildings.

## 5(h) 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

Council's Heritage Specialist's comments have been incorporated into the heritage discussion in section 5 above. They raise no objections subject to recommended conditions.

### Urban Forest

Urban Forest's comments are incorporated into the discussion under Part C1.14 Tree Management above. No objections subject to recommended conditions.

### Health

No objections subject to conditions.

### Development engineering

No objections subject to standard conditions.

### Building Certification

Council's Building Certification team commented that the ramp works and resultant disabled access will need to comply in all respects to AS 1428 and the requirements of the NCC.

Design certification and final certification will be required by an accredited access consultant certifying that the design and the works comply with the Access to premises code AS 1428 and the NCC.

### 6(b) External

A Section 60 application was lodged concurrently to this development application and therefore the application was not required to be referred to any external bodies including Heritage NSW.

## 7. Section 7.11 Contributions/7.12 Levy

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

## 8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in the *Callan Park (Special Provisions) Act 2002*, *Leichhardt Local Environmental Plan 2000* and *Leichhardt Development Control Plan 2000*.

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

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

## 9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2021/1079 for alterations and additions to the existing University of Tasmania Campus to facilitate further equitable access through the inclusion of ramps and the upgrade of existing paths and stairs at Lot 1 in DP1043540, Glover Street, Lilyfield subject to the conditions listed in Attachment A below:

## Attachment A – Recommended conditions of consent

### CONDITIONS OF CONSENT

#### DOCUMENTS RELATED TO THE CONSENT

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

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

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
A0000 DA01	Cover Page		Project Hemesphere
A0001 DA01	Safety in Design & Other Requirements	22/07/2021	Project Hemesphere
A0002 DA01	Existing Site Plan	22/07/2021	Project Hemesphere
A0003 DA01	Proposed Site Plan	22/07/2021	Project Hemesphere
A0004 DA01	Site Analysis Plan	22/07/2021	Project Hemesphere
A0005 DA01	Proposed Site Walkway Plan	22/07/2021	Project Hemesphere
A0006 DA01	Waste Management Plan	22/07/2021	Project Hemesphere
A3310 DA01	Ramp 1 Details - Sheet 1	22/07/2021	Project Hemesphere
A3311 DA01	Ramp 1 Details - Sheet 2	22/07/2021	Project Hemesphere
A3312 DA01	Ramp 1 Details - Sheet 3	22/07/2021	Project Hemesphere
A3320 DA01	Ramp 2 Details - Sheet 1	22/07/2021	Project Hemesphere
A3321 DA01	Ramp 2 Details - Sheet 2	22/07/2021	Project Hemesphere
A3322 DA01	Ramp 2 Details - Sheet 3	22/07/2021	Project Hemesphere



A3323 DA01	Ramp 2 Details - Sheet 4	22/07/2021	Project Hemesphere
A3330 DA01	Ramp 3 Details - Sheet 1	22/07/2021	Project Hemesphere
A3331 DA01	Ramp 3 Details - Sheet 2	22/07/2021	Project Hemesphere
A3332 DA01	Ramp 3 Details - Sheet 3	22/07/2021	Project Hemesphere
A3340 DA01	Entry Landing/Walkway & Stairs Adj B104 - Sheet 1	22/07/2021	Project Hemesphere
A3341 DA01	Entry Landing/Walkway & Stairs Adj B104 - Sheet 2	22/07/2021	Project Hemesphere
A3342 DA01	Entry Landing/Walkway & Stairs Adj B104 - Sheet 3	22/07/2021	Project Hemesphere
A3350 DA01	Entry Landing/Walkway & Stairs Adj B101 - Sheet 1	22/07/2021	Project Hemesphere
A3351 DA01	Entry Landing/Walkway & Stairs Adj B101 - Sheet 2	22/07/2021	Project Hemesphere
A3355 DA01	Entry Landing/Walkway & Stairs Adj B105 - Sheet 1	22/07/2021	Project Hemesphere
A3356 DA01	Walkway Adj B101 Entry - Sheet 1	22/07/2021	Project Hemesphere
A3357 DA01	Walkway Adj B101 Entry - Sheet 2	22/07/2021	Project Hemesphere
A3360 DA01	Typical Handrail & Balustrade Details - Sheet 1	22/07/2021	Project Hemesphere
A3361 DA01	Typical Handrail & Balustrade Details - Sheet 2	22/07/2021	Project Hemesphere
	Appendix B - External Finishes Schedule	July 2021	Project Hemesphere
	Site Waste Minimisation & Management Plan	04.11.2020	Jan Hemesath
194.20/384	Landscape Plan	November 2020	iScape Landscape Architecture
C.10 Issue C	Civil Details	October 2020	Birzulis Associates
C.100 Issue C	Site Plan	October 2020	Birzulis Associates

C.101 Issue C	External Works Plan - Sheet 1	October 2020	Birzulis Associates
C.102 Issue C	External Works Plan - Sheet 2	October 2020	Birzulis Associates
C.103 Issue C	External Works Plan - Sheet 3	October 2020	Birzulis Associates
	Structural Engineering Design Certificate	18 November 2020	Birzulis Associates
	Civil Engineering Design Certificate	11 November 2020	Birzulis Associates
	Arboricultural Impact Assessment Report	20th January 2022	Hugh The Arborist
	Statement of Heritage Impact	November 2020	Perumal Murphy Alessi Heritage Consultants
	Report on Geotechnical Investigation for Construction of New Ramps and Pathways	30th June 2021	Crozier Geotechnical Consultants
	Stage 1 Preliminary Site Investigation	28 June 2021	EBG Environmental Geoscience
	Design Certificate No. P220_095-1	30th November 2020	Design Confidence
Revision 01	Lighting Calculations Proposed Site Walkways	09.12.20	Jadecross

As amended by the conditions of consent.

## **FEES**

### **2. Security Deposit - Standard**

Prior to the commencement of demolition works, the Certifying Authority must be provided with written evidence that a security deposit and inspection fee has been paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

<b>Security Deposit:</b>	\$12,000.00
<b>Inspection Fee:</b>	\$350.00

Payment will be accepted in the form of cash, bank cheque, EFTPOS/credit card (to a maximum of \$10,000) or bank guarantee. Bank Guarantees must not have an expiry date.

The inspection fee is required for the Council to determine the condition of the adjacent road reserve and footpath prior to and on completion of the works being carried out.

Should any of Council's property and/or the physical environment sustain damage during the course of the demolition or construction works, or if the works put Council's assets or the environment at risk, or if any road, footpath or drainage works required by this consent are not completed satisfactorily, Council may carry out any works necessary to repair the damage, remove the risk or complete the works. Council may utilise part or all of the security deposit to restore any damages, and Council may recover, in any court of competent jurisdiction, any costs to Council for such restorations.

A request for release of the security may be made to the Council after all construction work has been completed and a Crown Completion Certificate issued.

The amount nominated is only current for the financial year in which the initial consent was issued and is revised each financial year. The amount payable must be consistent with Council's Fees and Charges in force at the date of payment.

**GENERAL CONDITIONS**

**3. Waste Management Plan**

Prior to the commencement of any works (including any demolition works), the Certifying Authority is required to be provided with a Recycling and Waste Management Plan (RWMP) in accordance with the relevant Development Control Plan.

**4. Erosion and Sediment Control**

Prior to the commencement of any works (including any demolition works), the Certifying Authority must be provided with an erosion and sediment control plan and specification. Sediment control devices must be installed and maintained in proper working order to prevent sediment discharge from the construction site.

**5. Works Outside the Property Boundary**

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

**6. Works to Trees**

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

Tree/location	Approved works
Trees 52, 53, 54-57 and 61 and the dead tree adjacent Building 101 near T40. Tree locations are detailed on the Appendix 1 Site Plan in the Arboricultural Impact Assessment report prepared by Hugh The Arborist and dated 20/02/22.	Remove

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

**7. Project Arborist**

Prior to the commencement of any works (including any demolition 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.

**8. Tree Protection**

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

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

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

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

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

- a. Trees 1-51, 58 - 66 as detailed in the Arboricultural Impact Assessment report prepared by Hugh The Arborist and dated 20/01/22.

#### **9. Stormwater Drainage System – Simple**

Stormwater runoff from all altered roof or paved areas within the property must be collected in a system of gutters, down pipe, pits and pipelines discharged by gravity to the existing site drainage system.

Any existing component of the stormwater system that is to be retained, must be checked and certified by a Licensed Plumber or qualified practising Civil Engineer to be in good condition and operating satisfactorily.

If any component of the existing system is not in good condition and /or not operating satisfactorily and/or impacted by the works, the drainage system must be upgraded to discharge legally by gravity.

### **PRIOR TO ANY DEMOLITION**

#### **10. Construction Fencing**

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

### **DURING DEMOLITION AND CONSTRUCTION**

#### **11. Construction Hours – Class 2-9**

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

- a. 7:00am to 6.00pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);

- b. 8:00am to 1:00pm on Saturdays with no demolition works occurring during this time;  
and
- c. at no time on Sundays or public holidays.

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

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

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

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

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

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

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

#### **12. Limited Root Pruning**

No tree roots of 30mm or greater in diameter may be pruned, unless first being approved for removal in writing, by the Project Arborist.

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 under the supervision of the Project Arborist.

#### **13. Inspections by Project Arborist**

The trees to be retained must be inspected, monitored and treated by the Project Arborist during and after completion of development works to ensure their long-term survival. Regular

inspections and documentation from the Project Arborist to the 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
Trees 1-51 and 58 - 66 as detailed in the Arboricultural Impact Assessment report prepared by Hugh The Arborist and dated 20/01/22.	Prior to commencement of works	<ul style="list-style-type: none"> <li>• Inspection and sign off installation of tree protection measures.</li> </ul>
	During Works	<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, landscaping works and tree/planting replenishment within the TPZ;</li> <li>• Supervise all tree work.</li> </ul>
	And; <ul style="list-style-type: none"> <li>• In accordance with the approved Tree Protection Plan plans and specifications in the Arboricultural Impact Assessment report prepared by Hugh The Arborist and dated 20/01/22.</li> </ul>	

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

#### 14. Tree Protection

To protect the following trees, ground, trunk, branch and fencing protection must be installed prior to any works commencing in accordance with the approved *Tree Protection Plan* and/or with Council's *Development Fact Sheet—Trees on Development Sites*:

- a. Trees 1-51 and 58 - 66 as detailed in the Arboricultural Impact Assessment report prepared by Hugh The Arborist and dated 20/01/22.

#### 15. Unexpected Finds

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.

#### 16. 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.

#### 17. 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).



**18. 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.

**PRIOR TO OCCUPATION CERTIFICATE****19. Project Arborist Certification**

Prior to the issue of a Crown Completion Certificate, 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.

**20. Certification of Tree Planting**

Prior to the issue of a Crown Completion Certificate, the Principal Certifier is to be provided with evidence certified by a person holding a minimum qualification of AQF5 Certificate of Horticulture or Arboriculture that:

A minimum of 3 x 45 litre size trees, which will attain a minimum mature height of ten (10) metres, have been planted in suitable locations within the property at a minimum of three (3) metres from any boundary or structure and allowing for future tree growth. The trees are to conform to AS2303—*Tree stock for landscape use*. Trees listed as exempt species from Council's Tree Management Controls, Palms, fruit trees and species recognised to have a short life span will not be accepted

If the trees are found dead or dying before they reach the dimensions where they are protected by Council's Tree Management Controls, they must be replaced in accordance with this condition.

**ADVISORY NOTES****Prescribed Conditions**

This consent is subject to the prescribed conditions of consent within clause 98-98E of the *Environmental Planning and Assessment Regulations 2021*.

**Notification of commencement of works**

At least 7 days before any demolition work commences:

- a. The Council must be notified of the following particulars:
  - i. the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
  - ii. the date the work is due to commence and the expected completion date; and
- b. A written notice must be placed in the letter box of each directly adjoining property identified advising of the date the work is due to commence.

**Storage of Materials on public property**

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

**Toilet Facilities**

The following facilities must be provided on the site:

- a. Toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees; and
- b. A garbage receptacle for food scraps and papers, with a tight fitting lid.

Facilities must be located so that they will not cause a nuisance.

**Infrastructure**

The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be undertaken before occupation of the site.

**Other Approvals may be needed**

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

**Failure to comply with conditions**

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

**Other works**

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

**Obtaining Relevant Certification**

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

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

**Disability Discrimination Access to Premises Code**

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

**National Construction Code (Building Code of Australia)**

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by

this consent must be carried out in accordance with the requirements of the National Construction Code.

#### **Permits from Council under Other Acts**

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

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;
- c. Mobile crane or any standing plant;
- d. Skip bins;
- e. Scaffolding/Hoardings (fencing on public land);
- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street verandah over footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

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

#### **Noise**

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997*.

#### **Amenity Impacts General**

The use of the premises must not give rise to an environmental health nuisance to the adjoining or nearby premises and environment. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations. The use of the premises and the operation of plant and equipment must not give rise to the transmission of a vibration nuisance or damage other premises.

#### **Dial before you dig**

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

**Useful Contacts**

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a>
Department of Fair Trading	13 32 20 <a href="http://www.fairtrading.nsw.gov.au">www.fairtrading.nsw.gov.au</a> Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100 <a href="http://www.dialpriortoyoudig.com.au">www.dialpriortoyoudig.com.au</a>
Landcom	9841 8660 To purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	131441 <a href="http://www.lspc.nsw.gov.au">www.lspc.nsw.gov.au</a>
NSW Food Authority	1300 552 406 <a href="http://www.foodnotify.nsw.gov.au">www.foodnotify.nsw.gov.au</a>
NSW Government	<a href="http://www.nsw.gov.au/fibro">www.nsw.gov.au/fibro</a> <a href="http://www.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 [www.wasteservice.nsw.gov.au](http://www.wasteservice.nsw.gov.au)

Water Efficiency Labelling and Standards (WELS) [www.waterrating.gov.au](http://www.waterrating.gov.au)

WorkCover Authority of NSW 13 10 50  
[www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

Enquiries relating to work safety and asbestos removal and disposal.

#### 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*.

#### 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.

Attachment B – Plans of proposed development



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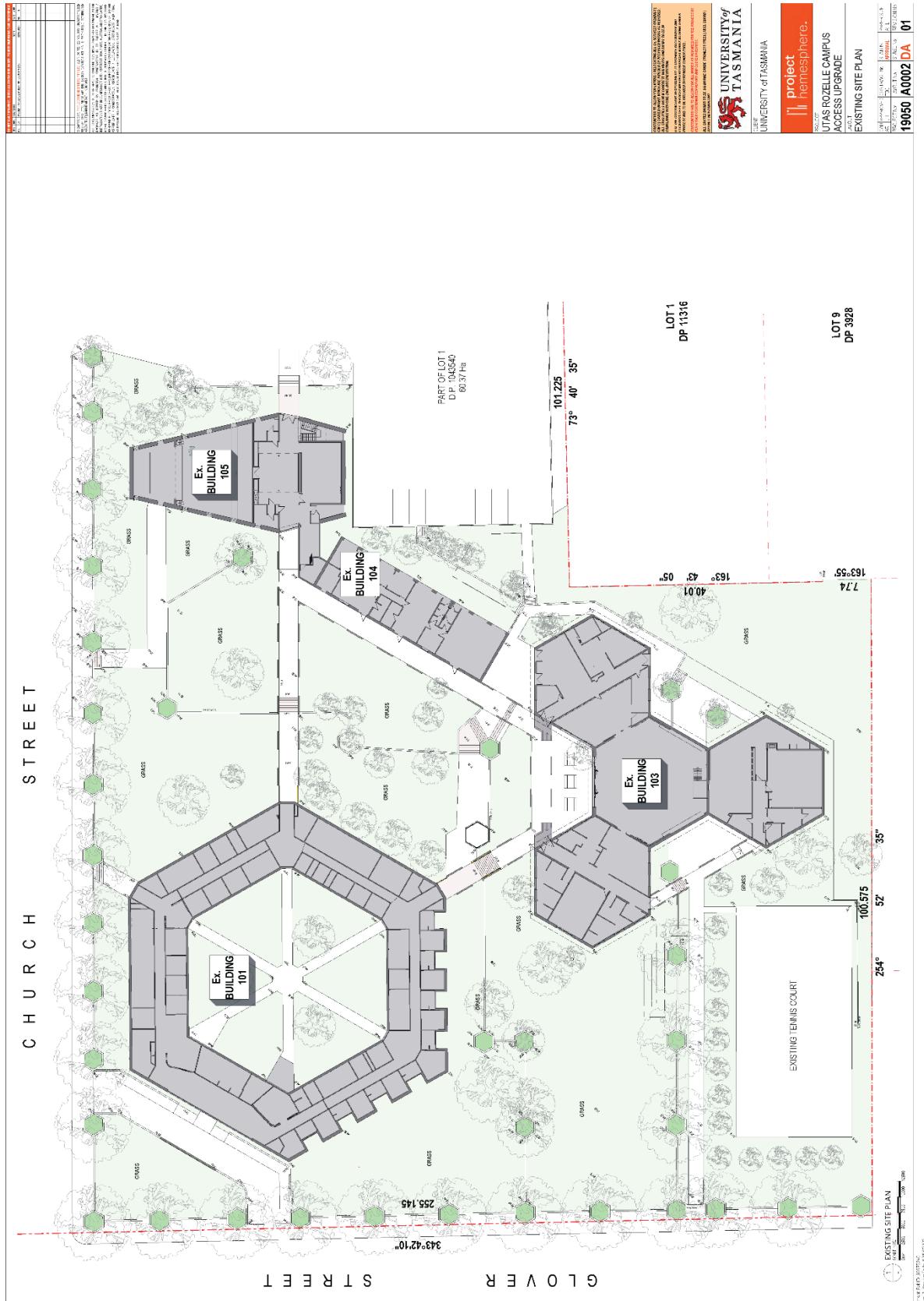
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Project: 19050 - UTAS Rozelle  
 Revision: 01 - Access Upgrade Plan



