

Wollongong City Council

PLANNING PROPOSAL
WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Gleniffer Brae
Murphys Avenue and Robsons Road
Keiraville

Draft 16 June 2011



PLANNING PROPOSAL
GLENIFFER BRAE

Revision History

Revision	Revision Date	Details	Authorised	
			Name / Position	Signature
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Mayne Wilson and Associates

Paul Davies Architects

30 April 2011

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INTRODUCTION

Gleniffer Brae is a state heritage listed manor house located on a 5.47ha site at Keiraville, which is identified as Lot 3 DP 252694. The site location is shown in the attached Figure 1. This Planning Proposal has been prepared to facilitate the rezoning and reclassification of part of Lot 3 DP 252694 and its future purchase/lease by the University of Wollongong.

Following the rezoning of the land, it is intended that Lot 3 DP 252694 will be subdivided into two allotments (proposed Lot 100 and lot 101). This subdivision will allow for the retention of the Gleniffer Brae Manor House in public ownership (on proposed Lot 101) and the sale of the southern site (ie. proposed Lot 100) to the University of Wollongong. The balance of Lot 3 DP252694 (ie. the eastern land) will be consolidated with Lot 1 DP 252694, which contains the Botanic Garden.

The objectives and intended outcome of this Planning Proposal is to permit the use of the Gleniffer Brae Manor House and grounds as a function centre and educational establishment (on proposed Lot 101) and the development of a Creative Arts Centre on the southern section of the site (on proposed Lot 100).

The Planning Proposal and later subdivision and building works will have a number of public benefits including the retention of the Gleniffer Brae Manor House within public ownership, whilst accommodating its retention and refurbishment; continued public access to the Manor House; continued tenancy of the Conservatorium of Music; the expansion of the facilities offered by the University of Wollongong; an integrated and sympathetic approach to development of the land; retention of significant vegetation on the site; improved pedestrian linkages between sites; and an increased level of parking provision to accommodate future uses.

This Planning Proposal explains the intent of, and justification for the following:

- Reclassification of part of Lot 3 DP 252694 (as shown as proposed Lots 100 and 101 in Figure 2) from Community to Operational land and removal of any real or perceived trusts, caveats and interests from the land.
- Rezoning of part of Lot 3 DP 252694 (as shown as proposed Lot 100 in Figure 2) from RE1 Public Recreation to SP2 Infrastructure – Education Establishment under the provisions of Wollongong Local Environmental Plan 2009.
- Amendment to Schedule 1 (Additional permitted uses) of Wollongong Local Environmental Plan 2009 to include the following additional permitted uses with consent on that part of Lot 3 DP 252694 (ie. proposed Lot 101) which is zoned RE1 Public Recreation:
 - Function Centre;
 - Educational Establishment; and
 - Carpark.
- Amendment to Part 7 (Local provisions-general) of Wollongong LEP 2009 to include objectives and controls for the land which is proposed to be zoned SP2 Infrastructure – Education Establishment (ie. proposed Lot 100).
- Amendment of the Wollongong LEP 2009 Height Map to indicate a maximum permissible height of 15m on the land zoned SP2 – Education Establishment (ie. proposed Lot 100).

Following the rezoning of the land, a development application will be lodged with Wollongong City Council, to create Lot 100 and Lot 101 and to formalise a Right of Footway and Services and a Right of Carriageway over Lots 1 and 2 DP 252694, as shown in Figure 2. This right of way and easement will formalise new pedestrian access and a corridor for service access between Northfields Avenue and the land which is proposed to be leased. A fencing covenant will also be created at this time along the northern, eastern and southern boundaries of proposed Lot 101.

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and the relevant Department of Planning Guidelines including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

It is requested that the Planning Proposal be submitted to the Department of Planning by Wollongong City Council, to obtain a 'Gateway Determination' under Section 56 of the EP&A Act.

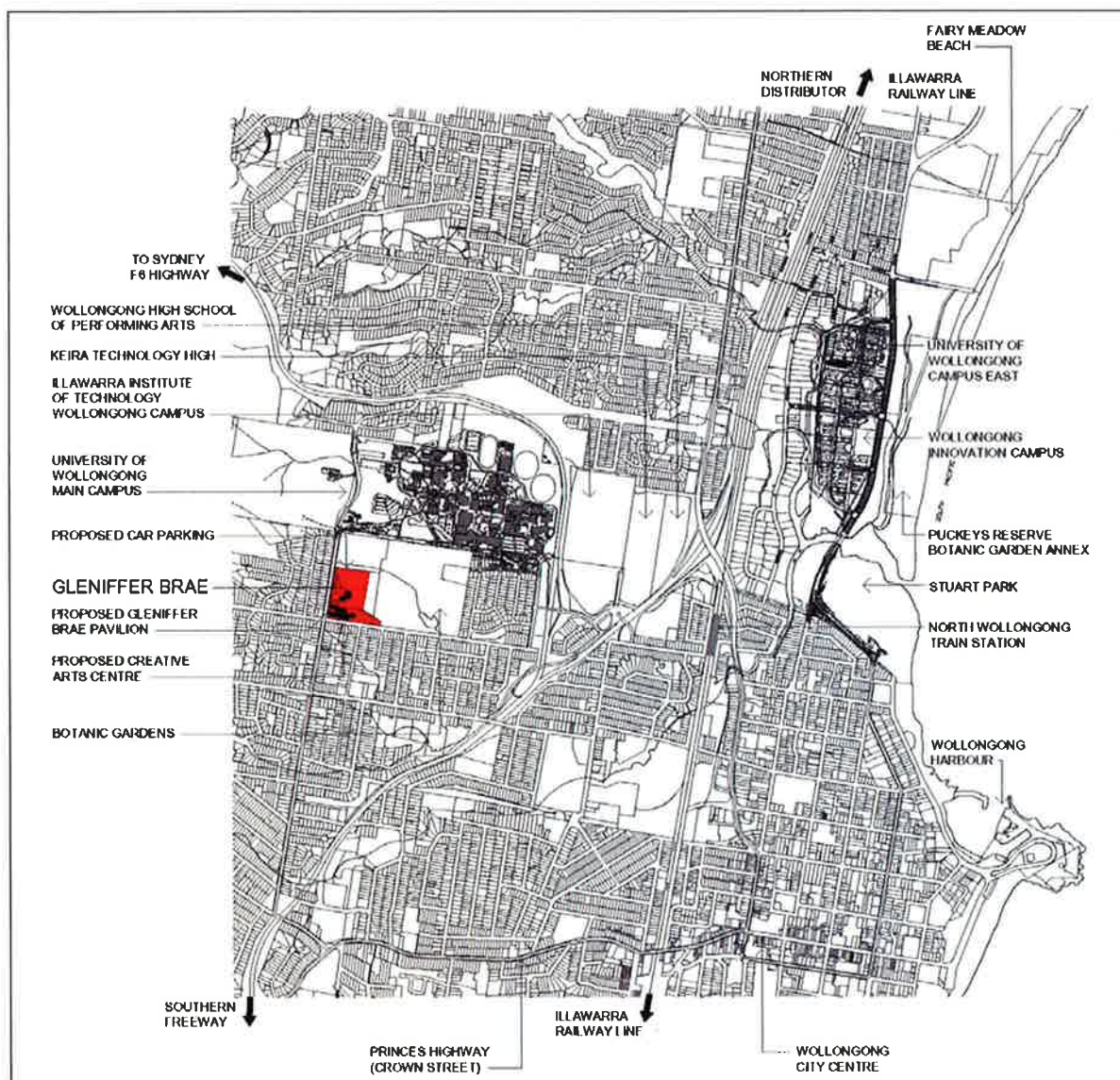


FIGURE 1
(Location Plan)

SITE IDENTIFICATION

This Planning Proposal is in relation to part of Lot 3 in Deposited Plan 252694 as shown in Figure 3. This allotment is proposed to be subdivided to create Lot 100 and Lot 101. It is intended that a development application for subdivision will be lodged with Wollongong City Council once the land has been rezoned, to allow for the separate sale of proposed Lot 100 and the lease of Lot 101, both by the University of Wollongong.

