

surgeon

Dr Christopher Ingall

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CONSULTANT PAEDIATRICIAN

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EMAIL:

To Whom It May Concern

1st March 2019

***In Response to the Heritage Listing Proposal
For Lismore Hospital Precinct***

Properties: 129 Orion Street, Lismore
7 Weaver Street, Lismore

Land Zoning: SP2 – Infrastructure: Health Services Facilities

As the owner of [REDACTED] I strongly OBJECT to these properties being 'heritage listed'. Indeed, if they were taken off the review listing completely, that would be my preferred "option", but one it seems I am not being given.

In light of the above comment, please note the following:

1. I do support Option 1 – This option maintains the status quo and will not result in any heritage items being 'heritage listed'.
 - i. The buildings are well kept in their current form and will continue to be whilst I am the owner.
 - ii. The heritage value in the site appears to be in relation to the built form rather than the location. Although some older houses do not relocate well, this example of interwar building construction may have a continued use on another site.
 - iii. Option 1 enables sympathetic refurbishment whilst ever the

site supports the current uses.

2. I **strongly** object to Options 2, 3 and 4 for the following reasons:
 - a. The land is zoned SP2.
 - b. The land is part of the core area of the health precinct. This core area is designated for future health services and should be fully recognised as such.
 - c. There is no height limit restriction for development on this land.
 - d. Any heritage listing will impact on future development potential which has been assigned to this land within the core area of the health precinct.

With reference to 129 Orion Street, the Lismore Health Precinct Heritage Review (July 2017, p.90) outlines the assessment criterion and provides comments. There are no significant historical events, activities or evidence of significant human activity. The excellent care and maintenance of the building has resulted in a good example of interwar period building construction for Lismore. This is not a unique building and the location is identified for specific future development. Any heritage listing would be detrimental for this property.

Yours faithfully

Dr Chris Ingall

1 March 2019



Sally Slater

Strategic Planner

Sustainable Development

Lismore City Council

PO BOX 23A

LISMORE NSW 2480

Dear Sally

Lismore Health Precinct Heritage Review

Our House is run by the Northern Rivers Community Cancer Foundation Limited. It owns the property located at 145 Laurel Avenue which is all the land comprised in Lot 1 DP 1186927. This parcel of land comprises Laurel Cottage which currently houses the administration rooms for the facility, a car park and the Our House building.

The Executive Committee of Our House has reviewed your correspondence regarding the Lismore Health Precinct Heritage Review. The letter dated 31 January 2019 sets out four options and seeks comment. In two of the four options 145 Laurel Avenue (the property owned by Our House) and 143 Laurel Avenue (a neighbouring property) are identified as having some heritage value.

It is noted that only part of lot 1 DP 1186927 is identified as having some heritage value. This includes Laurel Cottage and the car park for Our House. The document 'Lismore Health Precinct Heritage Review' has been downloaded and reviewed. This document contains a comprehensive review of why certain properties have been identified as having some heritage significance. There is no mention in this report of 143 or 145 Laurel Avenue.

On page 37 of this report there is a map identifying buildings identified within a 1995 Heritage Study and also additional buildings identified for further investigation as part of the review. Neither property is identified on this map. On page 38 there is a map identifying built form items identified as having high local significance heritage value. Neither property is identified on this map. The property is not comparable to any properties currently listed in Schedule 5 to the LEP.

Despite neither property being noted as having any heritage value in the body of the review or on the maps set out on pages 37 and 28 of the review, both properties are identified on the map set out on page 40 in support of option 1 and on the map set out on page 44 in support of option 3.



Having reviewed the documents available in support of the review, the Executive Committee of Our House does not understand why any part of lot 1 DP 1186927 has been identified as having any heritage significance. Could Council please provide an explanation setting out the suggested heritage value of both 143 and 145 Laurel Avenue? In the absence of any explanation the Board of Our House will object to any heritage listing being placed on either property.

It is likely that in the medium to long term there will be further development of the site to expand the Our House facility. The Board is already considering acquisition of nearby properties for this purpose.

In terms of the four options proposed it is considered that none are appropriate.

Option 1 proposes recording 145 Laurel Avenue as having some heritage value and being nominated as being placed on the State Heritage Inventory as 'recorded only'. No evidence has been provided to support this and we fail to see any basis for doing so. If 145 Laurel Avenue was removed from the suggested nominations this option would likely have the support of the full board of Our House.

Options 2 and 4 do not directly affect Our House but there are reservations around aspects of these options. The concern is that both options undermine the intent of amendments set out in the 2012 LEP regarding development of the Health Precinct. The suggested options are not considered to be compatible with the potential to redevelop the hospital precinct as contemplated by the zoning.

Option 3 is completely unsuitable. It would nominate 145 Laurel Avenue as having heritage value and being contributory to the conservation area despite no evidence being supplied to support such nomination. It would also impose significant restrictions on redevelopment of the entire hospital precinct. It would completely subvert the intent of the changes made to the 2012 LEP to encourage complimentary development within the Lismore Health Precinct.

We look forward to your response with respect to the question regarding the heritage value of 145 Laurel Avenue.