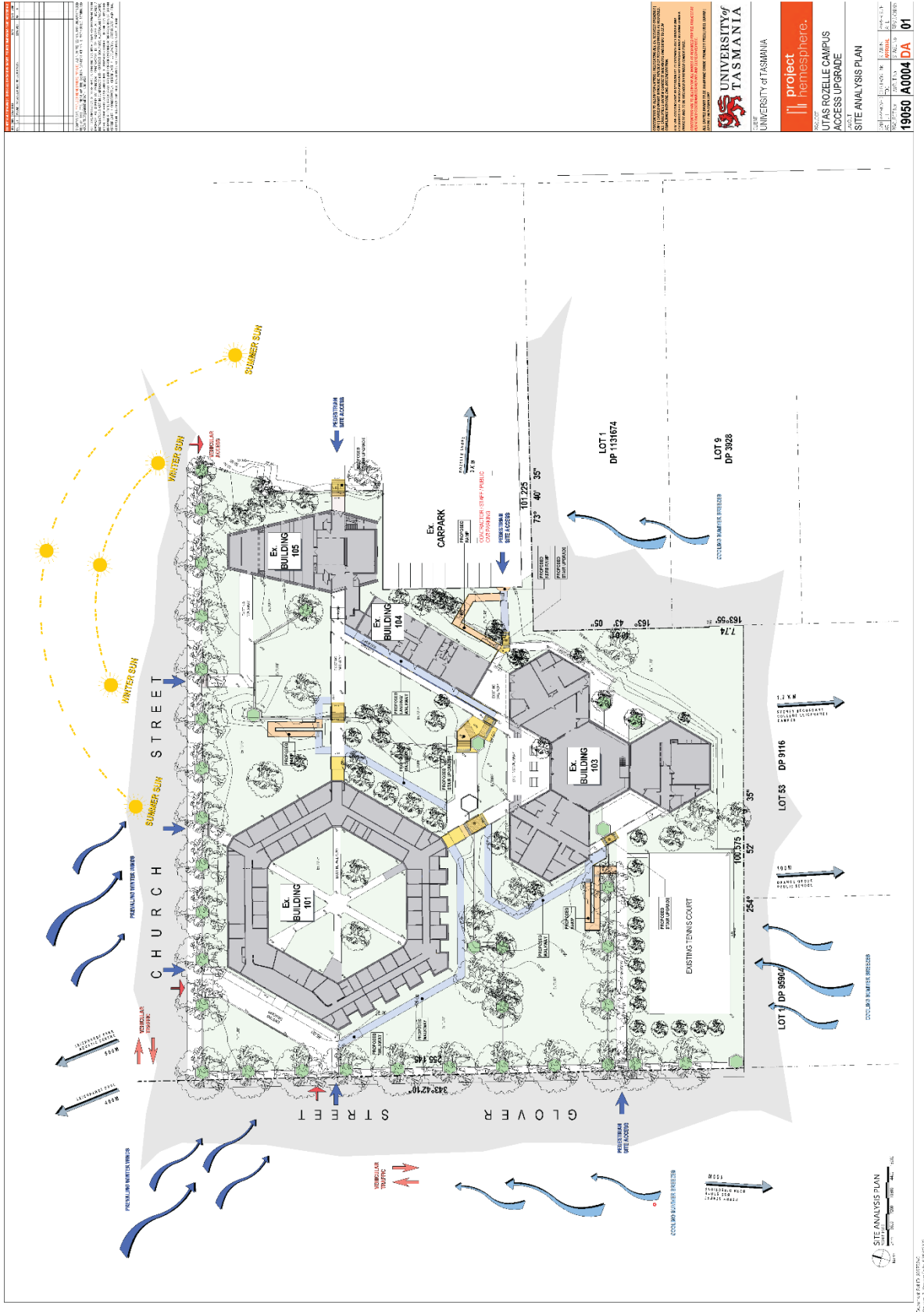




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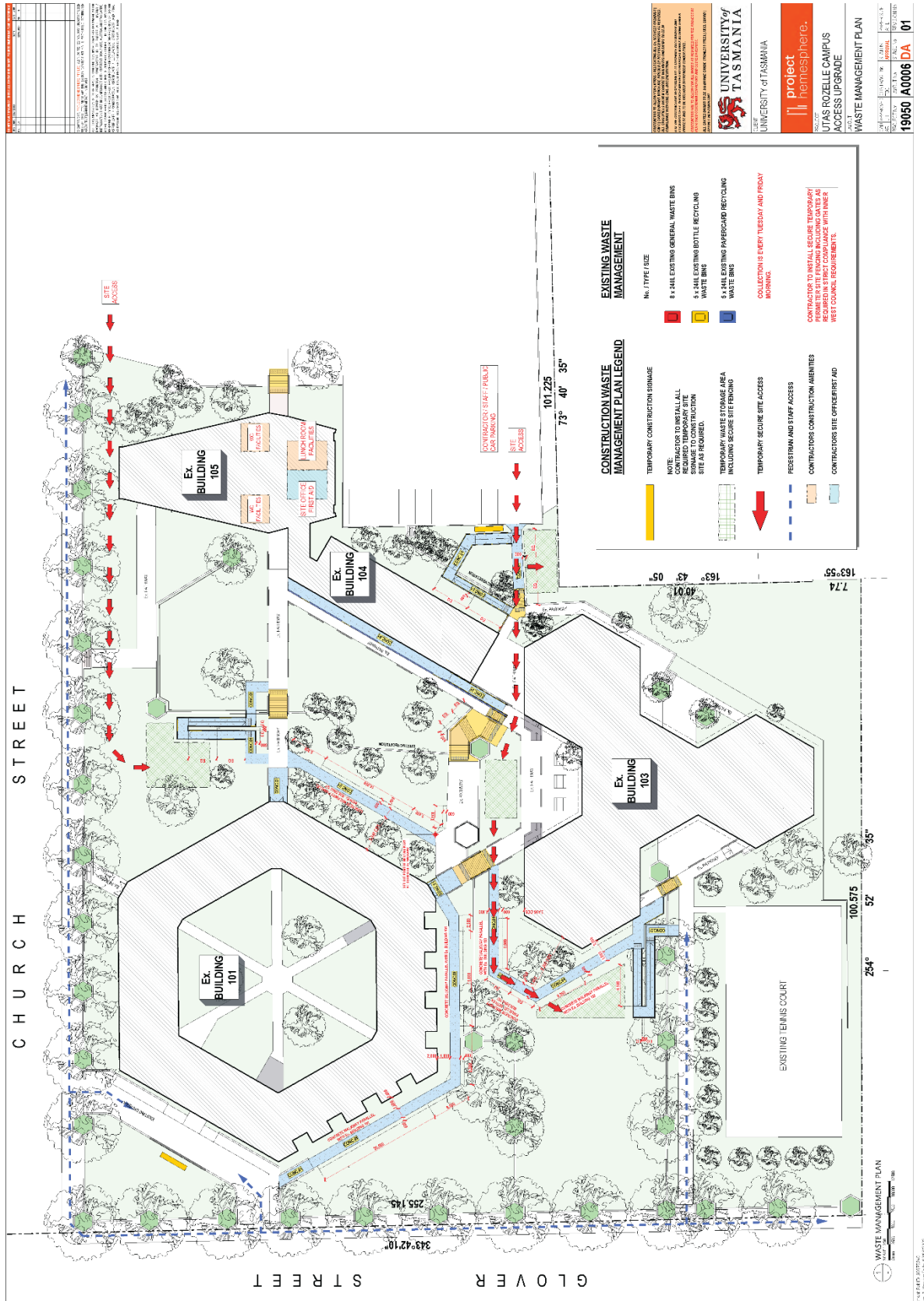




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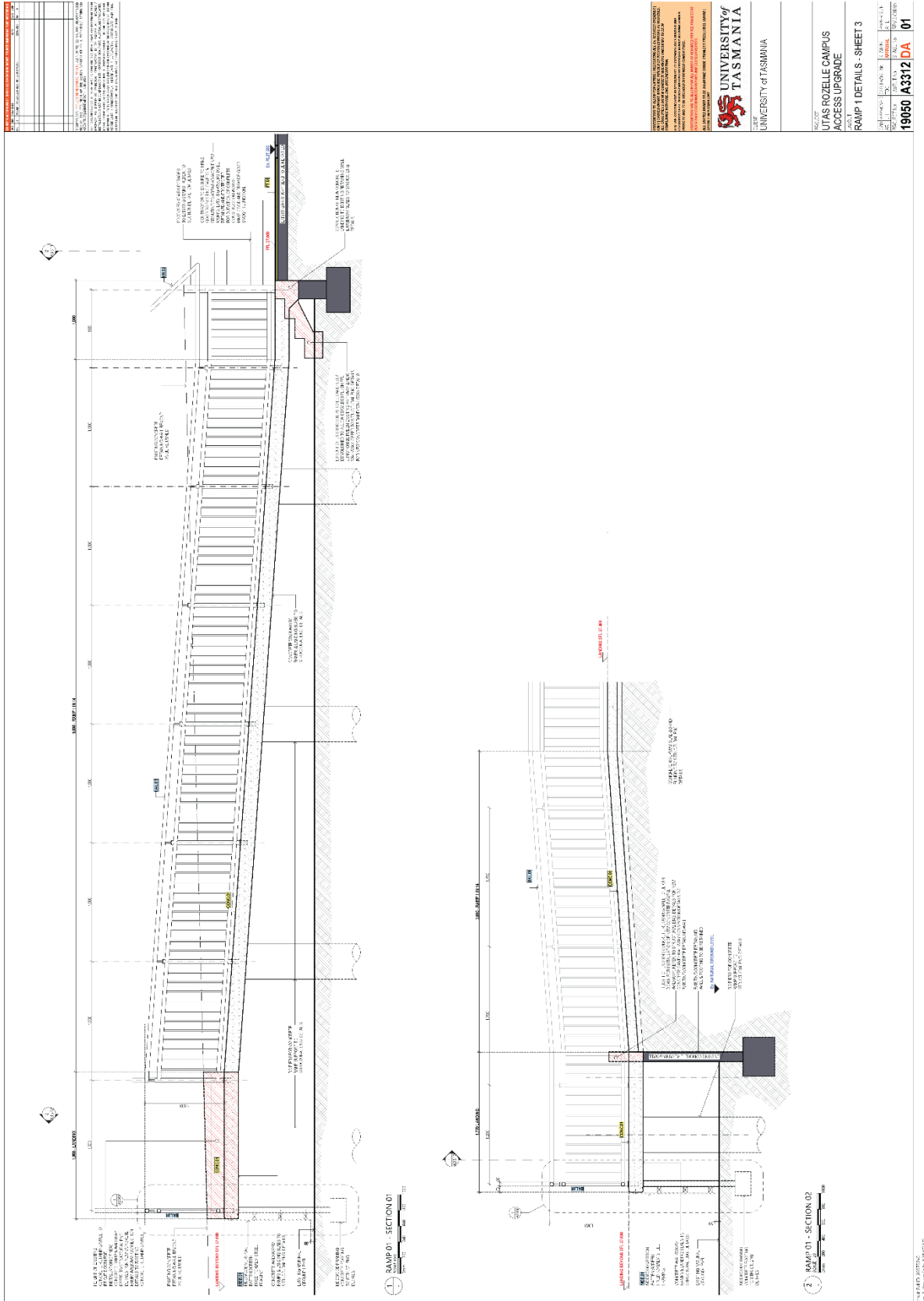