Lot 100 will contain a future Creative Arts Centre operated by the University of Wollongong, whilst Lot 101 will contain the Gleniffer Brae Manor House, which will operate as a function centre and educational establishment. The balance of the land, which is located in the eastern portion of the site is intended to be consolidated with the Botanic Garden.

The approximate areas of proposed Lot 100 and Lot 101 are as follows:

- Lot 100 1.25 ha
- Lot 101 2.60 ha

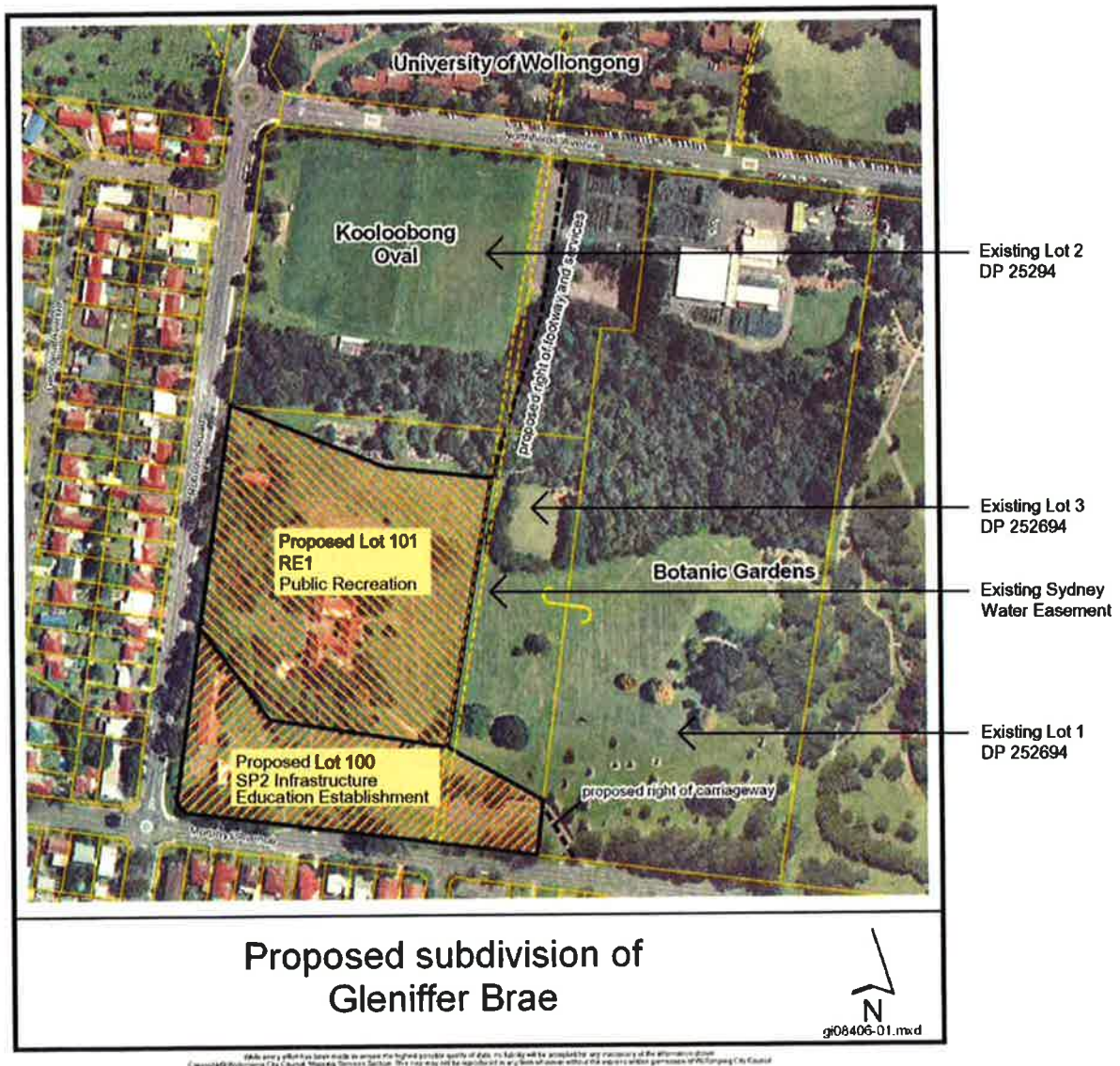


FIGURE 2
(Proposed Subdivision)

BACKGROUND

History

The land for Gleniffer Brae was purchased in 1928 by the Hoskins family who were the founders of the Australian Iron and Steel Works at Port Kembla. The original site included land now occupied by the Wollongong Botanic Garden. The manor house Gleniffer Brae was constructed in the period 1937 – 1939. The gardens were landscaped over time by landscape designer and master gardener Paul Sorenson.

In 1954 the property was purchased and used by the Sydney Church of England Girls School. Classroom buildings were constructed on the southern section of the site (on proposed Lot 100). The eastern part of the site was allocated for a botanic garden which was opened in 1970 as 'Hoskins Park – Wollongong Botanic Garden'.

Wollongong City Council purchased the whole property in 1976 – 1978. In 1990 part of the Manor House and school buildings were leased to the Conservatorium of Music.

Playing fields at the north west corner of the site were leased to the University of Wollongong.

Part of the Manor House was operated by Wollongong City Council as a Function Centre. This use ceased in 2009.

In May 2010 Wollongong City Council in Tender No. T10-07 called for Expressions of Interest for the sale or lease of the Gleniffer Brae property. The objective was to identify a viable future use of the site whilst providing for:

- Guaranteed tenancy for the Wollongong Conservatorium of Music.
- Retaining community access to the Manor House and grounds.
- Ensuring ongoing integration with the Botanical Garden.
- Maintaining the heritage items and values of the site.
- Minimising the operating and maintenance costs of the site to Council.

Two expressions of interest were received. The submission from the University of Wollongong was nominated as the preferred submission in that it provided for:

- Retention of the Manor House and Sorenson Gardens in Council's ownership under lease to the University of Wollongong.
- Sale of approximately 1.25 ha comprising part Lot 3 DP 252694 to the University of Wollongong.
- The portion to be sold to be redeveloped to accommodate the University's Faculty of Creative Arts in a Creative Arts Centre.
- The University accommodating the Wollongong Conservatorium of Music within the new Creative Arts Centre.
- The Manor House and gardens to be sympathetically refurbished to operate as a function centre and educational establishment for use by the University and private hirers.
- Public access to the Sorenson Gardens to be maintained as part of the greater Botanic Garden precinct.

Wollongong City Council at the Ordinary Meeting of 29 March 2011 (Item 2) resolved to invite the University of Wollongong to lodge a draft Planning Proposal for the reclassification and rezoning of the subject land. The current Planning Proposal is lodged in response to this request and will be followed by a development application to subdivide the land into proposed Lot 100 and Lot 101, a development application for the Creative Arts Centre and an application for any other works on the site.

Current Planning Controls

The current planning controls for the Gleniffer Brae site are contained within Wollongong Local Environmental Plan 2009. This instrument zones Lot 3 DP 252694 as RE1 Public Recreation.