Yours faithfully //


Ben Carroll //

Director

Our House

8th March 2019

Dr E. McGirr & Dr S. Prince



Sally Slater

Strategic Planner Sustainable Development

Lismore City Council

Lismore Health Precinct Heritage Review

We write with regards to our concerns regarding proposed Heritage proposals with regard to the recently designated Lismore Health Precinct.

We are two medical practitioners who have been practicing as specialists/consultants at the above address since 1985.

We have examined the Lismore Health Precinct Heritage Review document **and** attended the information session on Saturday, 2nd March.

It is obvious, from the information we have received, that proposed heritage actions only apply to privately held properties. All properties held by the Local Health District and Universities are exempted.

The designation of the Health Precinct was made, in our understanding, to encourage and facilitate the ongoing development of health related activities in the vicinity of Lismore Base Hospital.

This offers significant potential economic benefit to the City of Lismore.

It has also resulted in significant increase in council rates payable in this area.

The imposition any Heritage notifications or listing can only have a retarding effect on the ability of private individuals or groups to undertake future developments.

Any imposition of heritage listings or notifications will significantly restrict usage and modifications that can be made on properties in this area. The argument that Option 1 as proposed in the report would leave the situation unchanged is false.

The filing of the report would be the first step in the process well documented all over the state of repeated studies leading to eventual listing.

An even rudimentary reading of the report makes it clear that one of the main determinates of “heritage value” is the way in which the property has been maintain. Look after your property and run the risk of having it listed.

With specific regard to the eastern end of Uralba Street.

Note is made in the report of three dwelling which are erroneously described as “a good representative group of interwar houses” These houses are described as adding significantly to the streetscape of this part of Uralba Street.

In view of the fact that the streetscape of Uralba Street, north of Hunter Street has already been irredeemably trashed by unsympathetic developments by the Heath District and Universities especially the student accommodation block built by Western Sydney University.

It is unfair to burden private land holders with the onerous burdens of Heritage notifications or listings when these government and semi-governmental institution have already largely destroyed and will continue to destroy the streetscape.

Imposition of Heritage controls on properties around the Lismore Base Hospital will, de facto, create a situation where the only potential buyer any land owner will have for his/her property will be the Health District or one of 3 Sydney/ Wollongong based Universities.

This is a totally unfair imposition to place on rate paying property owners.

It is our position that no further action should be taken with regard to this review.

We say this as we feel no action is warranted.

With the recently disclosed and, if reports are accurate, unexpected \$6 million deficit that Lismore City Council now faces it is unjustifiable to waste any further rate payers funds on this matter.

If this matter is further proceeded with we favour option 1 as the least of four evils.

Dr Ellen McGirr

Dr Stephen Prince

Sally Slater

From: Tony Trigger [REDACTED]
Sent: Monday, 11 March 2019 1:05 PM
To: Sally Slater
Subject: Emailing: LCC survey 001
Attachments: LCC survey 001.jpg

Hi Sally

Just found this at the bottom of a pile of correspondence, thought it would get to you faster by email.

I had a look through some of my old records, we had the property heritage listed in 2017, but LCC decided to remove it from their list in 1998 stating that there were plenty of other properties in the areas that were as good if not better examples of that era of building. Our decision was always based on us wanting to keep the building safe from future development that may not be sympathetic to its design aesthetic. We would also like to see that this building is protected into the future and for that reason, our preferred option on the survey is 2.

Yours Sincerely

Leanne and Tony Trigger
[REDACTED]

Your message is ready to be sent with the following file or link attachments:

LCC survey 001

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Sally Slater

From: [REDACTED]
Sent: Thursday, 7 March 2019 1:14 PM
To: Sally Slater
Subject: RE: Heritage project

Thanks Sally,

As I commented on the link after I voted in the survey,

"In having an appreciation of early Australian architecture and in particular housing styles from the 1880s to the late 1930's I feel it is important to recognise the importance that preserving the older style housing and street-scape will have.

Maintaining and conserving established trees and housing from past eras is important. Houses of the early years of Lismore's development which are well constructed with timber of a quality rarely available today possess an aesthetic quality than most modern housing today lacks, they will, in my opinion help to create a more pleasant environment to live and work in. The positive effects of an aesthetic environment such as the one created by this heritage zoning should not be underestimated.

I believe it will increase housing values in the heritage areas and help Lismore retain a connection to its past. By guarding its older buildings and trees Lismore can develop a sense of style that cannot be replaced or replicated easily in modern times.

In developing a happy vibrant and cultured community these factors are important."

Regards,
Greg Bowering

----- Original Message -----

Subject: Heritage project
From: Sally Slater <sally.slater@lismore.nsw.gov.au>
Date: Thu, March 07, 2019 11:14 am
To: [REDACTED]

Hi Greg

As discussed, please find attached 2 links to the Heritage documents on exhibition for this project.

<https://yoursay.lismore.nsw.gov.au/projects>

<https://yoursay.lismore.nsw.gov.au/health-precinct-heritage>

If you have any problems accessing this information please contact me.

Regards

Sally Slater | Strategic Planner | Lismore City Council

PO Box 23A, Lismore, 2480 | [REDACTED] or 1300 87 83 87 | F 02 6625 0400 |

www.lismore.nsw.gov.au

Lismore City Council acknowledges the people of the Bundjalung Nation, traditional custodians of the land on which we work.