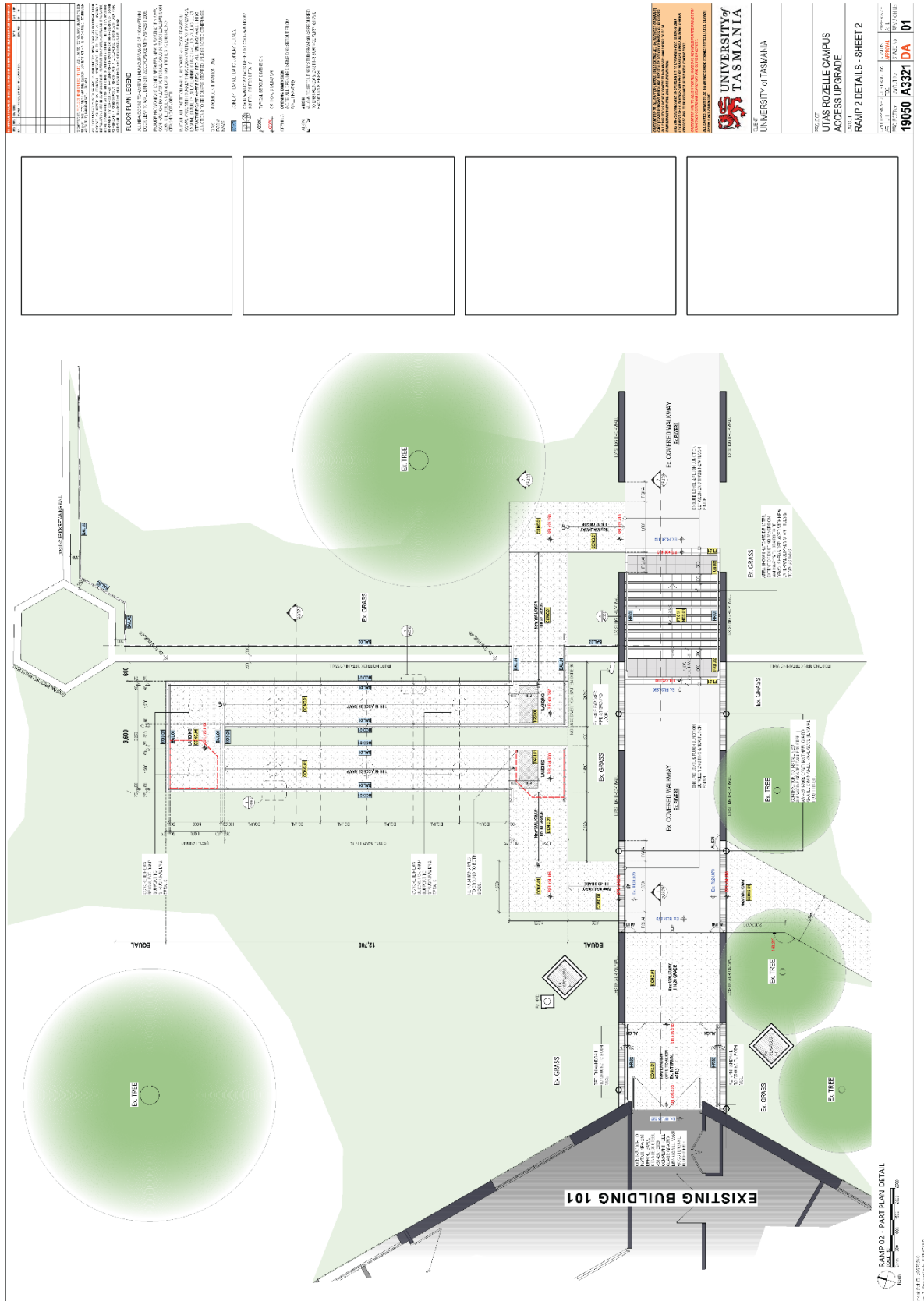




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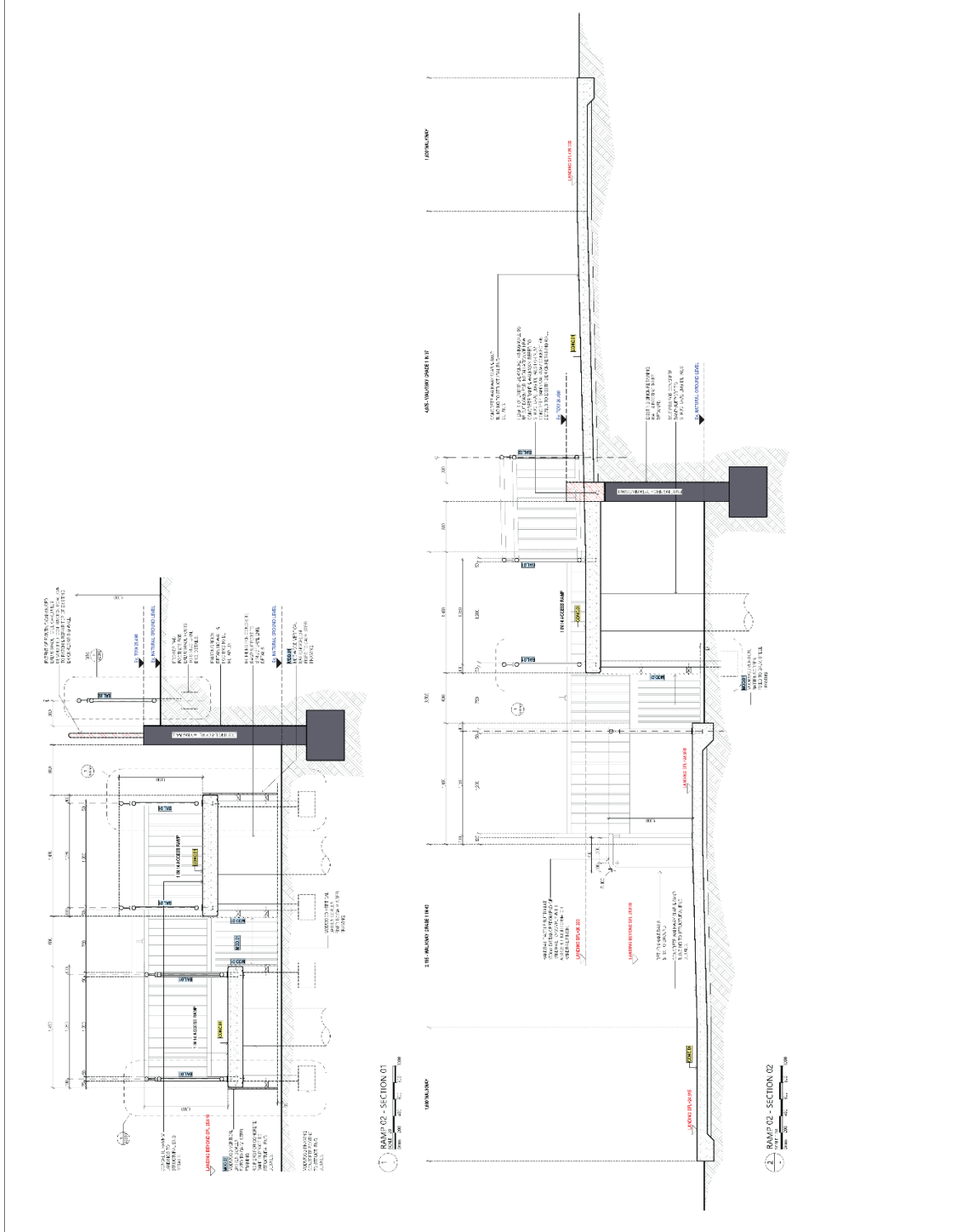
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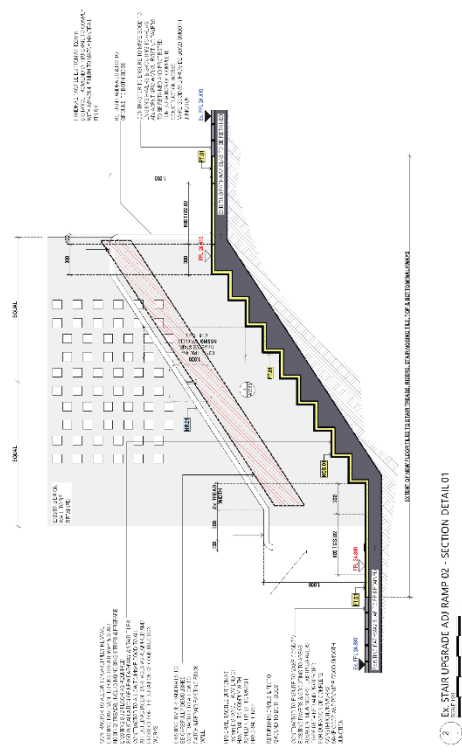
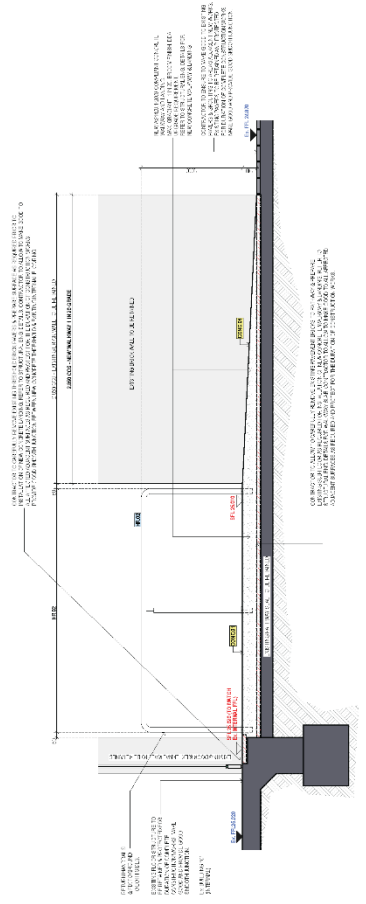
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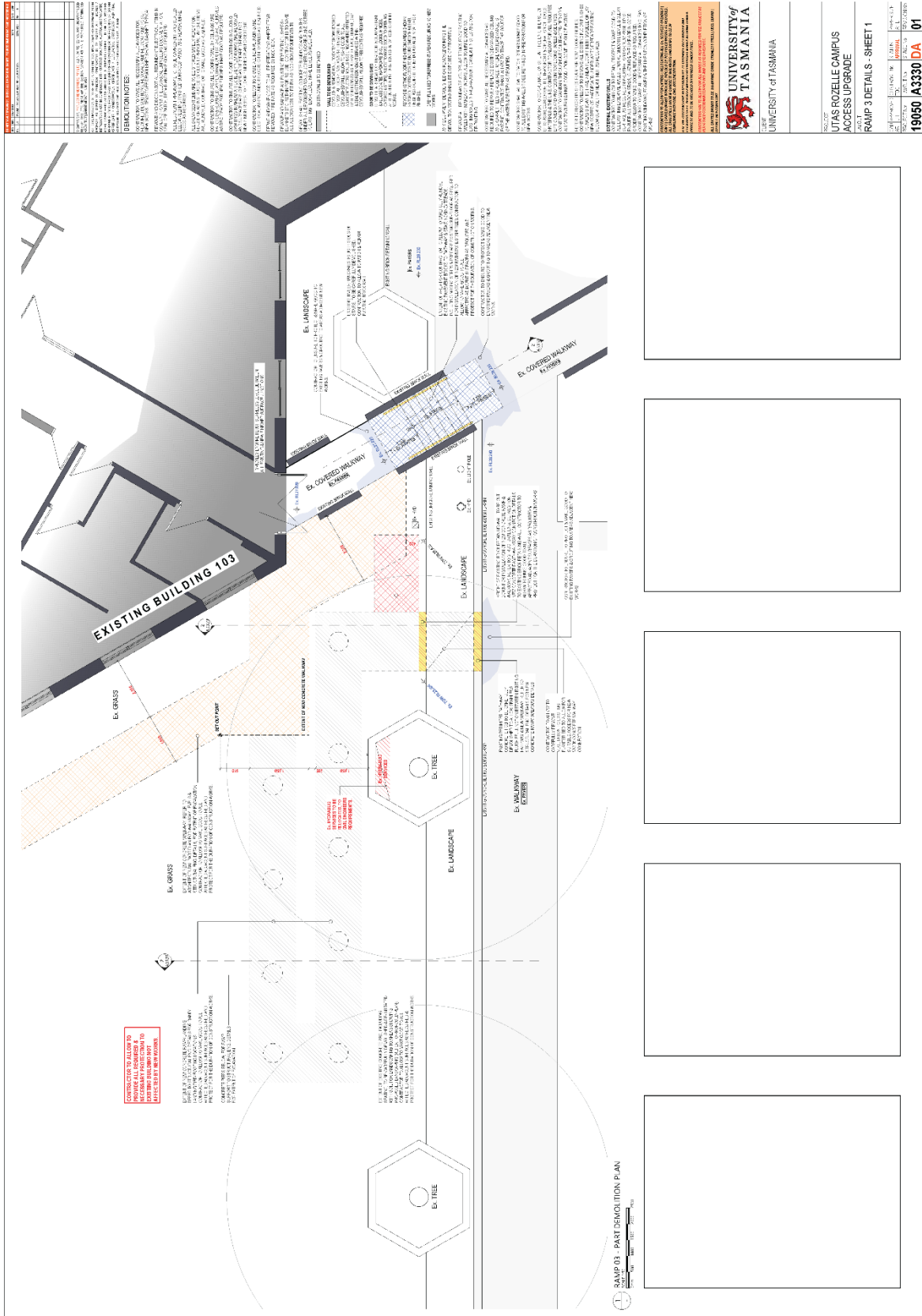
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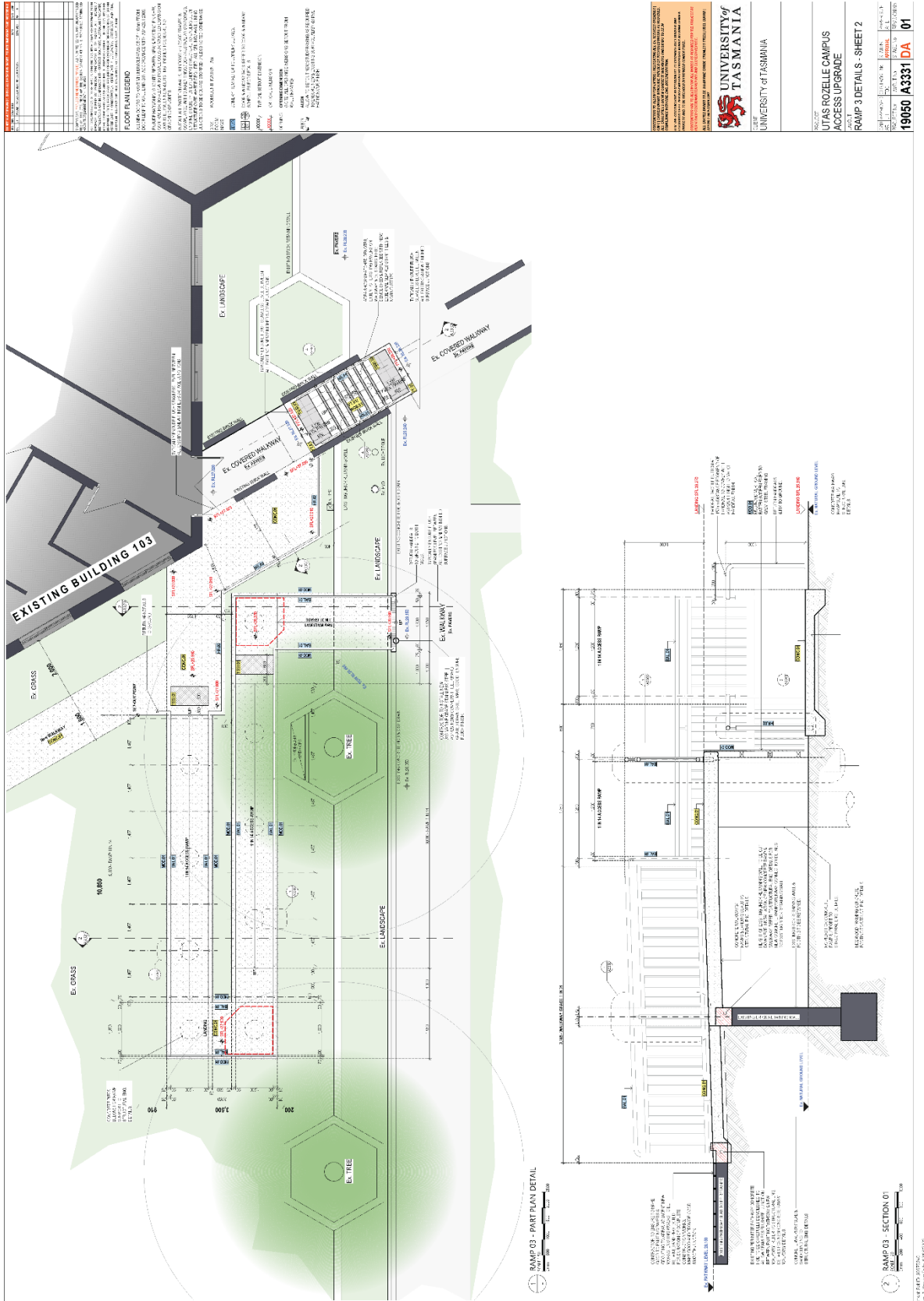