A summary of key current planning controls includes:

- **Zoning RE1 Public Recreation**
 1. **Objectives of zone**
 - To enable land to be used for public open space or recreational purposes.
 - To provide a range of recreational settings and activities and compatible land uses.
 - To protect and enhance the natural environment for recreational purposes.
 - To cater for the development of a wider range of uses and facilities within open spaces for the benefit of the community.
 2. **Permitted without consent**

Nil
 3. **Permitted with consent**

Boat sheds; Caravan parks; Child care centres; Community facilities; Environmental facilities; Environmental protection works; Extensive agriculture/ Helipads; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Restaurants; Roads; Signage; Take away food and drink premises; Water recreation structures
 4. **Prohibited**

Any development not specified in item 2 or 3.

Council's Property Information System and a section 149(5) certificate obtained on 7 June 2011 confirms that the following controls or constraints apply to the subject site:

- The land is classified as 'community' land.
- There is no minimum subdivision lot size which applies to the site.
- A maximum height limit of 9m applies to the land.
- The site is not subject to a maximum floor space ratio.
- 'Gleniffer Brae' and surrounding garden are State Heritage listed (Item 5940).
- The allotments are in proximity to mapped Riparian Land as an existing watercourse is located to the north of the existing boundary between Lot 1 and Lot 2.
- Part of the site is mapped as containing natural resource sensitivity biodiversity.
- The land is recorded as bushfire prone.

- The land is within a low and medium flood risk precinct.
- The land is not mapped as containing acid sulphate soils, nor is the land identified as containing unstable lands or filling.

There are a number of other relevant clauses within Wollongong Local Environmental Plan 2009 which apply to the subject site including:

Clause 5.2 Classification and Reclassification of Public Land

This clause enables Council to classify or reclassify public land as 'operational land' or 'community land' in accordance with Part 2 of Chapter 6 of the Local Government Act 1993. Hence, reclassification of part Lot 3 DP 252694 is permitted under this clause, with this lot to be listed in Part 2 of Schedule 4, to allow for its reclassification as operational land.

Clause 5.10 Heritage Conservation

This clause aims to conserve the heritage significance of identified items including Gleniffer Brae Manor House and the surrounding gardens, which are a State listed heritage item (item No. 5940) in Schedule 5 of WLEP 2009. Clause 5.10(2) requires consent for the subdividing of land or the undertaking of works on which a heritage item is located. Although the subdivision of the land and building works does not form part of this Planning Proposal (but will form part of a later development application), the significance of the heritage item has been a key consideration in the development of this Planning Proposal, and is considered in detail within the accompanying '*Heritage Impact Assessment of Proposed New Works at Gleniffer Brae*' prepared by Mayne-Wilson and Associates and Paul Davies Pty Ltd, on 30 April 2010, contained as Appendix A.

Clause 7.3 Flood Planning Area

Clause 7.3 (Flood Planning Area) of WLEP 2009 details matters to be addressed for development applications pertaining to land at or below the flood planning level. A Section 149(5) Certificate issued for Lot 3 DP 252694 on 7 June 2011 confirms that the property is located within a low and medium flood risk area. Hence, the provisions of this clause will apply to any future development application for the land. Such controls require Council to be satisfied that all habitable floor levels will be above the flood planning level and that flood behaviour and flow distributions will not be adversely affected by the proposed development. Whilst not confirmed at this stage, it is anticipated that this flood affectation would impact on the low lying lands adjacent to the watercourse to the north of the site and would be unlikely to impact upon the main building works which are proposed. This matter will be further addressed in conjunction with any future development application for building works on proposed Lot 100 and Lot 101.

Clause 7.4 Riparian Lands

The watercourse at the junction of Lot 2 and 3 is classified as Category 2 (Terrestrial and Aquatic Habitat) in the WCC Riparian Corridor Management Study March 2004. Hence, a 30m setback is required from the top of the bank. Clause 7.4 of WLEP 2009 requires that development consent must not be granted for riparian lands unless an assessment of the impact of the development and opportunities for rehabilitation of vegetation and habitat has been undertaken. The provisions of this clause will be addressed at the development application stage, if any development is located within the riparian corridor.

The Planning Proposal

This Planning Proposal seeks to amend current planning controls in Wollongong Local Environmental plan 2009 (WLEP 2009) in relation to:

- Reclassification of part of Lot 3 DP 252694 (as shown as proposed Lots 100 and 101 in Figure 2) from Community to Operational land and removal of any real or perceived trusts, caveats and interests from the land.
- Rezoning of part of Lot 3 DP 252694 (as shown as proposed Lot 100 in Figure 2) from RE1 Public Recreation to SP2 Infrastructure – Education Establishment under the provisions of Wollongong Local Environmental Plan 2009.
- Amendment to Schedule 1 (Additional permitted uses) of Wollongong Local Environmental Plan 2009 to include the following additional permitted uses with consent on that part of Lot 3 DP 252694 (ie. proposed Lot 101) which is zoned RE1 Public Recreation:
 - Function Centre;
 - Educational Establishment; and
 - Carpark.
- Amendment to Part 7 (Local provisions- general) of Wollongong LEP 2009 to include objectives and controls for the land which is proposed to be zoned SP2 Infrastructure – Education Establishment (ie. Lot 100).
- Amendment of the Wollongong LEP 2009 Height Map to indicate a maximum permissible height of 15m on the land zoned SP2 – Education Establishment (ie. proposed Lot 100).

The proposed uses of the Gleniffer Brae site and the scope of development and building works are described in more detail below.

PROPOSED SITE USES / DEVELOPMENT

The University of Wollongong proposes two related uses for the Gleniffer Brae site.

Adaptive reuse of the Manor House and grounds is proposed to provide facilities for functions and educational uses. Further, redevelopment of Lot 100 is proposed to accommodate a Creative Arts Centre incorporating facilities for the University of Wollongong Faculty of Creative Arts and the Wollongong Conservatorium of Music.

The existing Caretaker's Residence may be redeveloped or refurbished over time generally within the existing envelope. Caretaker, Artist in Residence, art studio or other educational activities may be accommodated.

The proposed scope of works is indicated in the attached Figure 3.

Gleniffer Brae Function Centre

Objectives include:

- To preserve the heritage value of the Manor House and Grounds in accordance with the Conservation Management Plan.
- To provide facilities for a range of activities which may include:
 - Small conferences
 - Meetings
 - Seminars
 - Exhibitions
 - Receptions
 - Functions
 - Dining
 - Offices
 - Teaching
 - Small Group Academic Activities
 - Education Uses
- To utilise the character and heritage value of the Gleniffer Brae Manor House and Grounds to provide a unique venue for the range of activities outlined above.
- To encourage bookings and use of the house and grounds by the public.
- To enhance the commercial viability of the facility by providing in a separate pavilion a space capable of seating 120 people in function / dining mode and 144 people in meeting / conference mode.
- To provide a direct link to the Creative Arts Centre to promote shared use of facilities.

The scope of works may include:

- Demolition of a freestanding auditorium building. The building was constructed in 1993 and is of no heritage significance.
- Internal alterations
 - Existing Cloak Room modified to provide an Accessible Toilet.
 - Modifications to existing kitchen, scullery and support areas.
 - Fitout of the existing Garage to accommodate amenities and other support facilities.