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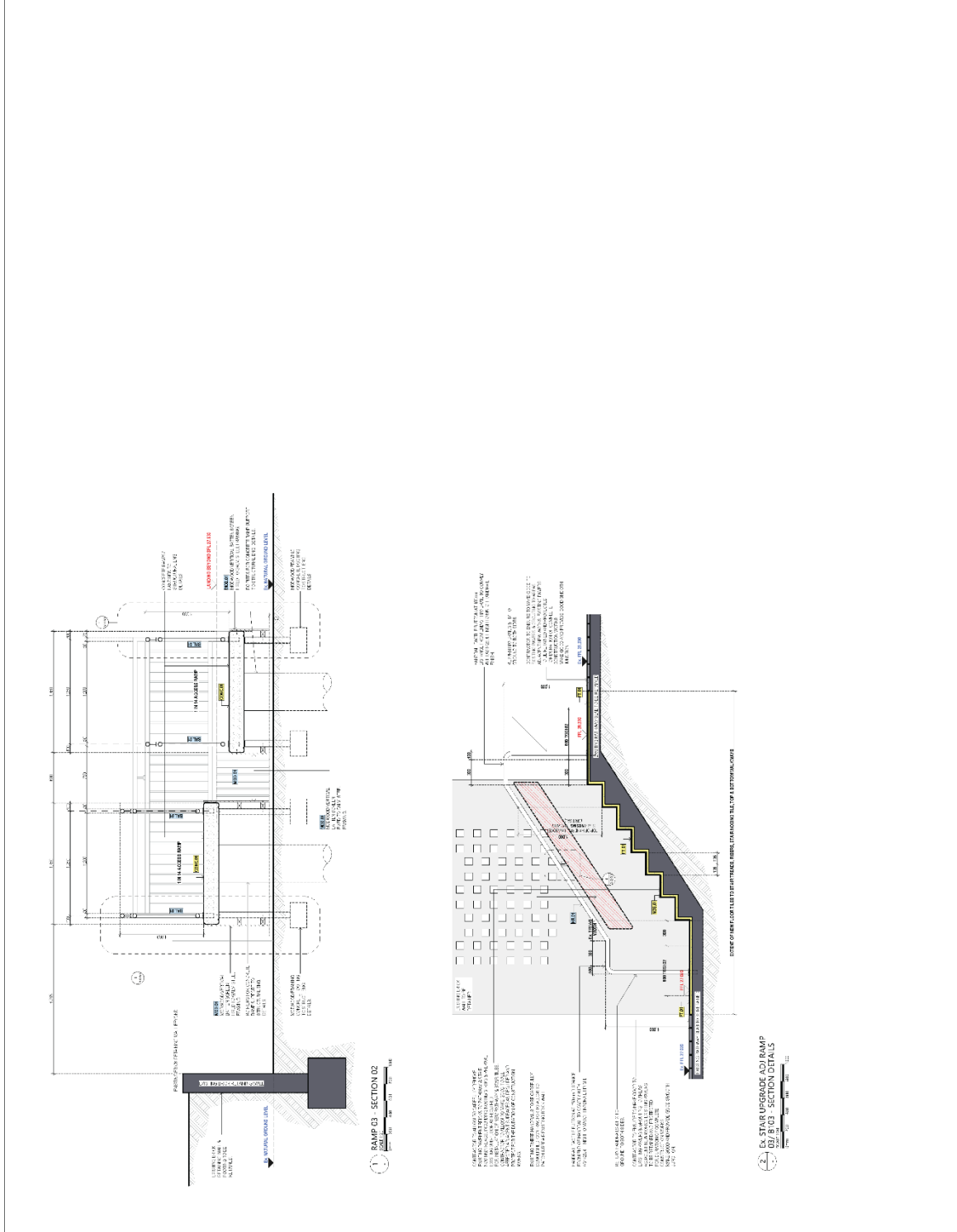
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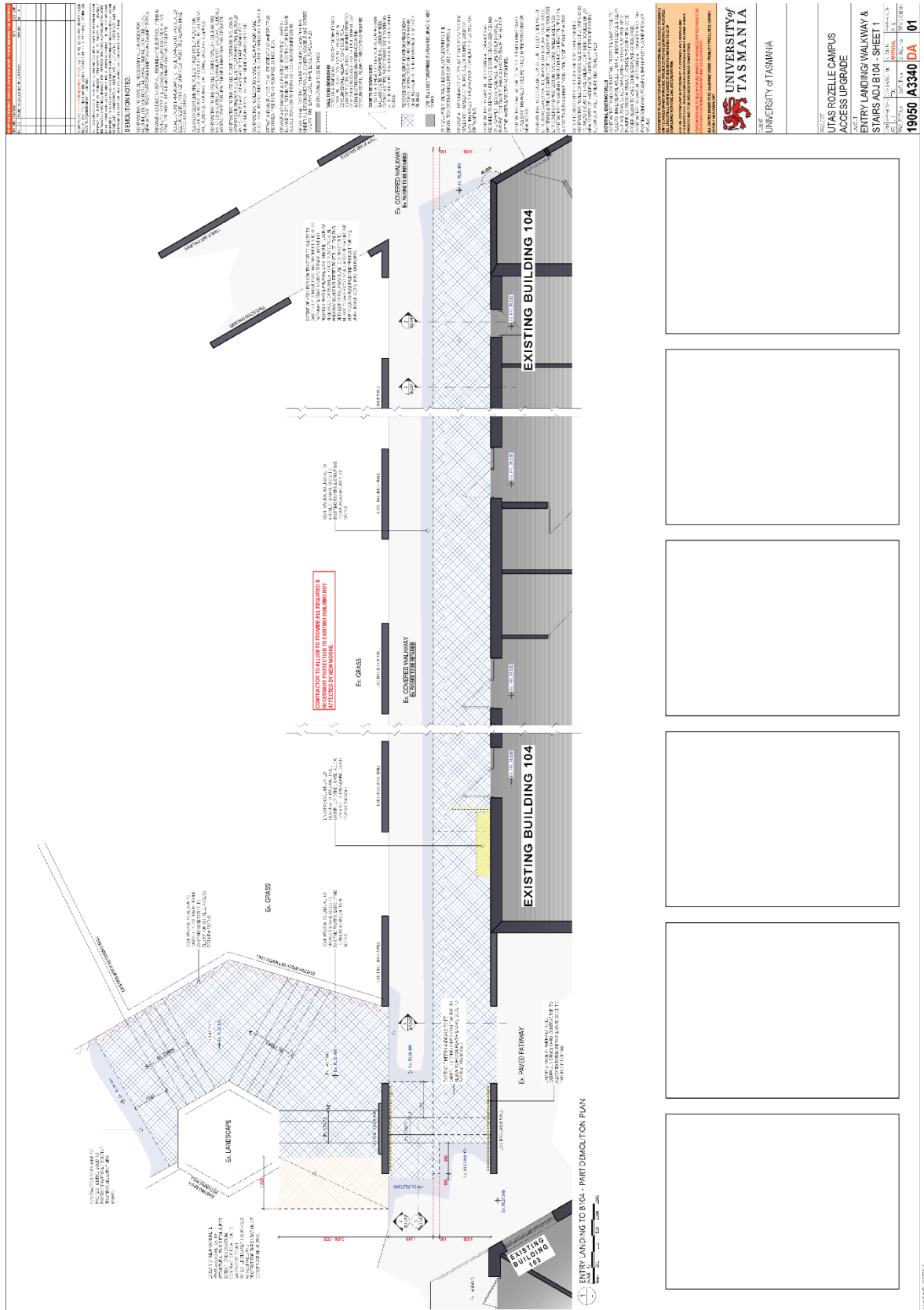
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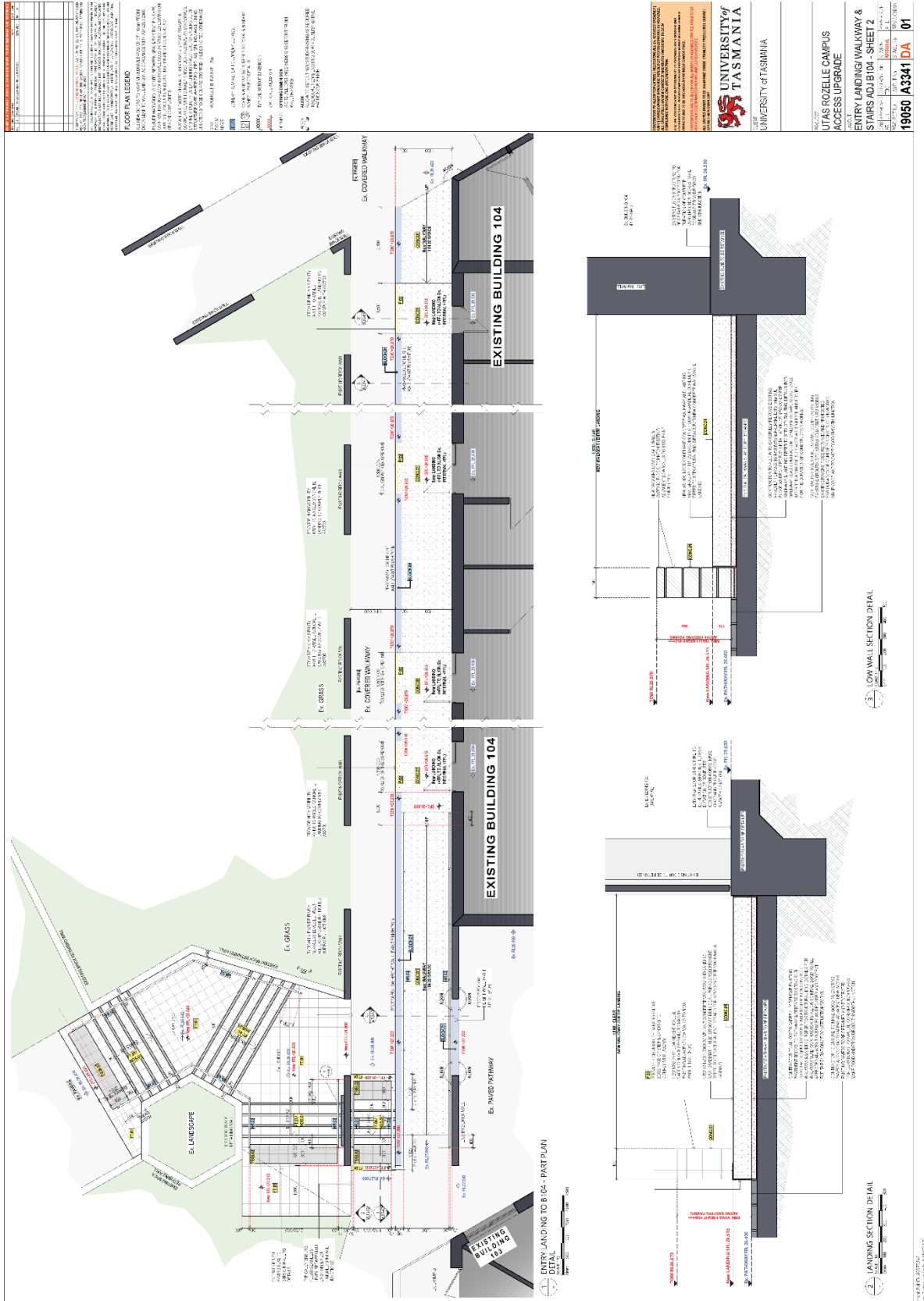
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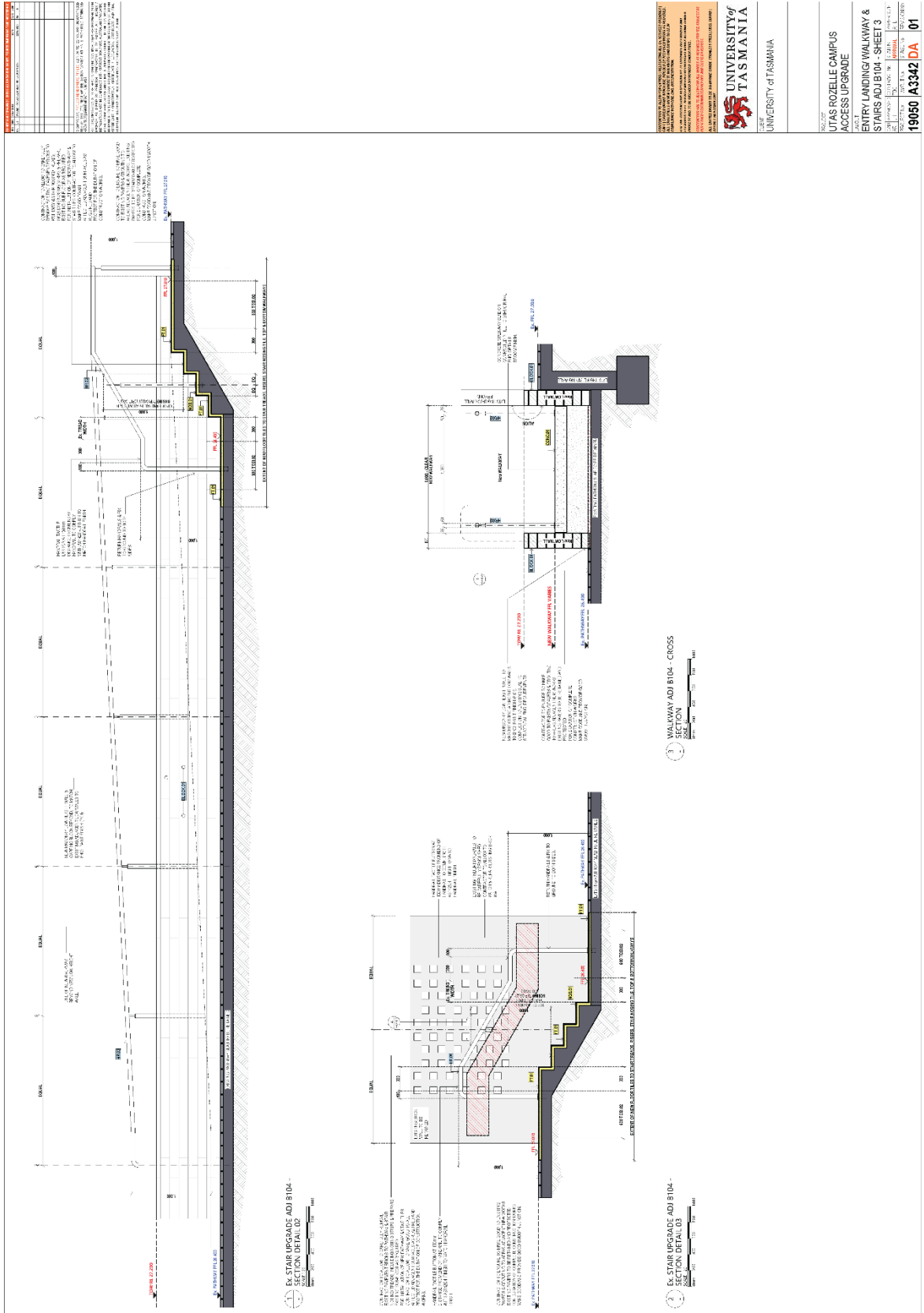
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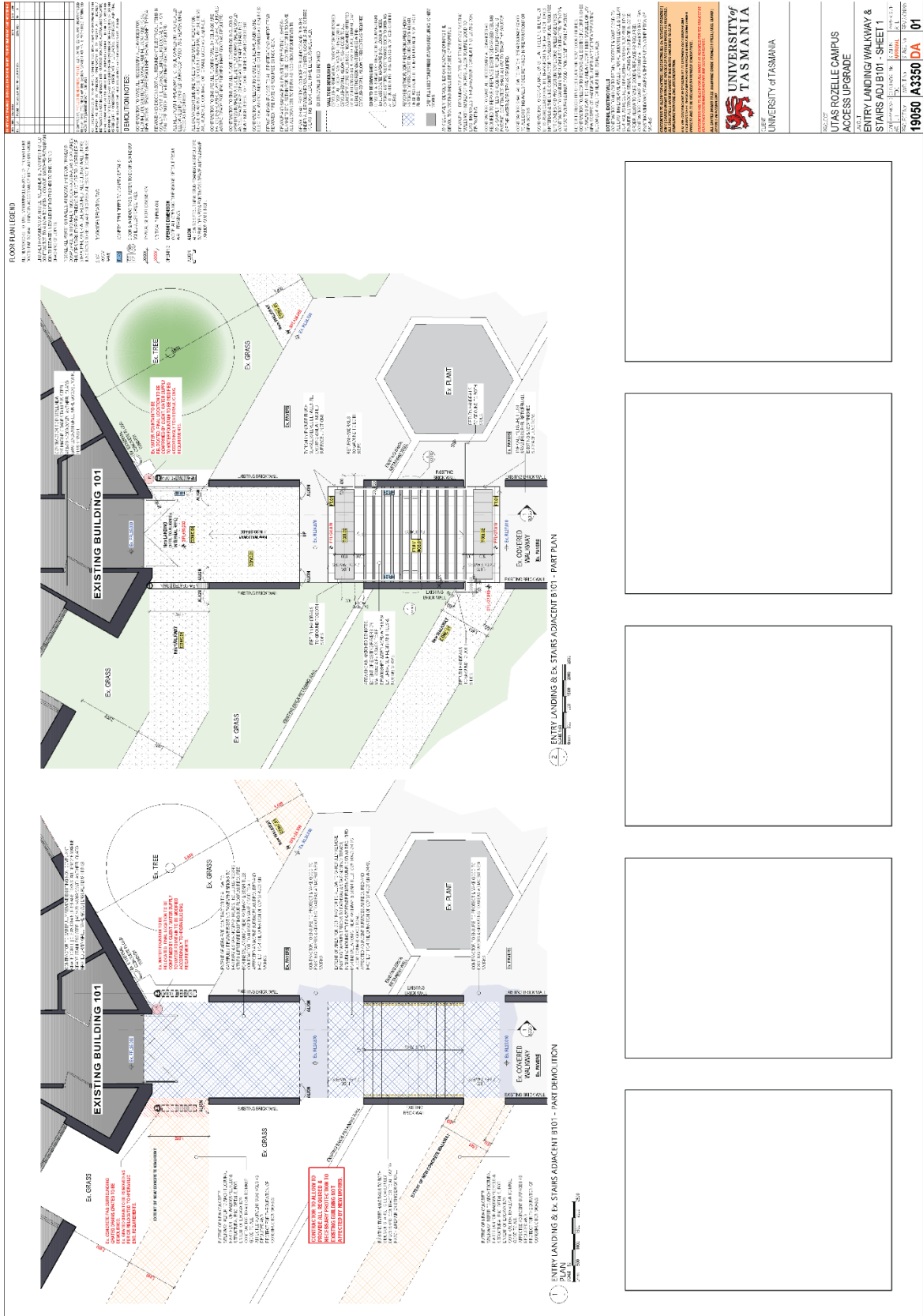