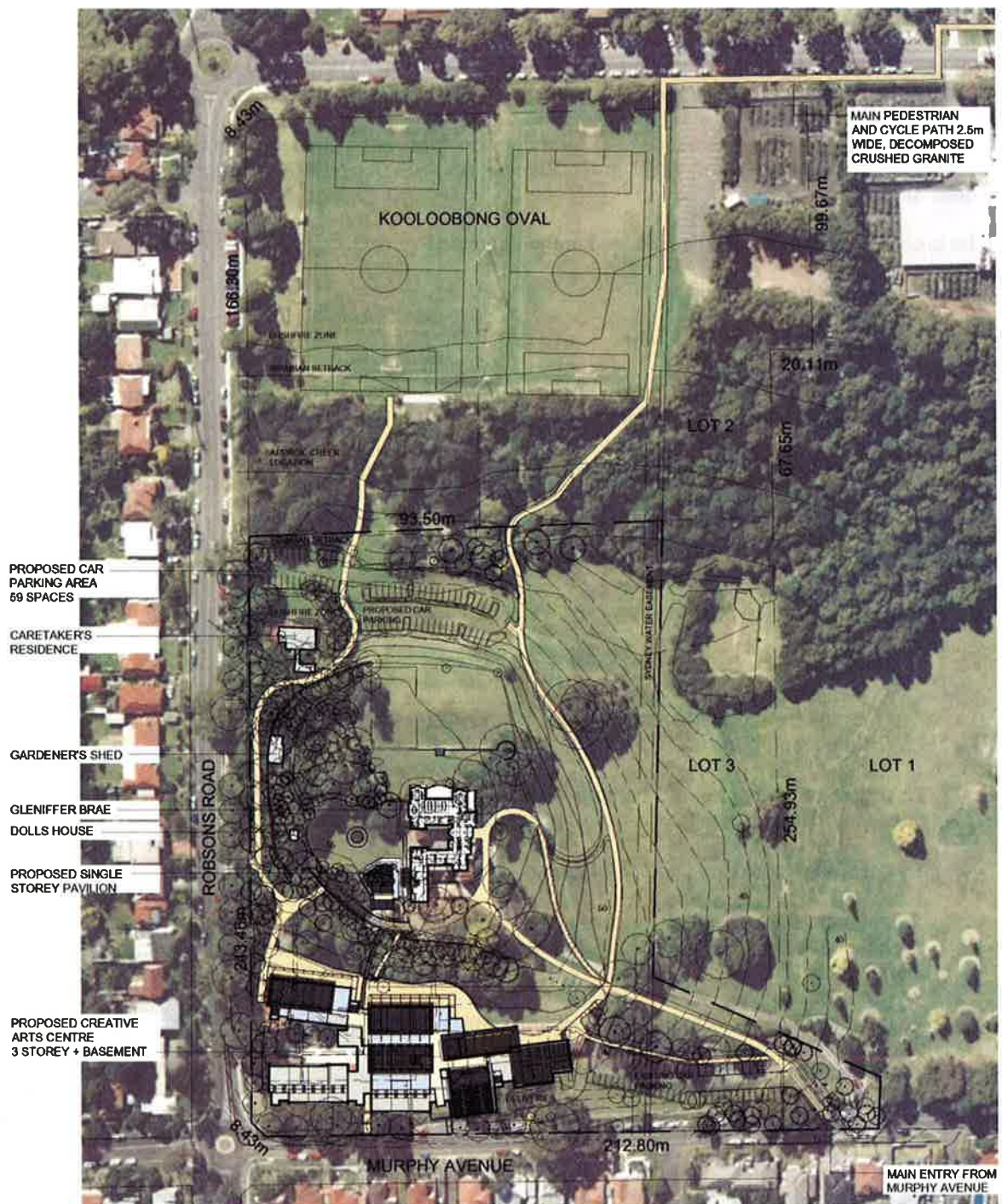


FIGURE 3
(Concept Master Plan)

- Pavilion
 - A glazed pavilion is proposed to be located at the edge of the western garden.
 - The Pavilion is located to have the least impact on the garden space, to allow views through and over the structure to the existing western facade of the Manor House and to provide a functional link with the existing Manor House for patrons and for service staff.
 - The plan of the Pavilion aligns with the rectangular shape of the adjacent Manor House but also recognises the pattern of the western courtyard.
 - The character and visual image of the Pavilion will be of a contemporary glass and steel demountable style structure which will not confuse any interpretation of the heritage value of the Manor House and Gardens.
 - The size of the Pavilion at 120 in dining mode meets projected demand and also reasonably matches pre and post function spaces in the Manor House.
 - Requirements for café / morning and afternoon teas or restaurant dining areas could be met by amending furniture layouts in the required number of Function and Meeting Rooms.
 - The detail of Kitchen / Bar and other support areas will need to be considered in more detail.
- Restoration works to existing garden walls and other items of heritage significance as identified in the Conservation Management Plan.

Creative Arts Centre

Objectives include:

- To redevelop the southern section of the site currently occupied by brick classroom structures to accommodate a Creative Arts Centre.
- To preserve and reinforce the existing screen of brushbox trees, stone walls and associated landscaping to visually define a separation between the Manor House and Grounds and the Creative Arts Centre.
- To discretely but effectively link the new building with the Gleniffer Brae Manor House and Grounds.
- To develop the building within an envelope which is two storey scale when viewed from the north and north-east and utilises the topography of the site to provide three storey scale to internal atrium spaces.
- To articulate the scale and mass of the building to reduce its visual impact.
- To allow for staged development.
- To provide an architectural character which is contemporary but conservative, with extensive use of glass, timber and stone in facade elements.
- To have no significant impact on critical views to and from the Gleniffer Brae Manor House and Gardens.
- To incorporate leading edge sustainability and energy management initiatives.
- To comply with UOW design standards and planning objectives for University Buildings.
- To meet the functional needs of academic, community and other users of the building.
- To minimise the environmental impact of the development on the local community and adjoining residential areas.

The scope of works may include:

- A two and three storey academic building of up to 10,000m² Gross Floor Area.
- Basement carparking.

Site works

Objectives include:

- Provision of access, landscaping, parking and support services to meet the functional requirements of the development and to comply with the requirements of the Conservation Management Plan.

The scope of works may include:

- Extensive landscaping to atria, courtyard areas and to the Robsons Road / Murphys Avenue frontages of the Creative Arts Centre.
- Landscaping to the existing southern carpark.
- Northern carpark for approximately 60 vehicles. The carpark will be organic in layout and include detailed landscaping.
- Service and pedestrian access to the western side of the site.
- Shared cycle and pedestrian pathway to link the Creative Arts Centre and the Manor House to the main University campus. Pathway will include lighting and security cameras.
- Restoration of existing main vehicle access from Murphys Avenue.
- New entrance from Murphys Avenue to basement carpark.
- Underground services reticulation.

Staging

The project will be completed in stages generally as follows:

STAGE 1

- Conservatorium of Music consolidated into Gleniffer Brae Manor House and Auditorium. Large group activities to be temporarily relocated off site or in to demountables on the northern part of the site.
- Demolition of existing classrooms.
- Construction of Creative Arts Centre (Stage 1) and associated siteworks and services.

STAGE 2

- Demolition of Auditorium.
- Alterations to Gleniffer Brae Manor House.
- Construction of glazed Pavilion and associated works.
- Siteworks
 - Northern Parking Area
 - Pedestrian Link
 - Conservation works to Gleniffer Brae grounds

STAGE 3

- Construction of Creative Arts Centre (Stage 2)

STAGE 4

- Construction of Creative Arts Centre (Stage 3)

STAGE 5

- Redevelopment of existing Caretaker's Cottage

HERITAGE

The following is a brief summary of critical heritage requirements:

- Gleniffer Brae Manor and Grounds (Lot 3) is State Heritage listed and any development must have the consent of the NSW Heritage Office.
- There should be no physical separation between the Gleniffer Brae and Botanic Garden sites.
- Views to and from the Manor House and Gardens are critical.
- The Manor House, Sorensen Gardens, stone walls and associated landscaping need to be retained.
- The setting of Gleniffer Brae including grassed embankments is critical.
- Public access and use of the facility is to be encouraged.
- Damage to the ceremonial driveway to be repaired and use of the driveway restricted.
- Brick performance space to be removed.
- Restoration works and implementation of the Landscape Management Plan to be implemented.

An assessment of the heritage impact of the proposed works is described in the following attached document:

- Heritage Impact Assessment
Gleniffer Brae
Mayne Wilson and Associates
Paul Davies Architects

A Conservation Management Plan was prepared in 2002 by Tropman and Tropman. An updated Conservation Management Plan is required for submission to the Heritage Council with the proposed Development Applications.

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

Objectives

The objectives of this Planning Proposal are to:

- Enable the Gleniffer Brae Manor House and Grounds on proposed Lot 101 to be modified and used for functions, educational uses and associated carparking, whilst retaining the RE1 Public Recreation zone.
- To enable the southern section of the Gleniffer Brae site (Lot 100) to be rezoned to SP2 Infrastructure – Education Establishment and developed to provide a University of Wollongong Creative Arts Centre comprising gross floor area not to exceed 10,000 square metres and a height not exceeding 15m.
- To reclassify the land to operational land to facilitate its sale and long term lease.

PART 2 – EXPLANATION OF THE PROVISIONS

The proposed Local Environmental Plan (LEP) seeks to amend Wollongong LEP 2009 in accordance with the Standard Instrument and to incorporate local provisions that address site specific issues.

Specific provisions will include:

- Amend Schedule 4 '*Classification and reclassification of public land*', Part 2 – '*Land classified, or reclassified, as operational land – interests changed*' in Wollongong Local Environmental Plan 2009 by inserting land that is, or was formerly, part of Lot 3 DP 252694 Murphys Avenue and Robsons Road, Keiraville shown at Appendix C;
- Amendment of the Wollongong LEP 2009 Land Zoning Map in accordance with the proposed zoning map shown in Appendix C;
- Amendment to Schedule 1 (Additional permitted uses) of Wollongong Local Environmental Plan 2009 to read as follows:

Use of certain land at Robsons Road, Keiraville

- (1) This clause applies to land at Robsons Road, Keiraville, being land that is, or was formerly, part of Lot 3 DP 252694 which is zoned RE1 Public Recreation.
- (2) Development for the purpose of a function centre, educational establishment or carpark is permitted with consent.

Note: This land is shown on the map marked Appendix C.

- Amendment to Part 7 (Local provisions-general) of Wollongong LEP 2009 to include the following objectives and controls for land that is, or was formerly, part of Lot 3 DP 252694, Murphys Avenue and Robsons Road, Keiraville which is zoned SP2 Infrastructure – Education Establishment:

Land Adjacent to Gleniffer Brae which is zoned SP2 – Education Establishment

- (1) The objectives of this clause are as follows:

- (a) to permit the establishment of an educational facility that includes facilities for staff and students engaged in the creative arts and associated support services.
- (b) to ensure that the development of the site is undertaken in a manner that demonstrates design of a high quality with respect to the context of the site, scale, built form and density of the development, resources, energy and water efficiency, landscape, amenity, safety and security, social dimensions and aesthetics.

- (2) This clause applies to land adjacent to Gleniffer Brae which is zoned SP 2 – Education Establishment and which comprises or formerly comprised part of Lot 3 DP 252694.

- (3) Development consent must not be granted to development for the purposes of a building or buildings on land to which this clause applies if the combined gross floor area of the buildings would be greater than 10,000 square metres.

- Amendment of the Wollongong LEP 2009 Height Map to indicate a maximum permissible height of 15m on the land zoned SP2 – Education Establishment.

PART 3 – JUSTIFICATION

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

- The Planning Proposal is not the result of a strategic study or report.
- Wollongong City Council as owner of the land called for expressions of interest for the sale or lease of Gleniffer Brae in May 2010. Wollongong City Council called for the Expressions of Interest with the objective of identifying a viable future use for the site whilst providing for:
 - Guaranteed tenancy for the Conservatorium of Music.
 - Retaining community access to the Manor House and grounds.
 - Ensuring ongoing integration with the Botanic Garden.
 - Maintaining the heritage items and values of the site.
 - Minimising the operating and maintenance costs of the site to Council.
- The University of Wollongong provided the preferred submission, which was endorsed by Council at its Ordinary Meeting of 29 March 2011 (Item 2). A copy of this report and the Council minutes are contained as Appendix D. The uses proposed by the University of Wollongong require the amendments to Wollongong LEP 2009, as described in this Planning Proposal.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes or is there a better way?

- The Planning Proposal is the only means of enabling the amendments to the Wollongong LEP 2009 which will permit the proposed development.
- Lot 3 DP 252694 is currently held in Council's ownership and is community land. Reclassification of the land to operational land will allow for the lease of the Gleniffer Brae Manor House and gardens to the University of Wollongong and the sale of the adjacent subdivided allotment, to enable the construction of the University's Creative Arts Centre.

3. Is there a net community benefit?

- The development will provide a positive outcome for the local community as follows:
 - An ongoing commitment for conservation and maintenance works to the Manor House and Grounds will be secured.
 - Currently there is no meaningful community access provided to the Manor House and Grounds. A Function Centre including dining / café and meeting facilities would promote public access. The Creative Arts Centre will also engage with the broader community through exhibitions, workshops, concerts and other cultural activities.
 - A 'home' will be provided for the Conservatorium of Music in the new Creative Arts Centre providing purpose built facilities for over 200 local pre-school and school age students.
 - Improved access to, and utilisation of the Botanic Garden will be provided.
 - The proposed Creative Arts Centre will enhance the cultural life of the region.

Net Community benefit test

Key Criteria	Assessment
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (eg land release, strategic corridors, development within 800 metres of a transit node)? Is the LEP located in a global / regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional / subregional strategy?	The site is located in Keiraville, which is an inner suburb of Wollongong, identified as a regional city within the Illawarra Regional Strategy (DOP, 2007). The Strategy identifies that the University of Wollongong provides key employment lands and confirms the importance of the education sector in contributing to the regional economy. The current Planning Proposal will facilitate expansion of the University and will contribute to continued growth in the education sector, in accordance with the objectives and actions of this strategy. The site is not located within a land release area or strategic corridor.
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	Due to the site specific nature of the proposal and the circumstances of the case, the LEP amendments would be unlikely to create a precedent.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	The land use zones in the locality have been reviewed as part of the Wollongong LEP 2009 implementation. There are no other known current spot rezonings in the locality under consideration.
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	The LEP amendment would facilitate permanent employment generating activity in the Gleniffer Brae Function Centre and the Creative Arts Centre. It would not result in a loss of employment lands.
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	The LEP will have no impact on the supply of residential land.
Is the existing public infrastructure (roads, rail and utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?	Existing services (water, sewer, gas, electricity) are available to service the proposed development. The site is located within approximately 700m of an existing free shuttle bus service (the 'Gong Shuttle'). The University of Wollongong provides additional shuttle bus services in the Keiraville region. The site will be linked to existing pedestrian and cycleway networks.