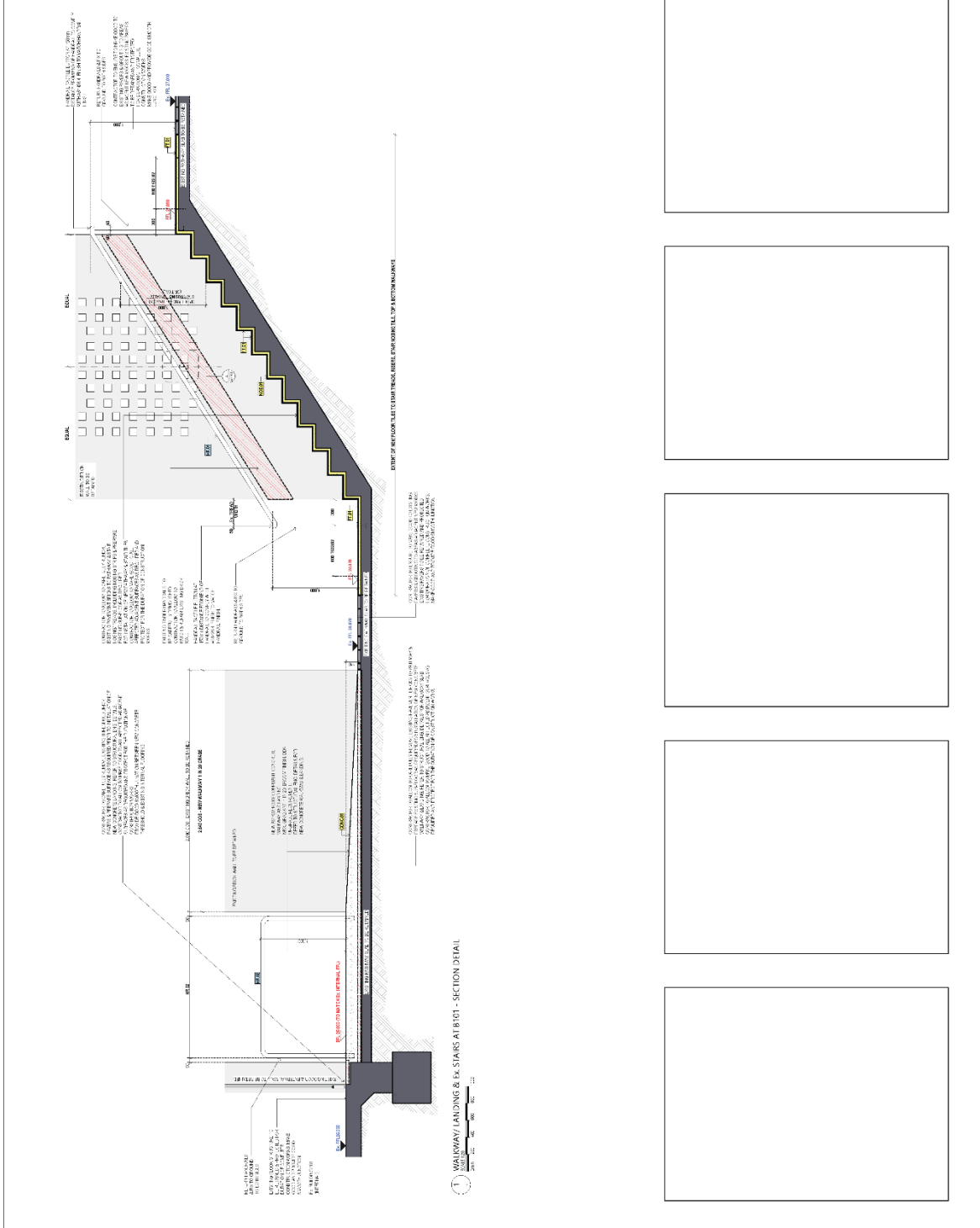






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UNIVERSITY OF TASMANIA

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**EXISTING BUILDING 105**

**EXISTING BUILDING 105**

**ENTRANCE LANDING & BUS STAIRS ADJ BUS - PART PLAN**

**ENTRANCE LANDING & BUS STAIRS ADJ BUS - PART PLAN**

**FLOOR PLAN LEGEND**

**EX STAIR UPGRADE ADJ BUS - SECTION DETAIL**

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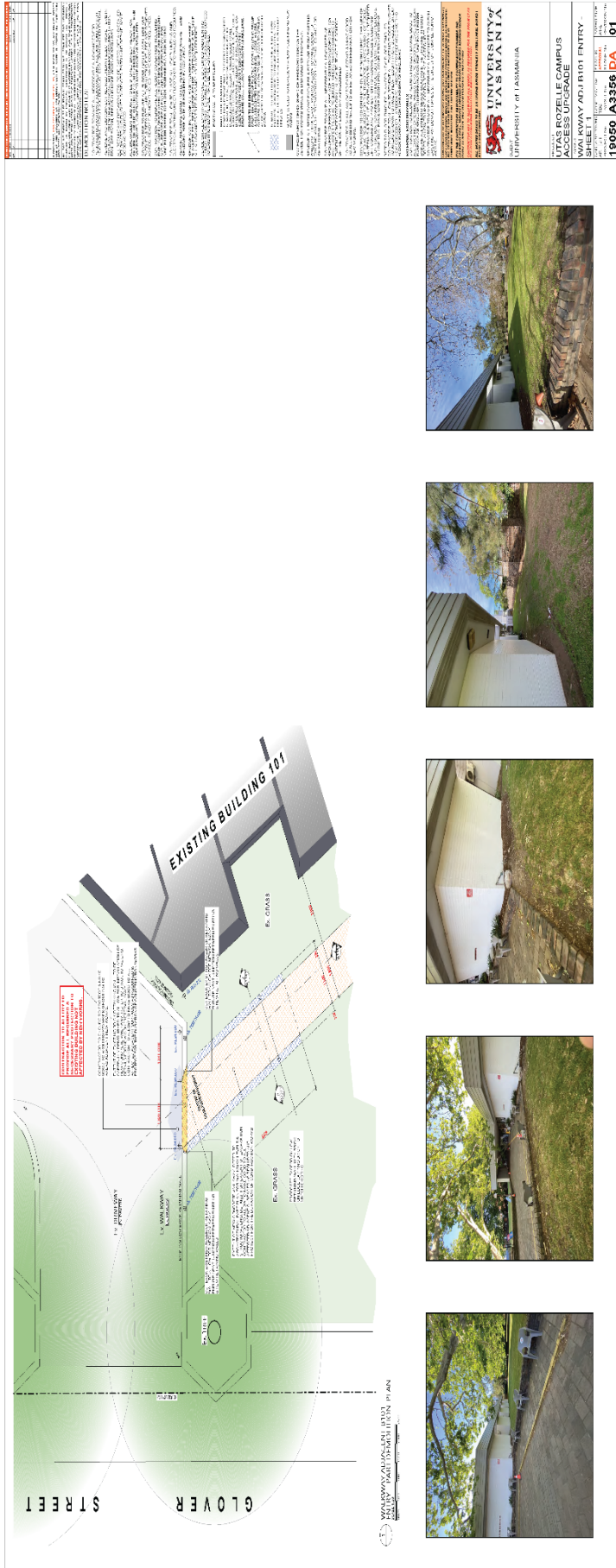
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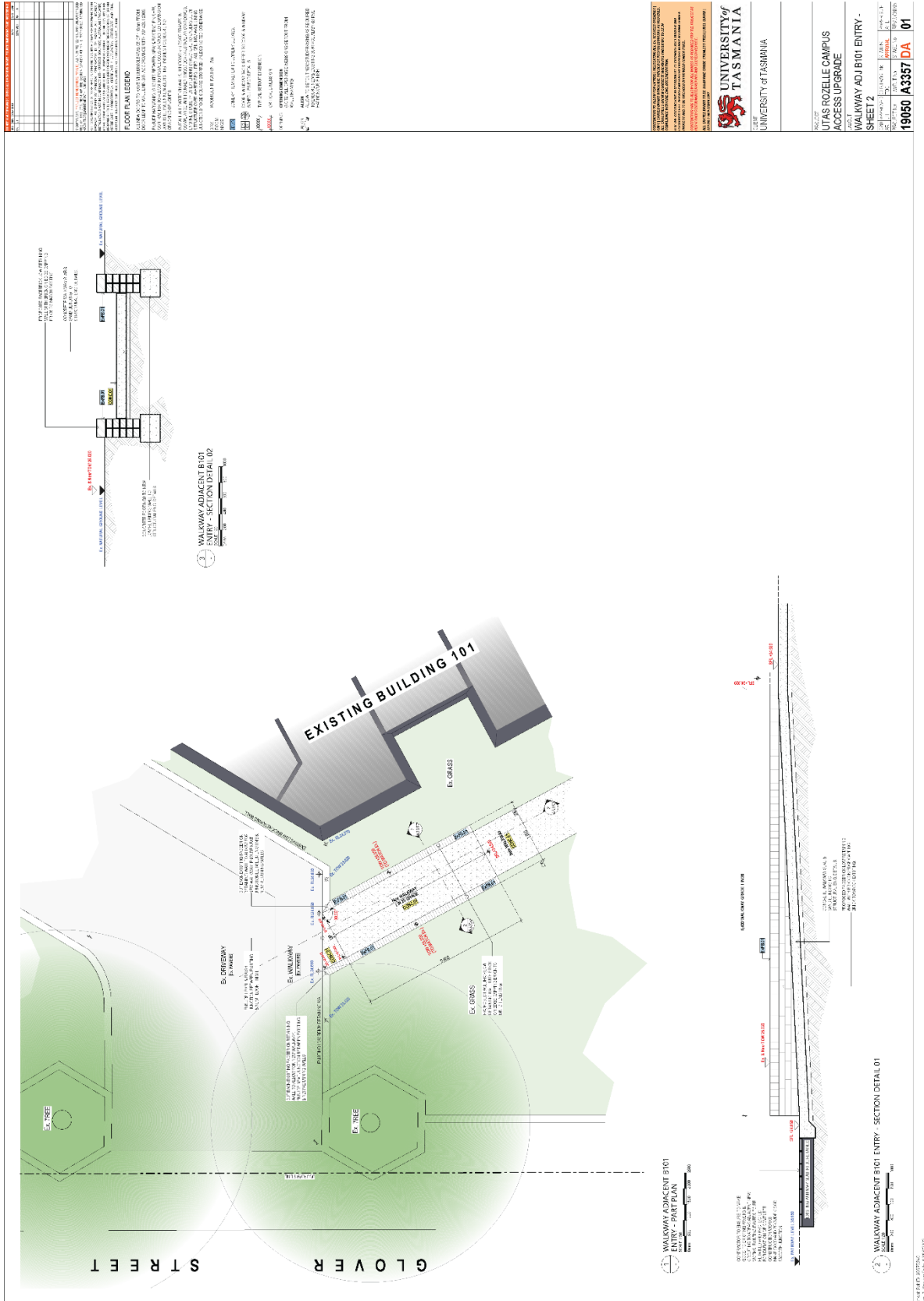
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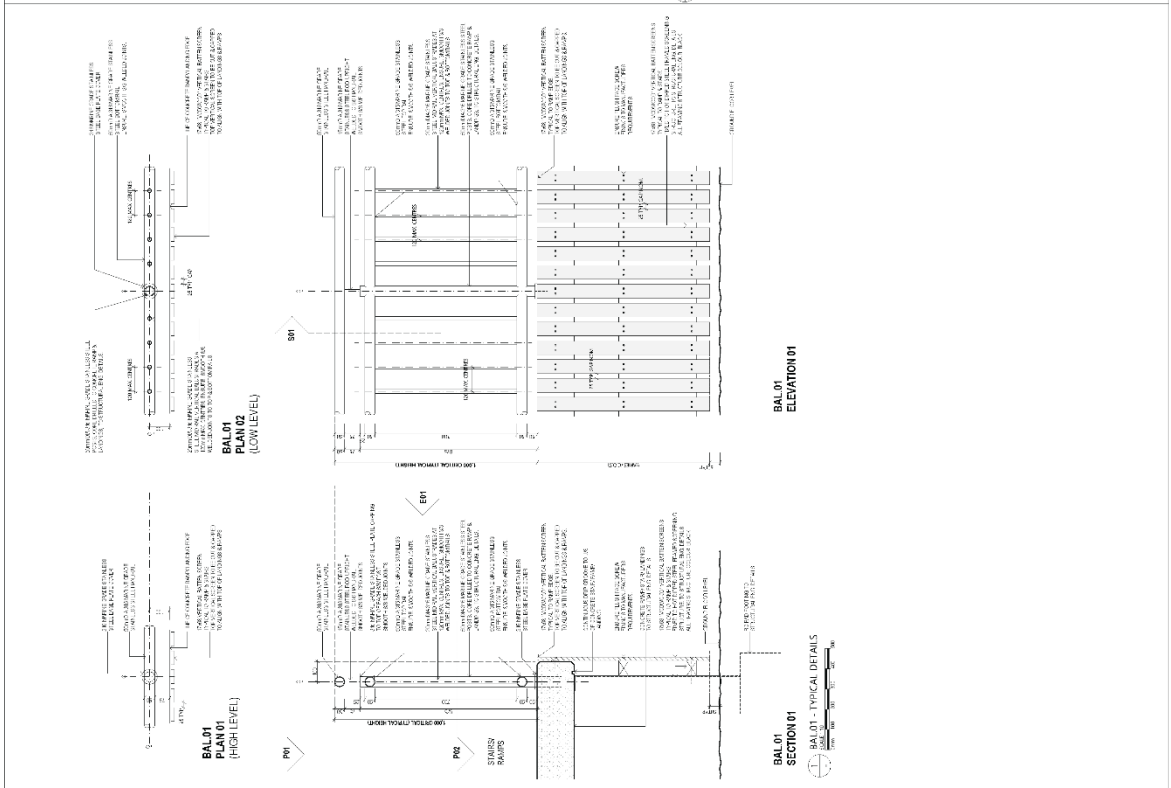
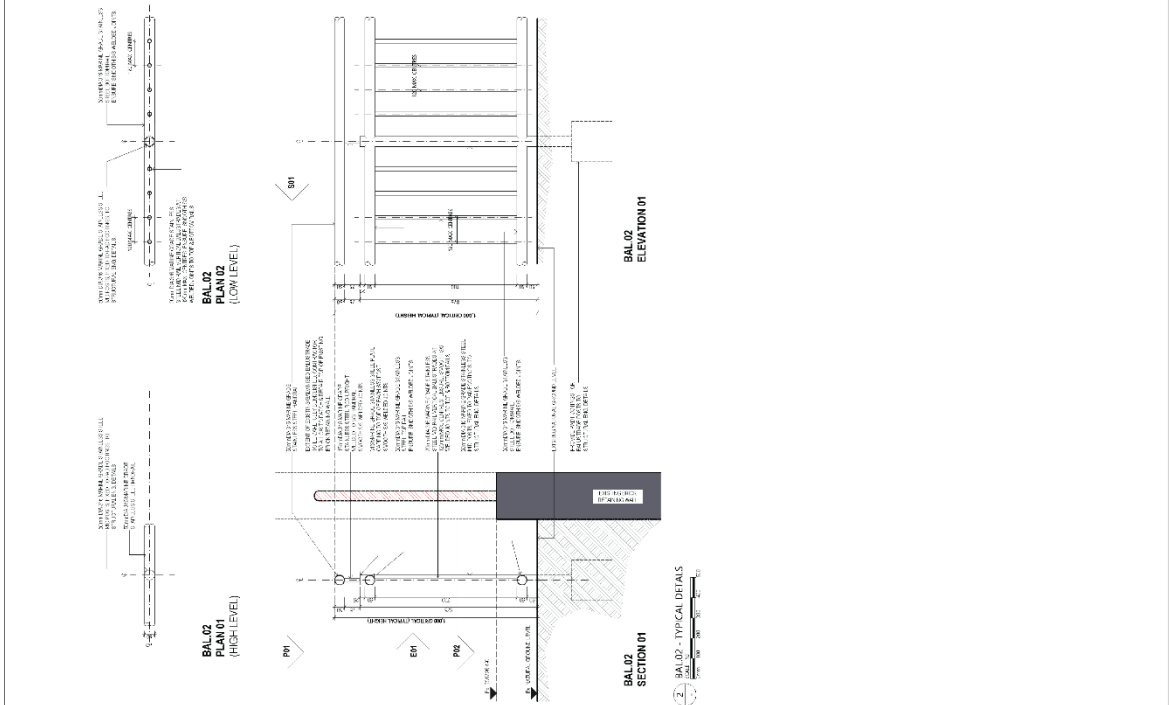


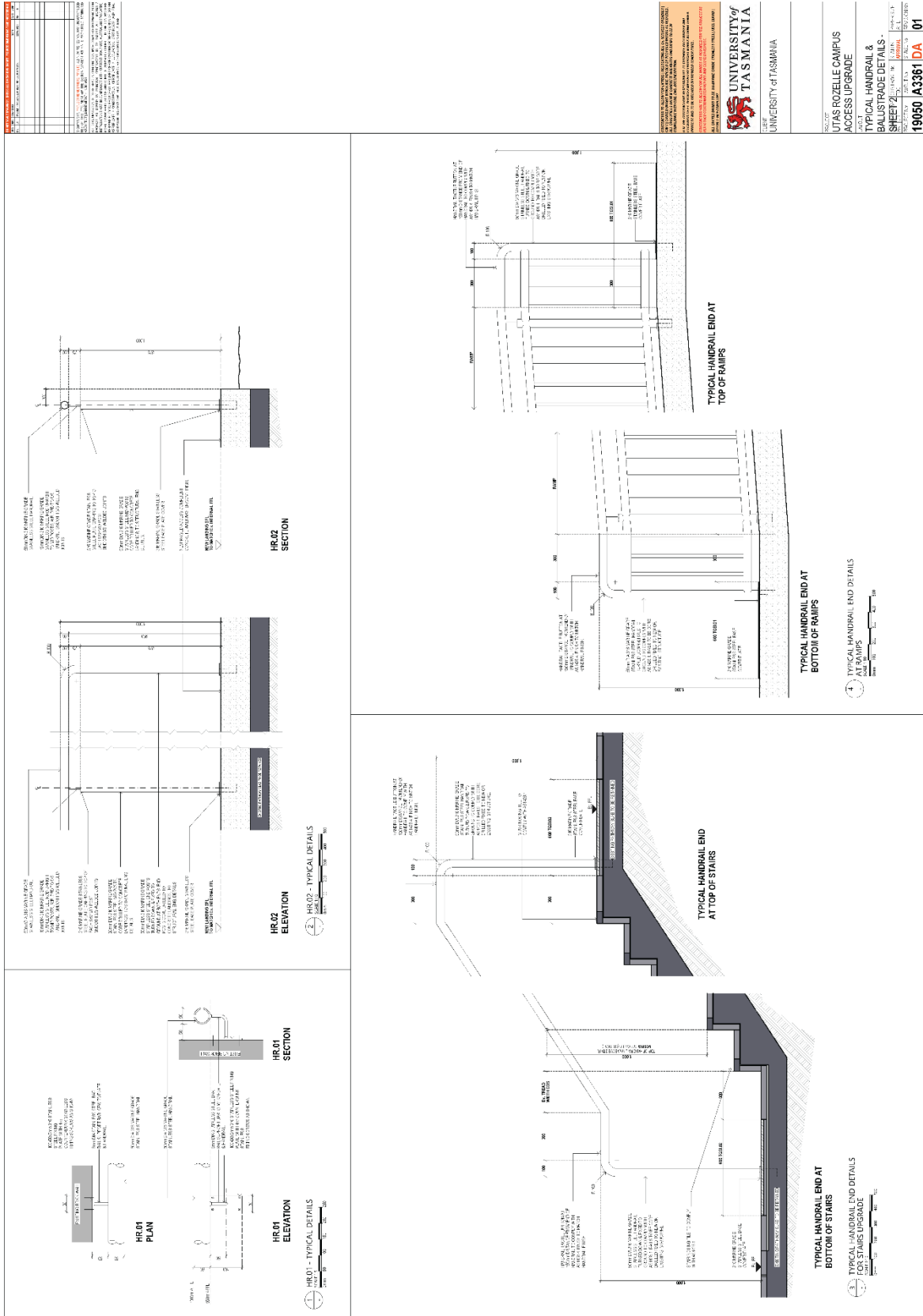




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## Attachment C – Statement of Heritage Significance



PM-20028

### STATEMENT OF HERITAGE IMPACT



### Alterations & additions to facilitate access University of Tasmania Campus, Glover Street, Lilyfield

November 2020

PERUMAL MURPHY ALESSI Level 2, 458-468 Wattle Street Ultimo NSW 2007 Australia

T: 61 2 9212 5524

E: [info@pmaheritage.com.au](mailto:info@pmaheritage.com.au)  
A.B.N. 15 297 972 794

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## 1.0 Introduction

### 1.1 Context of the report

This report has been prepared on behalf of the University of Tasmania to assess the potential heritage impacts and to accompany the Section 60 for the proposed alterations and additions to facilitate access to the existing University of Tasmania Rozelle Campus on the corner Glover and Church Streets, Lilyfield (the site).

### 1.2 Background & heritage listing status

The University of Tasmania (UTAS) Rozelle Campus occupies the south western corner of the historic Callan Park precinct. The precinct is located on the Parramatta River and significantly retains three Gentleman's Estates dating from the early 1800s and is the site of the largest, purpose built asylum in NSW that was completed in 1885. The complex continued to develop into the 20<sup>th</sup> century and was supplemented by the Broughton Hall Clinic Psychiatric buildings to their west and modern buildings now leased and occupied by UTAS.

The UTAS buildings and surrounding garden areas were constructed in 1962-1964. Designed by Michael Dysart whilst working at the Government Architect Office, the complex was designed for the rehabilitation of patients and as a day and outpatient clinic. The low scale, one and two storey buildings and surrounding gardens are connected by a series of modern paths and steps and were designed to provide a soothing and therapeutic environment.

UTAS has occupied the buildings (Buildings B101, B103, B104 and B105) since 2010 from which time they have undertaken approved internal alterations and additions to facilitate ongoing use of the buildings for their School of Nursing and Midwifery and School of Medicine (Paramedic Practice).

It is currently proposed to undertake external works to provide and facilitate equitable access to the UTAS buildings, surrounding gardens and associated car parking area which is accessed via Wharf Road. The existing entrances, buildings and uses are proposed to be retained.

The buildings are not individually listed on the State Heritage Register, however, the "Callan Park Conservation Area and Buildings" have been listed on the State Heritage Register (SHR 00818) and subject buildings are located within the identified curtilage (Figure 1.2). Callan Park has also been classified by the National Trust of Australia (NSW) and is listed on the Register of the National Estate. The complex has also been included on S170 State Agency Register.

As such, Heritage NSW must take into consideration the potential impacts of any proposed works on the cultural significance of the buildings, site and overall setting.

### 1.3 Methodology & sources

This report follows the standard format, in accordance with the guidelines for the preparation of *Statements of Heritage Impact* reports prepared by the Heritage Council of NSW and includes site specific information, current description of the existing buildings and context.

Much has been written about Callan Park and the history is well documented. A brief historical outline sourced from the NSW Heritage Register database has been included to provide some background about the development of the precinct. Other sources are as footnoted.