Key Criteria	Assessment
Will the proposal result in changes to the car distance travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	Changes to the car distances travelled by University, employees, students and visitors would be negligible in terms of greenhouse gas emissions and operating costs issues. Cardo Eppell Olsen, on behalf of the University of Wollongong, has completed a 'Transport Strategy and Implementation Plan' to guide transport (including parking, traffic, walking, cycling and public transport) for the Wollongong Campus and Innovation Campus for the next five years. This Strategy includes consideration of potential student and staff growth at the University, which is the subject of a masterplan currently under preparation by UOW. A key objectives of this strategy is to <i>"actively encourage students and staff to consider green and healthier alternative transport options such as riding a bicycle, using car share or public transport to travel to and from the campus"</i> and to reduce the environmental impact of traffic associated with the University. A series of actions are recommended within the Strategy including new bus routes and increased frequency of bus services; the provision of a shuttle bus service between the Innovation Campus and Main Campus; improved bus infrastructure; bicycle storage facilities and amenities; improved signage and maps for cycle and walking routes; bicycle hire opportunities; and improved infrastructure and linkages in cycling and pedestrian routes. Whilst the Strategy does not specifically include consideration of the Gleniffer Brae site, the recommended actions could be readily implemented in relation to the new Creative Arts Centre. Further, specific strategies for the Gleniffer Brae site which would assist in reducing the level of car usage include the provision of an additional bus stop (for the University bus service) adjacent to the site and a pedestrian linkage to the site from Northfields Avenue.
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?	Patronage of the State Government investment in the 'Gong Shuttle' would be enhanced.

Key Criteria	Assessment
Will the proposal impact on land that the Government has identified a need to protect (eg land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	Wollongong LEP 2009 indicates that the land: - Is adjacent to a riparian corridor; - Contains biodiversity mapping; - Is in a low to medium flood risk precinct; and - Is bushfire affected. Detailed consideration of such matters will be addressed at the future development application stage, however the impacts of such constraints are anticipated to be low, as the riparian corridor and flood impacts are likely to be restricted to the north of the site. The site is also an infill site where it is anticipated that bushfire risks can be appropriately managed through building controls, if necessary.
Will the LEP be compatible / complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?	The rezoning, reclassification, sale/lease and development of the site will provide an integrated approach to management of the land by the University of Wollongong. The proposal will provide for improved access to the Botanic Garden and to the Gleniffer Brae Manor House and gardens.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the future?	Not applicable
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	Not applicable
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	Wollongong City Council has identified that its current business model for the site is not financially viable and hence has endorsed the 'Expression of Interest' submitted by the University of Wollongong for the purchase or lease of the land. The current planning proposal provides opportunity to maintain the Manor House in public ownership and retain public access, whilst supporting its long term maintenance. Should Council not proceed with the Planning Proposal at this time, they would need to seek an alternate solution, to ensure that Gleniffer Brae can continue to be managed and maintained in a viable manner.

Section B – Relationship to Strategic Planning Framework

4. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The manner in which the Planning proposal will address the objectives and actions of applicable regional strategies is as follows:

Metropolitan Plan for Sydney 2036

The 'Metropolitan Plan for Sydney 2036', which was released in December 2010 integrates the 2005 'Metropolitan Strategy—City of Cities: A Plan for Sydney's Future' with the 'Metropolitan Transport Plan' to deliver a new 25-year Metropolitan Plan for the Sydney metropolitan area. The plan provides the strategic framework for growth of the greater metropolitan area of Sydney, with an emphasis on a multi centred city.

The Metropolitan Plan does not specifically pertain to the Illawarra region, as it extends only to Sutherland in the south, however it acknowledges that Sydney will be the gateway to Melbourne, Brisbane, Canberra, Newcastle and Wollongong. Further, the plan notes that *"the interdependence of Sydney and regional NSW is addressed in the Regional Strategies for the Central Coast, Lower Hunter, Illawarra and South Coast, Far North Coast, Mid North Coast and Sydney–Canberra Corridor and the Murray"*.

Hence, there are no specific matters contained within the 'Metropolitan Plan for Sydney 2036' which will impact on the current Planning Proposal, as the 'Illawarra Regional Strategy' is the applicable regional strategy document by which the merits of the proposal should be determined.

Illawarra Regional Strategy

The Illawarra Regional Strategy, which was prepared by the Department of Planning in January 2007, applies to the local government areas of Kiama, Shellharbour and Wollongong. The primary purpose of the Regional Strategy is to ensure that adequate land is available and appropriately located to sustainably accommodate the projected housing and employment needs of the Region's population over the next 25 years.

The Regional Strategy aims to:

- Ensure an adequate supply of land strategically located to support economic growth and the capacity for an additional 30,000 new jobs.
- Provide 38,000 new dwellings by 2031 to cater for the region's growing population and changing demographics.
- Protect high value environments including coastal lakes, estuaries, aquifers, threatened species, vegetation communities and habitat corridors by ensuring that new urban development minimises impacts on these important areas and their catchments.
- Prevent development in places constrained by coastal processes, flooding, wetlands, important primary industry resources and significant scenic and cultural landscapes.

The Strategy identifies that the University of Wollongong provides key employment lands, together with other lands such as the Wollongong City Centre, the Innovation Campus and Port Kembla precinct. The strategy confirms that *"these sites provide a range of employment activities and will be protected by avoiding fragmentation or rezoning to non-employment related uses"*. Further, the importance of the education sector is recognised, as it has the potential to contribute further to the regional economy.

This Planning Proposal will supply additional employment land for the knowledge sector, which is evidently receiving growth. The land is strategically located to provide a direct linkage to the existing operations of the University and therefore will promote further employment in the region in accordance with the recommended actions of the Regional Strategy.

The Regional Strategy also identifies the importance of protecting items of cultural heritage which *"is important for current and future generations as it contributes to community identity and wellbeing, a sense of history, and local and regional visual character"*. The Regional Strategy seeks to *"support the identification, management and conservation of existing and yet to be identified cultural heritage sites, places and landscape in the Illawarra region"*. In calling for expressions of interest for the sale/lease of Gleniffer Brae, Wollongong City Council has acknowledged that the maintenance of the heritage items and values of the site are of paramount importance, together with continued public access to the Manor House and grounds. This planning proposal will achieve such objectives, thereby addressing the recommended outcomes and actions of the Illawarra Regional Strategy.

5. Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other legal strategic plan?

The manner in which the Planning Proposal will address applicable local strategies is as follows:

Wollongong Local Government Area Economic Development Strategy (February 2006)

The 'Economic Development Strategy', which was prepared by Buchan in February 2006, is a strategy document developed to guide the economic growth and diversity of the Wollongong Local Government Area. The report confirms that "*Wollongong needs to continue as the major regional centre for the Illawarra and parts of the South Coast and to have a vibrant business base that is linked to wider domestic and international markets.*" To achieve this, the strategy confirms that there needs to be a major emphasis on the development of high value services, as well as a continuation of activity in the industrial sectors. The Innovation Campus is identified within the strategy, together with the port of Port Kembla, the Wollongong City Centre and West Dapto, as being major development centres which will form key long term pillars for the future growth of Wollongong.

Whilst this Planning Proposal does not pertain to land within the Innovation Campus site, there is a direct relationship between the ongoing growth of the University of Wollongong as a whole and its continued ability to play a key role in the economic strength of the region. The rezoning and reclassification of land which comprises the Gleniffer Brae site will facilitate the continued growth of the University, though the development of a Creative Arts Centre which will enable the University to expand its educational and function base. This will support the recommendations of the 'Economic Development Strategy' which seek to develop Wollongong as a leading regional city by "*building on its current economic base and by attracting new knowledge based services*".

Accordingly, it is considered that the Planning Proposal for the Gleniffer Brae site will meet the outcomes and recommendations of the strategy and most importantly will specifically address Strategic Direction 2, which seeks to ensure:

"That economic development strategies and plans recognise that future opportunities will come from building on current strengths while also creating new areas of advantage based on knowledge and innovation."

Wollongong Retail Centre Study (September 2004)

The Wollongong Retail Centre Study prepared by Hill PDA in September 2004 to identify key issues within the retail sector and to identify a current and possible future retail centres hierarchy for the Wollongong local government area. Keiraville is identified within the study as a Local 'Convenience Centre' which services the local catchment.

This Planning Proposal for Gleniffer Brae pertains to a site which is not located within the local convenience centre of Keiraville, nor will the site accommodate retail uses which will impact on the viability of this centre. Accordingly, the study is not relevant to the current Planning Proposal.

Illawarra and South Coast Employment Lands Strategy (October 2005)

The 'Illawarra and South Coast Employment Lands Strategy' was prepared by Hill PDA in October 2005 to ensure that sufficient employment opportunities are provided for future population within the Wollongong, Shellharbour, Kiama, Shoalhaven, Eurobodalla and Bega Valley local government areas. The strategy identifies that Wollongong is leading the region in innovative technology and the industries of the future, including telecommunications, tourism and education and noted that the majority of employment is centred around the retail centres and the industrial areas of Port Kembla.

The strategy provides guiding principles of redevelopment within the industrial zones, business zones and within the special use, agricultural/rural land, transport/logistic and education/health/government sectors to protect employment lands and to recognise opportunities for growth. Section 5.9 of the strategy provides recommendations regarding spot rezoning to ensure that "economic development opportunities for the region are not lost".

The strategy requires that the follow matters be considered in the assessment of rezoning applications:

- *Flexible application of employment land zonings must consider the relevant principles articulated above (ie. recognising that the future industrial structure of the region is likely to be very different from what we see today, it is necessary to adopt a flexible approach to the implementation of these principles to ensure economic development opportunities for the region area not lost);*
- *A rezoning application must consider the compatibility of the existing zoning and its permitted use to surrounding uses, balanced with:*
 - *The long term employment demands for the local area and availability of land to meet those needs;*
 - *The regional significance of these lands to economic growth and employment; and*
 - *Long term economic viability of that site for that operation.**Note that long term economic viability does not refer to identifying the land value that provides the highest land value.*

This Planning Proposal seeks to rezone part of Lot 3 DP 252694 (ie. proposed Lot 100) from an RE1 Public Recreation zone to an SP2 Infrastructure – Education Establishment zone and to retain the RE1 Public Recreation zone on the balance of the land. The RE1 Public Recreation zone is not identified within the strategy as a zone which would typically contribute to the employment lands of Wollongong and hence the recommendations of the strategy are not directly applicable. Irrespective of this, consideration has been given to the potential for the SP2 - Educational Establishment zone and the expanded permissible uses within the RE1 Public Recreation zone to contribute towards employment within the Wollongong LGA. Clearly, the expansion of the services and facilities offered by the University of Wollongong will allow for the continued growth of the education sector, consistent with the recommendations of the Employment Lands Strategy. With regard to the matters to be considered for rezoning applications, the Planning Proposal does not conflict with the strategy recommendations, as it will not result in the rezoning of employment lands.

The Strategy also identifies a number of key sites within the study area which are proposed for rezoning and provides recommendations for zoning. The Gleniffer Brae site is not specifically addressed within this section of the Strategy.

Wollongong Local Government Area Employment Lands Strategy (September 2006)

Following the completion of the 'Illawarra and South Coast Employment Lands Strategy' a detailed Employment Land strategy for the Wollongong LGA was prepared by Hill PDA in September 2006. This strategy was prepared to examine current employment uses throughout the city, to make recommendations for any alteration in zoning and to identify land use planning options to deal with any land capacity issues.

The strategy notes the importance of knowledge and business services, which account for one in five jobs in the local area, including higher value service jobs such as post secondary education. It is identified that a large segment of these jobs are located in the City Centre and in North Wollongong, where the University and TAFE are situated. The growth of the University and TAFE campuses has created a knowledge industries corridor in North Wollongong.

Although the strategy provides guiding principles for industrial land, business parks and bulky goods retailing, there are no specific recommendations provided which apply to the Gleniffer Brae site. However, the identification of the University and TAFE campuses as a knowledge base provides insight into the intended outcomes of the strategy, which seek to preserve and expand this employment base. The current Planning Proposal will achieve the intended outcomes of the Strategy by allowing for expansion of the tertiary education sector on an appropriately located site, adjacent to the main University campus.

6. Is the Planning Proposal consistent with applicable state environmental planning policies?

The State Environmental Planning Policies which may be directly applicable to the Planning Proposal are discussed below.

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 aims to facilitate the effective delivery of infrastructure across the state by improving regulatory processes, providing greater flexibility in siting and by more clearly defining environmental assessment criteria. The policy applies to the state and identifies categories of exempt and complying development for which development approval is not required. The provisions of this policy will hold relevance to any future development application on the land, however are not directly applicable to the current Planning Proposal. It is noted that Schedule 3 of the SEPP identifies traffic generating developments which require referral to the Roads and Traffic Authority. This includes educational establishments with 50 or more students. Hence, referral to the RTA of a future development application will be required.

State Environmental Planning Policy 71 – Coastal Protection

The 1997 'NSW Coastal Policy' sets the context in providing for population growth and economic development at the same time aiming to protect the natural, cultural, spiritual and heritage values of the coastal environment. The coastal zone included a one kilometre strip of land along the coastline and three nautical miles seaward, and also included all rivers, lakes, lagoons, estuaries and islands. The new definition of the coastal zone includes a one kilometre strip along the coastline, three nautical miles seaward and all coastal rivers, lakes, lagoons, estuaries and islands.

State Environmental Planning Policy – 71 Coastal Protection (SEPP 71) aims to protect, manage and preserve natural, cultural, recreational and economic attributes of the NSW Coast and marine area. Part 1 lists the Local Government Areas to which the policy applies.

According to Section 2 Aims of the SEPP, the policy requires certain development applications for development in sensitive coastal locations to be referred to the Director-General for comment. A sensitive coastal location includes land within 100m of mean high water mark of the sea, a bay or an estuary.

The land which is the subject of this Planning Proposal is not located within the 'coastal zone', being more than 1km from the coastline and hence the provisions of this SEPP do not apply.

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Policy No 55 – Remediation of Land provides statewide planning controls for the remediation of contaminated land. Clause 6 of the SEPP provides the requirements which must be addressed by a planning authority in preparing a draft local environmental plan:

- (1) *In preparing an environmental planning instrument a planning authority is not to include in a particular zone (within the meaning of the instrument) any land specified in subclause (4) if the inclusion of the land in that zone would permit a change of use of the land, unless:*
 - (a) *the planning authority has considered whether the land is contaminated, and*
 - (b) *if the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and*
 - (c) *if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose.*

Note. In order to satisfy itself as to paragraph (c), the planning authority may need to include certain provisions in the environmental planning instrument.
- (2) *Before including land of a class identified in subclause (4) in a particular zone, the planning authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.*
- (3) *If a person has requested the planning authority to include land of a class identified in subclause (4) in a particular zone, the planning authority may require the person to furnish the report referred to in subclause (2).*
- (4) *The following classes of land are identified for the purposes of this clause:*
 - (a) *land that is within an investigation area,*
 - (b) *land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,*
 - (c) *to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:*
 - (i) *in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and*
 - (ii) *on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).*
- (5) *In this clause, planning authority has the same meaning as it has in section 145A of the Act."*

The land, which was previously identified as Lot 63 DP 252694, was purchased by the Hoskins family in 1928 and the Manor House constructed in 1937–1939. The gardens which surrounded the residence were landscaped over time by landscape designer and master gardener Paul Sorenson. In 1954 the property was purchased and used by the Sydney Church of England Girls School and the eastern portion of the site was allocated for a botanic garden. Following Wollongong City Council's purchase of the land in 1976–1978, part of the Manor House and school buildings were leased to the Conservatorium of Music and part of the Manor House was used as a function centre.