The historical outline and assessment of significance also refers to the following documents:

- *Callan Park Rozelle - Conservation Management Plan, Volume 1*, prepared by Tanner Architects Pty Ltd (September 2011);
- *Statement of Heritage Impact, Proposed alterations at University of Tasmania Rozelle Campus*, Heritage 21 (February 2015); and
- *Statement of Heritage Impact, Proposed alterations to signage at University of Tasmania Rozelle Campus*, Heritage 21 (August 2015).

Inspection of the buildings and site was carried out October 2020. Contemporary photographs included in this report were taken specifically for this project.

The current proposed works have been assessed with reference to the 2011 *Callan Park - Conservation Management Plan* (for ease of reference referred to as the CMP) and Heritage NSW standard criteria.

### 1.4 Site identification

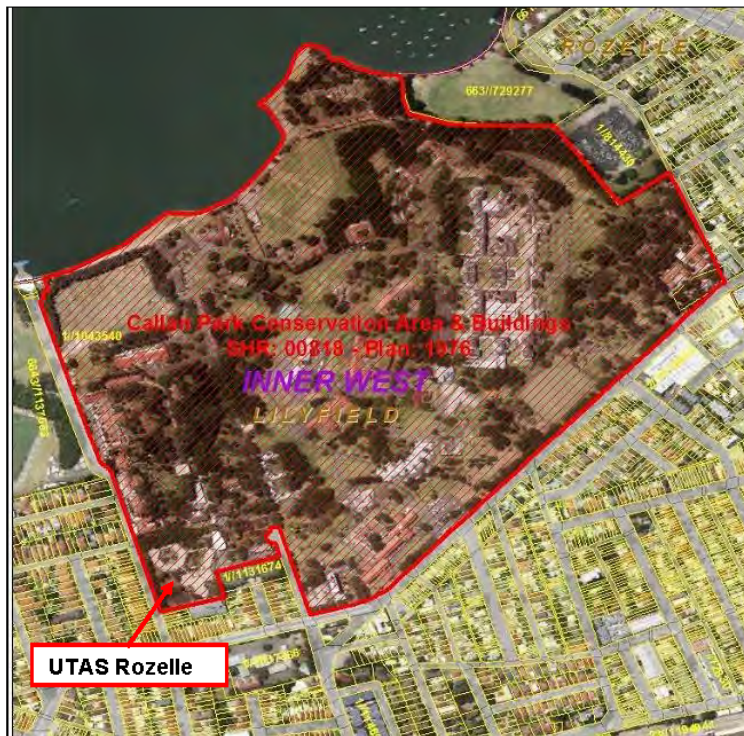
The UTAS Campus Rozelle is located on the corner of Glover and Church Street, Lilyfield, and occupies the south western corner of the Callan Park precinct which is generally bounded by Balmain Road to the south, Manning and Church Streets and the Parramatta River/ Iron Cove to the north (Figure 1.1).

The real property description of the overall Callan Park precinct is Lot 1 and Lot 2 DP 1043540 and Lot 902 DP 909084.

As noted above, UTAS Campus also falls within the identified SHR curtilage (Figure 1.2). The building identification is consistent with the 2011 CMP (refer Figure 1.3).

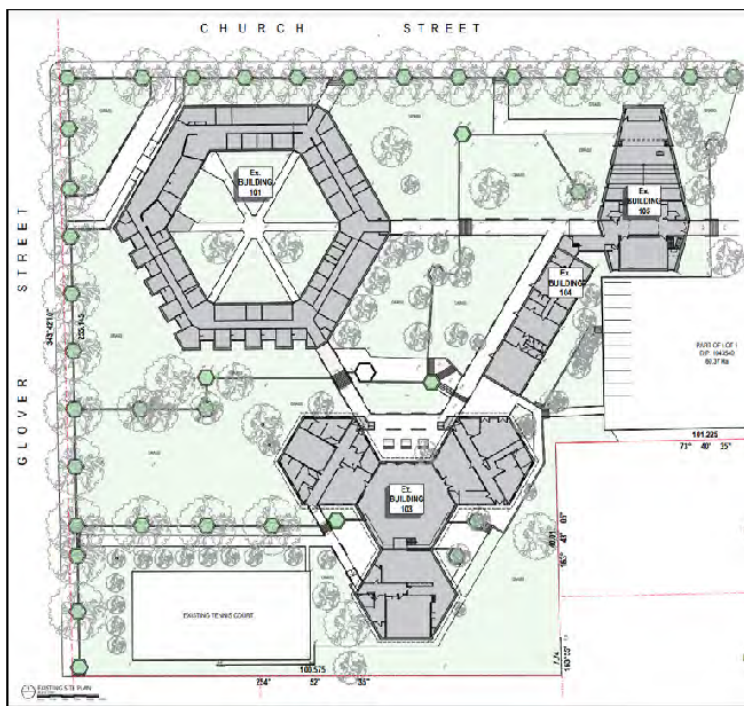


**Figure 1.1**  
Site location within the overall Callan Park.



**Figure 1.2**  
Callan Park Conservation Area & Buildings, SHR 00818 Plan 1976.

(NSW Heritage Register Database No. 5051544)



**Figure 1.3**  
Site plan and identification of buildings and elements including the tennis court and connecting steps and paths.

(Project Hemesphere)

## 2.0 Historical overview

The following has been sourced from the NSW Heritage Register.<sup>1</sup>

*Callan Park estate was originally called Garry Owen and owned by Crown Solicitor and Police Magistrate John Joseph Ryan Brenan. Brenan's residence, Geraldine cottage / Garry Owen House, was built about 1839 and was likely designed by Colonial Architect Mortimer Lewis. A contemporary description of the estate noted its 'stately wrought iron gates, unequalled in the colony, supported on handsome pillars each one a block of stone with pedestal and cap, and a beautiful serpentine approach, the avenue lined with trees and choice shrubs, 1/8 of a mile long'. Brenan was born in Garry Owen in Ireland. He arrived in New South Wales in 1834 with his second wife. Brenan was known to Governor Bourke (who was also Irish). Bourke appointed Brenan as Coroner in 1835 and Police Magistrate in 1836 (Griffin, pers.comm., 2013).*

*In 1841 Brenan bought an additional three acres west of his estate and built Broughton House, which he then sold with its extensive grounds in 1845. From 1854-64 Brenan mortgaged the estate three times. Brenan had an orangery on the southern side of Balmain Road, a sawmill towards the cove, a summer house (now a greenhouse) and a bathing house on the estate. He built 'Maida' in c.1840 of brick (corner of Maida Avenue and Grove Streets) across Balmain Road. He won prizes for vegetables grown on his farm at Prospect, and for flowers at the Floral and Horticultural Society Show in 1841. He was a gregarious man, entertaining a lot at Garry Owen. Brenan had increasing difficulties with money, transferring Broughton House to James Hume. Brenan lost his job in the 1844 depression. In 1843 a sale was held at Garry Owen of all the household's furniture. In 1845 he gave up the rights to Garry Owen estate (ibid, 2013).*

*The construction of Pyrmont Bridge in 1857 and Glebe Island Bridge in 1862 and the Iron Cove Bridge in 1880 opened up land to the west of Rozelle and generated speculative subdivision. Although large estates were rapidly subdivided, the houses and original curtilage of Broughton House and Garry Owen House remained rare survivors within the grounds of Rozelle Hospital. (Wayne McPhee, 2006).*

*In 1864 (Griffin, 2013 says 1865) Brenan sold the estate (45 acres: ibid, 2013) to Sydney business man John Gordon. Brenan moved to Maitland (ibid, 2013). Gordon renamed the property Callan Park, and in 1873 subdivided the land for auction as a new waterfront suburb. The Callan Estate was purchased by the colonial government of New South Wales, led by Henry Parkes, and Charles Moore, then Director of the Botanic Gardens, was entrusted with (re-)designing the grounds.*

*Charles Moore travelled extensively during his long tenure as curator of the Botanic Gardens, and collected rainforest trees from Northern NSW and palms and kauris (Agathis spp.) from the Pacific Islands. Moore's legacy can be seen at Callan Park/Broughton House in the mature Moreton Bay fig, (Ficus macrophylla), Port Jackson fig, (F.rubiginosa), Bunya pines, (Araucaria bidwillii), hoop pines, (A.cunninghamii), kauri pines, (Agathis spp), palms such as the very tall cotton palms (Washingtonia filifera and W.robusta), Canary Island date palm, (Phoenix canariensis) and pygmy date palm, (P. roebellinii), giant bamboo clumps and other rainforest trees. A notable specimen is the rare Coolamon or rose apple, (Syzygium moorei), named after Charles Moore, growing east of Broughton Hall's rainforest gully plantings along the creek line (Stuart Read, pers.comm., 2013).*

*Garry Owen was adapted as an asylum in 1875/76 prior to the building of the Kirkbride Block and though altered and extended, it is substantially intact (Griffin, R., pers.comm, 2013).*

<sup>1</sup> NSW Heritage Register, Database No.: 5051544.



*The magnificent Kirkbride Block of sandstone and brick buildings and courtyards was completed in 1885 for the Callan Park Psychiatric Hospital.*

*Adjacent to Garry Owen House is a stone cottage designed by Government Architect, James Barnet as part of the 'Kirkbride Design' for male convalescent patients (Griffin, R., pers.comm., 2013).*

*James Johnstone Barnet (1827-1904) was made acting Colonial Architect in 1862 and appointed Colonial Architect from 1865-90. He was born in Scotland and studied in London under Charles Richardson, RIBA and William Dyce, Professor of Fine Arts at King's College, London. He was strongly influenced by Charles Robert Cockerell, leading classical theorist at the time and by the fine arts, particularly works of painters Claude Lorrain and JRM Turner. He arrived in Sydney in 1854 and worked as a self-employed builder. He served as Edmund Blacket's clerk of works on the foundations of the Randwick (Destitute Childrens') Asylum. Blacket then appointed Barnet as clerk-of-works on the Great Hall at Sydney University. By 1859 he was appointed second clerk of works at the Colonial Architect's Office and in 1861 was Acting Colonial Architect. Thus began a long career. He dominated public architecture in NSW, as the longest-serving Colonial Architect in Australian history. Until he resigned in 1890 his office undertook some 12,000 works, Barnet himself designing almost 1000. They included those edifices so vital to promoting communication, the law and safe sea arrivals in colonial Australia. Altogether there were 169 post and telegraph offices, 130 courthouses, 155 police buildings, 110 lockups and 20 lighthouses, including the present Macquarie Lighthouse on South Head, which replaced the earlier one designed by Francis Greenway. Barnet's vision for Sydney is most clearly seen in the Customs House at Circular Quay, the General Post Office in Martin Place and the Lands Department and Colonial Secretary's Office in Bridge Street. There he applied the classicism he had absorbed in London, with a theatricality which came from his knowledge of art (Le Sueur, 2016, 6).*

*In 1912 Balmain Road was widened, necessitating the relocation of the Balmain Road boundary wall, main gates and gateposts in addition to the removal of part of the original boundary plantation. Plants were sent to Callan Park between 1909 and 1912 but there is no indication where these were planted. The re-location of the entrance gates precipitated the need to reassess the alignment of the entry drive and by the 1920s the entry drive was relocated to its current position with plantings of Canary Island palms (*Phoenix canariensis*) defining its edge (Kate Napier Architecture, 2013, 6-7).*

*During the first world war changes to mental health care were instigated and in 1914 patients could only be treated if they were committed into one of the major institutions. Broughton Hall was resumed by the Government for repatriation care and this function became one of the main functions of Callan Park with additional facilities built in the grounds (Wayne McPhee & Associates, 2006). Broughton Hall's house and grounds was used as a convalescent home for returned soldiers from the First World War. A photograph of soldiers, nurses in the grounds was in 'The Mirror of Australia' 10/2/1918 (Leichhardt Council, 2015).*

*During the early years of the 20th century health professionals pushed for early intervention in mental illness. In 1921 Broughton Hall opened as a voluntary admission clinic, which, through later years under Dr Sydney Evan Jones, became the largest such facility in Australia. The use of gardens was an integral part of the patients' treatment and paths, ponds and bridges were built throughout the grounds.*

*Rozelle Hospital site was created as one unit by a NSW Health Department amalgamation in 1976 of two major mental health facilities, Callan Park Mental Asylum (based on Callan Park or Garry Owen House) and the neighbouring Broughton Hall (based on Broughton House) Psychiatric Clinic to its west (Burge, 2001, 17).*

*For much of the twentieth century the complex has been managed by the Department of Health providing a range of health/ psychiatric care services, a centre for the NSW Ambulance Service. Towards the late twentieth century health services have been increasingly scaled back on the site, and many buildings have been left empty.*

It is in this context that the subject buildings were developed and later leased to the University of Tasmania.

The 1943 aerial photograph (Figure 2.1) shows the development of the precinct and relatively recently developed Broughton Hall Psychiatric Clinic and associated gardens on the northern side of Church Street which were developed between c. 1920 to 1940. The buildings here were enhanced by landscaped gardens which were considered integral the treatment of the patients. Trees were planted and the lawns, ponds and bridges added to the grounds were intended to enhance the therapies of the clinic.<sup>2</sup>

The area occupied by the subject buildings and gardens is located opposite on the southern side of Church Street. The site is open and only occupied by a row of trees extending along the Church Street alignment. Some informal paths also traverse the open area. A diagonal and circular path also cross the adjacent open grounds. The site is also bounded by residential dwellings and rows of similar dwellings.

The subject buildings, the Broughton Hall Psychiatric Clinic and a tennis court were constructed over the vacant area on the southern side of Church Street between 1962 and 1964. Designed by Michael Dysart of the Government Architect's Office, the purpose-designed complex included a teaching theatre, day hospital, outpatients' facilities and residences. The buildings were designed in a garden setting along the lines of the Broughton Hall concept and intended to facilitate the rehabilitation of mental patients. Care was taken with the landscaping which was considered a significant component of the therapy of the clinic. The scale of the buildings was also considered, so that the patients would not be overwhelmed.<sup>3</sup>



Figure 2.1 1943 aerial showing the development of Callan Park at this time and vacant site. The early 20<sup>th</sup> century Broughton Hall buildings and gardens are visible in the area to the north of the UTAS site.

(SIX Maps)

<sup>2</sup> Tanner Architects, *Callan Park Rozelle - Conservation Management Plan, Volume 1*, (2011), p. 23-24.

<sup>3</sup> Tanner Architects, *Callan Park Rozelle - Conservation Management Plan, Volume 1*, (2011), p. 24.

A photograph of the completed complex (**Figure 2.2**) shows the hexagonal and irregular shaped buildings and their relationship. Earlier Hospital buildings, including Broughton Hall (top centre) are visible opposite, on the northern side of the Church Street. Paths extend from the street frontages and between the buildings and frame courtyards, “cloisters” and spaces that were intended to enhance the site and therapy. A tennis court was also provided (partly visible bottom right). The rows of trees along the Church Street frontage visible in the 1943 aerial appear to have been removed and replaced by a fence with round planter boxes located at regular intervals. A driveway is clear extending between the street corner through the larger corner building (B101). A car parking area was also provided on the site.

Photographs of the buildings dating from c. 1963 and 1965 (**Figures 2.3-2.5**) show the low scale of the buildings, brick construction and flat roofs. The open areas created between the buildings and covered walkways and steps are also visible. The open areas between the buildings are free of plantings and comprise of open and terraces grassed areas with brick retaining walls and planters that appear to reinforce the geometry of the buildings.

A Royal Commission in 1961 and subsequent inquiries found that Callan Park was symptomatic of a fundamental historical problem in mental health policy and attitudes. It was also found that enormous stigma was associated with the facility. As a result the institution was re-structured in 1976 and formally renamed Rozelle Hospital. However, despite the construction of new and upgrade of facilities, Hospital uses began to be phased out and assessment of alternative uses for the buildings began in the 1990s.<sup>4</sup>



**Figure 2.2** Broughton Hall Psychiatric Clinic shortly after completion (c. 1964).

(CMP (2011), p.50)



**Figure 2.3** Broughton Hall Day Hospital c. 1963.

(Heritage 21 (Feb 2015), p.11)

<sup>4</sup> Tanner Architects, *Callan Park Rozelle - Conservation Management Plan, Volume 1*, (2011), p. 25 & 29.



**Figure 2.4** Broughton Hall Psychiatric Clinic shortly after completion.

(Heritage 21 (Feb 2015), p.11)



**Figure 2.5** Health Week c. 1965.

(Heritage 21 (Feb 2015), p.11)

The Kirkbride Block was leased to the University of Sydney for occupation of the Sydney College of the Arts in 1992. Garry Owen House was restored and adapted for use by the NSW Writers Centre in the same year and a number of buildings were leased to various non-health and other organisations.<sup>5</sup>

The last psychiatric patient was relocated from Rozelle Hospital in December 2007 and Hospital was closed in 2008. In 2008 the State Government announced that it would grant control and management of 40 hectares of Callan Park to Leichhardt Council under the terms of a 99 year lease. Council convened a Callan Park Task Force and a Master Plan was commissioned in 2010 and various schemes and uses for the site and historic buildings have and continue to be investigated.<sup>6</sup>

The 1960s Broughton Hall Day Clinic, Administration and Outpatients Clinic (B101), Day Hospital and Day Studio (B103) Occupational Therapy, Day Hospital Block C and Boarding House Team building (B104) and the Evan Jones Theatre Complex, Lecture Theatre and Squash Court (B105) have been occupied by the University of Tasmania since 2010 from which time the University has undertaken approved internal alterations and additions to facilitate ongoing use of the buildings for their School of Nursing and Midwifery and School of Medicine (Paramedic Practice).

<sup>5</sup> Tanner Architects, *Callan Park Rozelle - Conservation Management Plan, Volume 1*, (2011), p. 36.

<sup>6</sup> Tanner Architects, *Callan Park Rozelle - Conservation Management Plan, Volume 1*, (2011), p. 36 & NSW Heritage Register, Database No.: 5051544.

A recent aerial (**Figure 2.6**) shows the buildings and their context. The original form and geometry of the buildings remain with connecting paths and walkways. The surrounding “gardens” and courtyards created by the buildings also remain and are now enhanced by open lawns with mature trees and plantings in the planter boxes and garden areas in the courtyards and surrounding spaces.



**Figure 2.6** Recent aerial showing the buildings and associated open areas and context.

(SIX Maps)

### 3.0 The current situation

The UTAS Rozelle Campus extends from the south eastern corner of Church and Glover Streets. Both are relatively narrow streets with sealed pedestrian footpaths and car parking extending along both roads. Opposite the site, Church Street is characterised by the one and two storey early 20<sup>th</sup> century face brick former Hospital buildings (Broughton Hall and associated buildings) The buildings are setback from the Church Street frontage which has a low matching, face brick fence with brick piers located at regular intervals. The buildings are surrounded by open lawns, mature trees and plantings.

Opposite and to the south of the site, Glover Street is characterised by low scale residential development also largely dating from the early 20<sup>th</sup> century. The buildings are sited relatively close to the street frontages which have varying fence treatments and are also enhanced by small front gardens and some mature street trees located within the street alignment.

The UTAS buildings are also setback from the street frontages which have a low, dark brick fence/ retaining wall and hexagonal planter boxes mostly occupied by a mature tree located at regular intervals. Located at the north western corner of the site and most prominent of the buildings, B101, the former Broughton Hall Day Clinic Administration and Outpatients Clinic is a single storey painted, concrete block/ masonry building and deep timber boarded fascia, flat roof clad in metal decking and aluminium framed windows and panels. The building is hexagonal in plan and has a large, landscaped central courtyard. A concrete driveway extending from the Church Street frontage cuts through the corner and passes through a porte cochere running along the north eastern facade and main building entry. The driveway discharges in Glover Street and is bounded by a low retaining walls at each end.

Located to its south, B103 is also a single storey painted masonry building with flat roof. The building comprises of three hexagonal shaped wings extending from a central hexagonal core. The central core contains a large hall which access each of the surrounding wings which are also connected external paved open and covered walkways and steps bounded by brick feature (perforated) and solid walls.

B103 is setback from the Glover Street frontage. A paved path bounded by a row of trees and plantings each side extends from the southern end of the Glover Street frontage to the building. The path also extends along a tennis court which occupies the south western corner of the site and was also constructed at the same time as the buildings.

B104 is a long single storey rectangular shaped building with flat roof. The building is sited on an angle to work with the geometry of the neighbouring buildings. An open, covered walkway with feature brick walls extends along the site facing into the site and accesses the teaching and associated spaces in the building.

B105 located to its north east is a two storey high irregularly, "tear-drop" shaped building. The facades comprise of vertical masonry wall planes of varying height with windows and lightweight infill between. The building is located close to the Church Street frontage.

The site occupied by UTAS falls to the north. The wings of B103 and other buildings are located at different site levels and generally step down the site toward Church Street. As such the connecting walkways and internal courtyards incorporate a number of stairwells. A feature stair constructed in brick and landscaped area is also located between B101, B103 and B104.

The garden areas between the buildings and surrounding open lawns have also been terraced in response to the fall of the site and have simple brick retaining walls with some hexagonal planter boxes and regular garden beds. Steps also extend up and connect to the associated sealed car parking area which is located to the east of the subject area.



**Figure 3.1** View looking east along Church Street. The UTAS campus (B101) is on the right.



**Figure 3.2** One of the Broughton Hall buildings and brick fence located opposite the site on the northern side of Church Street.



**Figure 3.3** The Church Street frontage of the subject site has a low, dark brick fence/retaining wall with hexagonal shaped planter boxes largely occupied by a mature tree.



**Figure 3.4** View looking toward the corner of Church and Glover Street (B101 is visible on the left).



**Figure 3.5** View looking south along Glover Street. The street is enhanced by a number of mature site and street trees.



**Figure 3.6** Residential development located opposite the site, on the western side of Glover Street.



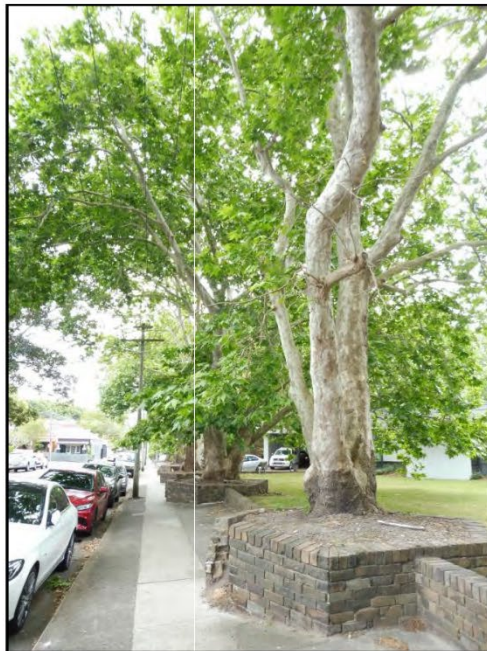
**Figure 3.7** B101 which is located close to the corner of Glover and Church Street. A driveway cuts across the corner of the site and extends through a porte cochere that extends along the north western façade and building entry.



**Figure 3.8** The driveway discharges onto Glover Street and is bounded by terraced lawns. The Glover Street end of the driveway is bounded by a low brick retaining wall.

It is proposed to provide a small opening in the brick retaining wall and add a ramp and walkway alongside the building as part of the current works.





**Figure 3.9** The fence, garden beds and open lawns and terraces along the Glover Street frontage.



**Figure 3.10** The lawn and open areas adjacent to the driveway and western facade of B101 (at left).

A ramp and new walkway are proposed in this area as part of the current works.



**Figure 3.11** B101 is a single storey masonry building with deep fascia and flat roof.

The new walkway is proposed to extend around and follow the form of the building.



Figure 3.12 B101 and location of new walkway.

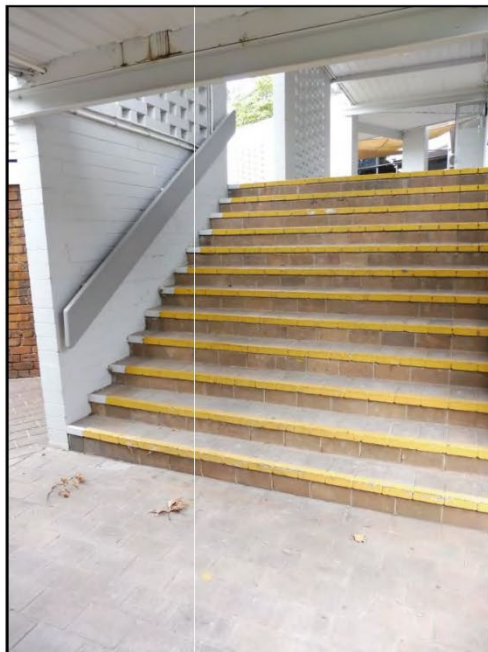
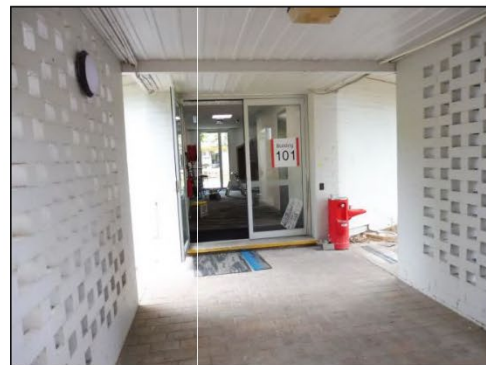


Figure 3.13 An existing entry to B101 and existing stair in the walkway between the building and B103.





**Figure 3.14** The pedestrian path extending from Glover Street toward B103. The tennis court is visible (at left).



**Figure 3.15** B103 is also a single storey painted masonry building that comprises of three wings arranged about a central hexagonal shaped wing. The wings step down and follow the grade of the site.

Note the elevated garden bed / retaining wall in the foreground.



**Figure 3.16** The open lawn and terrace retaining wall adjacent to the path extending from the Glover Street entry and B103.



**Figure 3.17** New walkways and ramp (Ramp 3) are proposed to be located in this area and connect up to the pathway and upper level of B103.

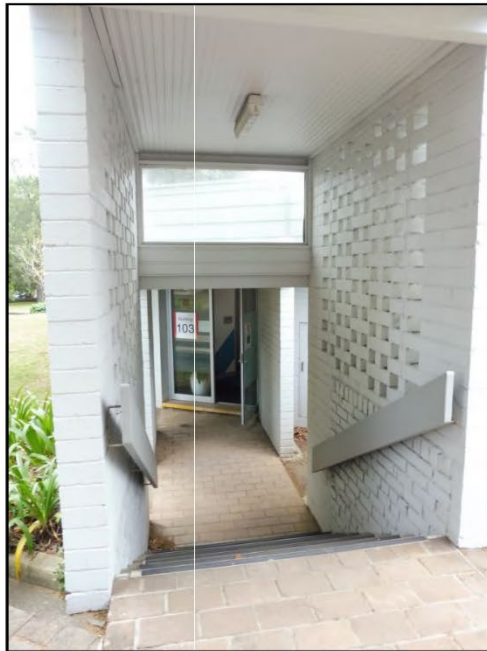


Figure 3.18 Walkways and stairs between the wings of B103.



Figure 3.19 An existing access ramp and dwarf wall added to an entry of B103.





**Figure 3.20** The feature stair and landscaping located between B101, B103 and B104.



**Figure 3.21** The stair wraps around a hexagonal planter.

It is currently proposed to install new slip resistant tiles and nosing, compliant handrails and tactile indicators to the existing stairs.



**Figure 3.22** Covered wide walkway along the inward facing façade.



**Figure 3.23** It is currently proposed to provide access ramps to the door openings which are raised above the walkway level (similar to the existing ramp, Figure 3.19). A level walkway will be retained along the courtyard site.



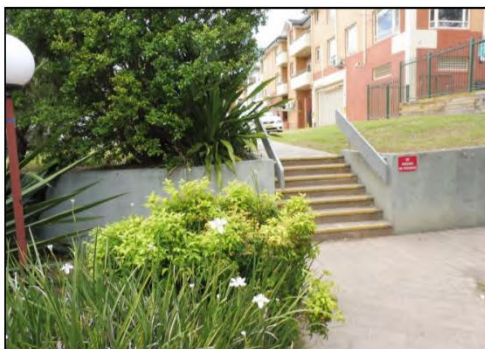
**Figure 3.24** Open grassed area and retaining wall between B101 and B105. The wall is topped by a simple pipe steel handrail. A new access ramp (Ramp 2) is proposed in this area and will largely run parallel to the brick wall.



**Figure 3.25** The proposed new ramp will require a small modification to the existing brick retaining wall (top of wall mid right). B105 is partially visible beyond.



**Figure 3.26** The garden bed and handrail that will be partially modified to enable the ramp and connection between the building and garden levels.



**Figure 3.27** Small paved courtyard and stair located between B103 and B104.



**Figure 3.28** The courtyard and steps lead to the existing car parking area and vehicular access to the site. A solid retaining wall also extends between the two levels.

New compliant handrails, tactile indicators and nosing strips are proposed to be added to the existing stair as part of the current works.



**Figure 3.29** Garden beds and planting between the B104 and car parking area. A new suspended ramp and landscaping are proposed in this location.



Figure 3.29 Trees and lawn adjacent to B104 and B105 (partially visible mid shot)

### 3.1 Summary analysis, views & setting

The subject buildings and site were developed as part of the later, mid to late 20<sup>th</sup> century development of Callan Park/ Rozelle Hospital.

The design and layout of the buildings were intended to reflect the principles used at the nearby Broughton Hall complex which was developed earlier, between c. 1920 and 1940 and where the buildings were enhanced with gardens and landscape features that were added to aid and assist the rehabilitation of the patients and play an integral part in their therapy.

The subject buildings are modern, purpose-built buildings that were also designed to pick up on some of these ideas, however, demonstrate the later approaches to psychiatric hospital care and administration.

The buildings and their relationship and forms are distinct and contrast to the historic buildings in the Callan Park precinct. They are low scale and are also enhanced by open lawns and garden areas with trees and plantings.

The buildings and landscaping were designed to respond to the fall of the site. The buildings step down the site and have interconnecting walkways and garden elements which incorporate a number of stairwells. The surrounding open area and lawns are terraced and also step down the site and incorporate concrete and brick retaining walls and simple handrails. The retaining walls and boundary fences also emphasise the geometry of the buildings and incorporate hexagonal shaped planter boxes in addition to regular garden beds.

The site is enhanced by a number of mature trees which are mainly located along the street frontages. These screen some views to the low scale buildings when looking along Church and Glover Streets, however, the buildings make some visual contribution to the streetscapes. The main entry and associated driveway extending to B101 is identifiable on the corner of Church and Glover Streets.

The buildings form a congruous and consistent group. The central courtyard areas contribute to the use, amenity and setting of the buildings, however, the surrounding landscape character is restrained and relatively simple and makes no visual contribution to the wider precinct. The open lawns and trees around the perimeter of the site enhance the setting of the group and area. The large perimeter trees and trees around the tennis court appear to relate to the development of the buildings, whilst other on site plantings appear to date from recent upgrades.

The buildings and site are distanced and separated from the “historic” buildings and highly significant features of the Callan Park precinct.



## 4.0 Assessment of Significance

### 4.1 Assessed significance

The Statement of Significance for the Callan Park Conservation Area and Buildings<sup>7</sup> is as follows.

*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).*

<sup>7</sup> NSW Heritage Register, Database No.: 5051544.

*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)*

#### **4.2 Grading of significance**

The 2011 CMP rated the buildings located (Figure 4.1).

The subject buildings were identified as being of low significance in relation to the rest of the Callan Park buildings and elements.

However, the assessment makes note of its historical, associative, aesthetic significance and overall social significance as part of a major and long running Hospital.

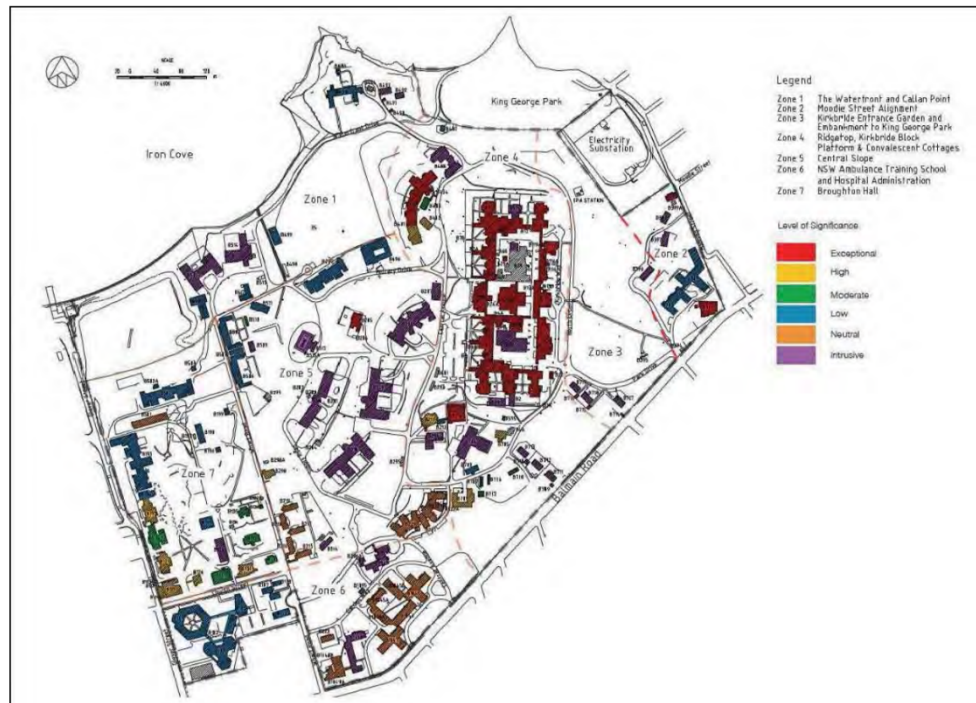
Specifically:

*The buildings demonstrate the later 20<sup>th</sup> century approach to psychiatric care and administration.*

*The buildings associated with the Broughton Hall Psychiatric Clinic that were designed in 1962 by the prominent and respected architect Michael Dysart while working in the NSW Government Architect's Office.*

*The buildings are an aesthetically consistent group of buildings located in a considered landscape.*

*The gardens associated with the early 1960s Broughton Hall Psychiatric Clinic maintain the tradition of landscaping and planting as an integral component of mental health care and were an essential component of this development from the beginning.<sup>8</sup>*



**Figure 4.1** Plan showing the grading of significance. The UTAS buildings have been identified as being of relatively low significance. (Tanner Architects, 2011 CMP, Figure 4-4, p. 147)

<sup>8</sup> Tanner Architects, *Callan Park Rozelle - Conservation Management Plan, Volume 1*, (2011), p. 136-138 & Zone 6 Inventory

The CMP has not rated the individual buildings and site elements, however, based on the above review the following is considered to be of high significance and contributes to the significance of Callan Park Conservation Area and Buildings:

- the irregular form and layout of the 1960s buildings and their relationship to each other including connecting paths and walkways and feature stair;
- the low scale, modern architectural character and fabric of the buildings including painted masonry walls and details, deep fascias and flat roof forms;
- the response to the fall of the site and terraced, open grassed areas around the buildings including the form of the perimeter fencing and retaining walls and associated hexagonal garden beds which complement the geometry of the buildings; and
- the mature trees around the site perimeter and in the western open grassed area.

The “clinker” brick used for the retaining walls and fencing is of some significance as a popular material used in the period by the GAO at a number of “institutional” buildings.

Some of the retaining walls have, however, been affected by movement and tree growth and roots. The tennis court is also part of the original design, however, is in a degraded condition.

The following is considered to be of moderate to little significance:

- the tennis court and associated fencing;
- the brick and concrete paving elements;
- brick and concrete fabric of the retaining walls, timber and pipe steel handrails; and
- later site trees and garden plantings.

## 5.0 The proposed works

It is currently proposed to undertake external alterations and additions to facilitate equitable access to all the buildings on the site and used by UTAS as illustrated in the architectural plans prepared by Project Hemesphere (Proposed Site Plan, **Figure 5.1**).

The current proposed works are limited to the exterior of the buildings which will be retained. No change is proposed to the form, layout or low scale of the buildings and the existing connecting walkways and stairs will also be retained.

No change is proposed to the perimeter fencing, garden beds, trees and plantings. The open grassed areas around the buildings also courtyards and terracing will also be retained.

The proposed works includes the addition of simple concrete paths and three (3) access ramps that connect into the existing walkways which will be retained with some modification and work with the existing geometry of the buildings and site elements and levels.

The works are summarised as follows:

- partial demolition of existing paths, stairs, retaining walls and removal of some landscaping to enable the construction of new paths;
- removal of planting and modification of the garden bed and retaining wall to facilitate the construction of Ramp 1;
- partial demolition of the top of the existing brick retaining walls to allow connection of Ramp 2 and Ramp 3;
- modification to the existing stairs including the provision of new slip resistant tiles and nosing tile to the extent of the existing stair and provision of new compliant handrails, tactile indicators;
- addition of new lighting (3-4 metre high freestanding lamps) along the new paths and ramps; and
- addition of new access ramp and dwarf wall along the covered walkway on the site facing facade of B104.

The new paths and elevated ramps are proposed to be constructed in suspended concrete with Modwood cladding. New compliant marine grade stainless steel handrails and balustrades are proposed to the stairs and ramps and along the top of the retaining walls where required.

Overall the aim is to provide equitable and easy access around the site whilst maintaining to the modern character, form and geometry of the buildings and existing connecting walkways, stairs, landscaped terraces and elements.

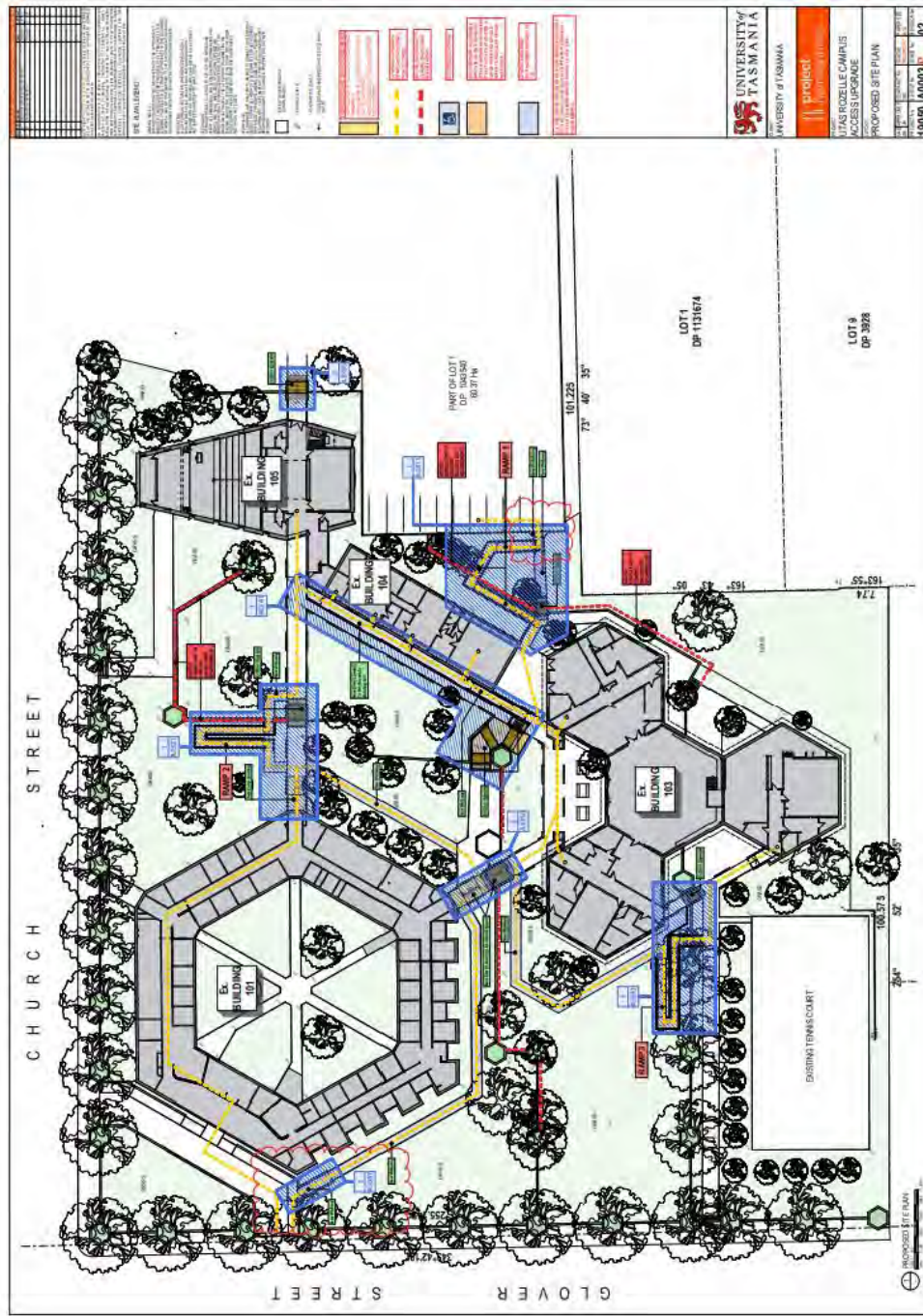


Figure 5.1 Proposed Site Plan prepared by Project Hemesphere.

## 6.0 Assessment of Significance

The following assessment refers to the analysis and guidelines contained in the Callan Park Conservation Management Plan (Tanner Architects, 2011) and guidelines administered by Heritage NSW.

### 6.1 Conservation policies & guidelines

Callan Park is of exceptional cultural significance and is recognised as a site of several groups of buildings in a landscaped setting. The buildings have been recognised as being of exceptional historic, associative, aesthetic and social significance associated with their construction and development, architectural merit, character and setting and use.

The UTAS buildings relate to the later period of development of Callan Park, however, are also part of its unique history and development.

The buildings have been adapted for use by UTAS and the existing use is highly compatible with the buildings and precinct.

The current proposed works retain the existing buildings on the UTAS site and their existing uses, primary relationships and setting. Whilst some new pathways, ramps and modification of existing retaining walls and steps are required to facilitate access requirements, these elements are low and setback from the buildings and street frontages. These elements have been kept simple and restricted so that views to and from the buildings are maintained and the overall form, character, primary building fabric and relationships will remain visible and able to be interpreted.

The new elements are confined to the UTAS site and will have no impact on any other buildings or areas. The new elements work with the distinctive geometry of the buildings and the stepped character, open terraces and lawns, retaining walls, fences, planter boxes and trees and plantings will be largely retained. Changes to the retaining walls are minimal and the existing structure including the distinctive “clinker” bricks will be largely retained with the existing hexagonal planter boxes.

The current works are required and will ensure appropriate, safe and complaint access and connections between the buildings and are considered to be consistent with the following points listed under section **6.2 General Conservation Policies** of the CMP:

- *The conservation and adaptation of the significant buildings;*
- *The conservation of the setting of significant buildings and the associated individual landscapes and the overall cultural landscape;*
- *The accommodation of a use or uses which will enhance public appreciation of the cultural significance of the place and ensure the conservation of significant buildings and landscape setting and features;*
- *The control of any permissible development to safeguard the conservation of the site;*
- *The control of the significant garden and foreshore setting and public access ways to ensure the cultural landscape of the site and the Iron Cove area is retained and conserved;*
- *The intervention into significant fabric should be reduced to minimise the loss of cultural significance. Where detrimental intervention is unavoidable it should occur only in areas of lower significance and the work should be readily reversible wherever possible; and*
- *No demolition or removal of items (apart from actions required to ensure public safety) should be undertaken before the details of the conservation works specific to each building or area have been determined.*

The works relate to external areas. No changes are proposed to the existing UTAS buildings, however, the works are considered to be consistent with section 6.3.3 **Statutory considerations**:

*Policy 8 Upgrading of the buildings to comply with the requirements of the Building Code of Australia and the Disability Discrimination Act should be undertaken in a way which does not damage the cultural significance of the group of buildings and their setting.*

The significance of the buildings relate to their late 20<sup>th</sup> century character and response to changing psychiatric health care services and use. The use of the landscape was also an integral part and the design of the complex incorporated internal courtyards and spaces and open terraced lawns and a tennis court.

These are now relatively simple and retain a mix of large trees (generally around the site perimeter) and upgraded garden and later plantings. The tennis court remains but is in a degraded condition.

However, the proposed works will have no impact on the fundamental layout, form, low scale and character of the buildings which will be retained. Whilst some changes are proposed to the landscaped areas and setting, the open grassed courtyards and terraces and their spatial character will remain and continue to enhance the site. The new connecting paths are on grade and will not damage the significance of the group and setting. The ramps and new handrails and associated elements including freestanding lighting will be visible, however, are relatively simple and will allow the existing architectural details to remain discernible. The ramps are suspended and incorporate lightweight infill that is dark and is recessive and will blend with the "clinker" brick retaining walls which will be retained. The lighting elements and stainless steel handrails are streamlined and recessive.

The location and form of the paths and ramps have been carefully considered and a number of options have been reviewed. Access ramps by nature are low grade, however the minimum is proposed with change to the existing landscape features also restricted which is consistent with section 6.3.5 **Approaches to changes to the fabric** and:

*Policy 12 While recognising the need for change, the approach to the building fabric should be one of minimal intervention.*

Considering the overall Callan Park context, the buildings and associated elements have been identified as being of relatively low significance (refer **Figure 4.1**). The proposed works are consistent with regards to section 6.4 General Treatment of the fabric and specifically:

*Policy 47 Individual elements and fabric of identified significance levels should be treated with the corresponding conservation policies outlined in the table below.*

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

The work will improve the access and use of this section of the site and have been designed to enhance and reduce impacts on the significance of the buildings and work with the geometry and their aesthetic qualities.

The proposed replacement of the stair handrails and new slip resistant tiles, tactile indicators and nosing strips will have no impact on the primary "modern" character, scale and form of the buildings or stair structure. The existing timber handrails are simple elements and are not unique or rare.



Any potential adverse impacts are reduced by the retention of the bounding walls and walkways including the perforated brick details which are a distinctive feature of the stairs and covered walkways and connections between the buildings and external spaces.

The proposed works retain the landscape character and primary details of this section of the site and are in line with section 6.4.3 General Landscape Policies. The site is located within Zone 6 and should not be confused with the Broughton Hall buildings located to the north of Church Street (Zone 7). Specific landscape policies for Zone 6 – NSW Ambulance Training School and Hospital Administration Precinct relate to the car park and Balmain Road frontage, however, also refer to the mature trees in this Zone and specifically:

*Policy 105 Integrate mature trees into any new proposals for this zone.*

It is noted that few of the trees in Zone 6 are of historical significance, however, many are “*fine specimens with amenity value*”.<sup>9</sup>

The existing mature trees on UTAS site with the hexagonal planter boxes will be retained and not affected by the proposed works. Some plantings and trees between B104 and the car park to its west and some other low plantings are proposed to be removed, however, these appear to be later plantings and replacement and new plantings are generally proposed in the affected areas.

With regards to **6.5.1 General Guidelines for Conservation and New Development**, no new buildings are proposed as part of the current proposed works. The proposed works are also considered to be consistent with the *General Guidelines for minor development adjacent to buildings or within landscapes of cultural significance*

*Site Treatment There is to be no evident site excavation or change in levels of land associated with buildings of exceptional and high significance. Landscaping is to be carried out in conformity with the proposals in the landscape plan and the landscape policies in this Conservation Management Plan.*

Some minor excavation will be required for new footings and ramp structure and lighting elements, however, this is minimal and the surrounding landscaping will be made good and reinstated on completion of the works. The existing site levels, terraces and retaining walls will be retained. Any potential adverse impacts are also reduced by the restriction of the ramp structures and low height which relates to the existing neighbouring retaining walls and balustrades.

The new paths and ramps are also setback from the street frontages and main buildings. Any potential view impacts will also be reduced and softened by the retention of the existing perimeter trees and most of the plantings around the site.

*Access Existing access points to the site from Balmain Road and Glover Street are to remain. New access points will require detailed planning consideration, especially where they may potentially impact on the cultural significance of the site.*

The existing pedestrian and vehicular access points from Glover and Church Streets will be retained and improved by the proposed works

With regards to specific planning considerations for Zone 6 the proposed works will not encroach on the significant landscape features. The new elements have been designed to work with and reduce impacts on the existing landscape and its spatial character. Existing views to and from the buildings and view corridors will also be retained.

<sup>9</sup> Tanner Architects, *Callan Park Rozelle - Conservation Management Plan, Volume 1*, (2011), p. 198.

The new ramps and elements are setback from Church Street and will have no impact on the Broughton Hall group (Zone 7 to the north of Church Street) or Church Street streetscape.

## 6.2 Heritage NSW criteria

The relevant questions are addressed as follows.

### ***How is the impact of the addition on the heritage significance of the item to be minimised?***

The proposed works are required to provide compliant and equitable access to all buildings and areas on the site.

The works have been carefully considered. Any potential impacts on the existing UTAS buildings, their immediate and overall Callan Park setting are minimised by:

- the retention of the existing use of the buildings and site;
- by the retention of the existing buildings, their overall form, height and scale and modern architectural character and details;
- by the retention of their presentation to the corner of Church and Glover Streets and existing vehicular access to the site;
- by the retention and improvement of pedestrian and provision of equitable access to the site;
- by the retention of the existing building relationships and connections;
- by the retention of the existing stairs and provision of new compliant handrails and indicators;
- by the retention of the building setbacks and primary open grassed areas and courtyards;
- by the retention of the perimeter fencing and retaining walls, stepped terraces and hexagonal planter boxes and existing garden features including the central stair;
- by the retention of the mature trees on the site and provision of replacement plantings where required;
- by the provision of simple and compliant paths and access ramps that work with the geometry and form of the buildings and minimise impact on the existing landscape elements;
- by the use of simple and compliant materials, finishes and colours that will complement and not detract from the existing landscape details and are recessive; and
- by the retention of views to and from the buildings and view corridors along the Church and Glover Street streetscapes.

### ***Will the additions visually dominate the buildings and site? Will the public and users of the item still be able to view and appreciate its significance?***

The proposed new paths and ramps are low scale and are setback from the street frontages. Whilst the new ramps will be visible, they are detached and setback from the buildings and the height of the structure will not exceed the height of the existing retaining walls.

The brick retaining walls with the distinctive hexagonal planters will be retained and will continue to be visible elements in the open areas around the buildings and within the internal courtyards. Any potential impacts are also reduced by the use of simple and lightweight materials and recessive colours for the new paths and ramps. The existing mature trees and most of the plantings on the site will also be retained and will continue to soften and enhance and also screen views to the site.

Other changes to the stairs and walkways within the complex and ramps connecting to the car park will not be visible from the street frontages. The works are also setback from Church Street and other highly significant buildings and elements in Callan Park.

As such it is considered that the public and users of the site and buildings will still be able to view and appreciate the significance of the UTAS site and Callan Park Conservation Area and buildings.

***Is the development sited on any known or potentially significant archaeological deposits?***

The archaeological potential of the site is considered to be low and highly disturbed by early modifications and construction of the existing buildings, garden terraces and associated retaining walls and courtyard elements.

The 1943 aerial indicates that the subject area had been cleared and modified. A row of trees had also planted along the Church Street frontage by this time. These trees appear to have been removed and replaced by the existing fencing, planter boxes and trees that largely remain along the Church Street boundary of the site.

The existing buildings and elements incorporate modern materials and details that are not uncommon or rare and overall would not reveal any new information that is not available elsewhere.

Some excavation will be required, however, this is minimal. Small portions of the existing "clinker" brick retaining walls will be removed to allow connection of the ramps, however, the bricks removed can be retained and re-used on the site. Should any significant deposits and remains be disturbed during the works, advice will be sought from a qualified archaeologist.

### **6.3 Conclusion & recommendations**

In summary, the current proposed works are for external alterations and additions to provide compliant and equitable access to all buildings on the University of Tasmania Campus on the corner of Glover and Church Street, Lilyfield.

The works are considered acceptable from a heritage point of view. The existing use of the buildings and overall form, scale and primary modern fabric and details will be retained. The existing pedestrian and vehicular access and connections between the buildings and their distinctive geometry and elements will also be retained and improved by the proposed works.

The current works are proposed to enable on-going, safe and compliant access and use of the complex. The ongoing use of the buildings is a primary aim of the Conservation Management Plan for the highly significant Callan Park precinct.

The works will have no adverse impact on any exceptional or highly significant buildings, spaces or details and are in accordance with the guidelines and recommendations of the Conservation Management Plan. The existing buildings and elements have been identified as being of relatively low significance. However, the paths and ramps and works to the stairs and existing retaining walls are low scale and incorporate simple, lightweight and recessive elements that will not detract from the existing distinctive architecture of the buildings and existing brick retaining walls and landscape elements. These elements and lighting will greatly improve the amenity, safety and use of the facility.

Any potential adverse heritage impacts are also reduced by the retention of the open landscaped areas in and around the buildings, retention of the stepped and terraced character of the site and retention of mature site trees and plantings that will continue to soften and enhance the built environment, Glover and Church Street streetscapes and also screen views to the new elements.

On this basis there should be no hesitation in approving the works on heritage grounds.

Attachment D – Correspondence from Brad Hazzard MP