This preliminary investigation of land uses on the site indicates that the land has previously been used for residential and educational purposes and has not been used for a potentially contaminating purposes. It is noted that agricultural / horticultural activities are listed in Table 1 of the 'Planning Guidelines - Remediation of Land' (DUAP, EPA, 1998) as an activity which may cause contamination. However, it is noted that the Botanic Garden, which may be defined as a horticultural activity, have not previously been located on proposed Lots 100 and 101, which are the subject of the current Planning Proposal. Further, a Section 149(5) Certificate for the property which was issued on 7 June 2011 (Cert No. 201102795) does not identify that the land has been listed as potentially contaminated.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?

The following Section 117 Directions which may be of relevance to the Planning Proposal are addressed below:

Direction 1.1- Business and Industrial Zones

(1) The objectives of this direction are to:

- (a) encourage employment growth in suitable locations,
- (b) protect employment land in business and industrial zones, and
- (c) support the viability of identified strategic centres.

Where this direction applies

- (2) This direction applies to all relevant planning authorities.

When this direction applies

- (3) This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).

What a relevant planning authority must do if this direction applies

- (4) A planning proposal must:
- (a) give effect to the objectives of this direction,
 - (b) retain the areas and locations of existing business and industrial zones,
 - (c) not reduce the total potential floor space area for employment uses and related public services in business zones,
 - (d) not reduce the total potential floor space area for industrial uses in industrial zones, and
 - (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning.

Consistency

- (5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:
- (a) justified by a strategy which:
 - (i) gives consideration to the objective of this direction, and
 - (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
 - (iii) is approved by the Director-General of the Department of Planning, or
 - (b) justified by a study (prepared in support of the planning proposal) which gives consideration to the objective of this direction, or
 - (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
 - (d) of minor significance.

Comment:

This Planning Proposal pertains to land which is currently zoned RE1 Public Recreation under the provisions of Wollongong Local Environmental Plan 2009. This land does not comprise "an existing or proposed business or industrial zone" and hence the provisions of this Section 117 Direction are not relevant.

Direction 2.3 - Heritage Conservation

Objective

- (1) *The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.*

Where this direction applies

- (2) *This direction applies to all relevant planning authorities.*

When this direction applies

- (3) *This direction applies when a relevant planning authority prepares a planning proposal.*

What a relevant planning authority must do if this direction applies

- (4) *A planning proposal must contain provisions that facilitate the conservation of:*
- (a) *items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,*
 - (b) *Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and*
 - (c) *Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.*

Consistency

- (5) *A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that:*
- (a) *the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or*
 - (b) *the provisions of the planning proposal that are inconsistent are of minor significance.*

Comment:

Gleniffer Brae and surrounding gardens are State Heritage listed (Item 5940). Wollongong Local Environmental Plan 2009 currently contains provisions relating to heritage conservation within Clause 5.10. The Planning Proposal for the Gleniffer Brae site does not seek to alter the heritage listing of the property under WLEP 2009 nor amend or delete the provisions of Clause 5.10. Hence, the current planning proposal is consistent with Direction 2.3 (Heritage Conservation).

Direction 3.4 - Integrating Land Use and Transport

(1) Objective

The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- (a) improving access to housing, jobs and services by walking, cycling and public transport, and
- (b) increasing the choice of available transport and reducing dependence on cars, and
- (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and
- (d) supporting the efficient and viable operation of public transport services, and
- (e) providing for the efficient movement of freight.

Where this direction applies

- (2) This direction applies to all relevant planning authorities.

When this direction applies

- (3) This direction applies when a relevant planning authority prepares a planning proposal that will move a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.

What a relevant planning authority must do if this direction applies:

- (4) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:
- (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and
 - (b) The Right Place for Business and Services – Planning Policy (DUAP 2001).

Consistency

- (5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:
- (a) justified by a strategy which:
 - (i) gives consideration to the objective of this direction, and
 - (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
 - (iii) is approved by the Director-General of the Department of Planning, or
 - (b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or
 - (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
 - (d) of minor significance.

Comment:

Improving Transport Choice – Guidelines for Integrating Public Transport and Development: The guidelines seek to “translate broad sustainability objectives into outcomes at the local level. The guidelines will better integrate land uses and transport planning and development, provide transport choice and manage transport demand to improve the environment, accessibility and livability”. Specifically, the aims of the guidelines are to reduce growth in the number and length of private car journeys and ensure that walking, cycling and public transport use is more attractive. The strategy encourages development to be made within close proximity of public transport and service facilities, to facilitate pedestrian access through the design of the road system and encourage the provision of cycle ways through urban development.

The Gleniffer Brae site is located to the immediate west of the University of Wollongong main campus and will be connected to the campus via a pedestrian linkage leading from Northfields Avenue. Further, the University of Wollongong bus service will be provided with a bus stop adjacent to the Creative Arts Centre, to encourage increased public transport usage for students and staff on the site. Hence, the objectives of the guidelines in relation to pedestrian connectivity and public transport provision will be met through the provision of such linkages.

Right Place for Business and Services – Planning Policy:

The purpose of this document is to plan for the better arrangement of land uses in support of centres and the transport systems which serve the centres. The aim of this guideline is to encourage mixed, accessible centres that are closely aligned with public transport, walking and cycling. The policy applies to developments that *"generate many trips from employees, customers or visitors and/or provide important services, and generally have a gross floor space of 1,000m² or more"*.

With regard to education uses, the policy recommends that wherever possible, they should be located in centres that can be accessed by a choice of transport. However, the policy recognises that *"higher order establishments such as main university campuses and regional hospitals that require very large sites may not be feasibly located within centres. These should be located close to regional centres and link with them using local transport corridors"*.

The current Planning Proposal, whilst not located within a 'centre', provides linkages with the main University campus and the Wollongong City Centre through public transport, bicycle and pedestrian linkages, which accords with the recommendations of the policy.

Direction 4.4 - Planning for Bushfire Protection

Objectives

- (1) *The objectives of this direction are:*
- (a) *to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and*
 - (b) *to encourage sound management of bush fire prone areas.*

Where this direction applies

- (2) *This direction applies to all local government areas in which the responsible Council is required to prepare a bush fire prone land map under section 146 of the Environmental Planning and Assessment Act 1979 (the EP&A Act), or, until such a map has been certified by the Commissioner of the NSW Rural Fire Service, a map referred to in Schedule 6 of that Act.*

When this direction applies

- (3) *This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.*

What a relevant planning authority must do if this direction applies

- (4) *In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made.*
- (5) *A planning proposal must:*
- (a) *have regard to Planning for Bushfire Protection 2006,*
 - (b) *introduce controls that avoid placing inappropriate developments in hazardous areas, and*
 - (c) *ensure that bushfire hazard reduction is not prohibited within the APZ.*
- (6) *A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:*
- (a) *provide an Asset Protection Zone (APZ) incorporating at a minimum:*
 - (i) *an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and*
 - (ii) *an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,*
 - (b) *for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,*
 - (c) *contain provisions for two-way access roads which link to perimeter roads and/or to fire trail networks,*
 - (d) *contain provisions for adequate water supply for firefighting purposes,*
 - (e) *minimise the perimeter of the area of land interfacing the hazard which may be developed,*
 - (f) *introduce controls on the placement of combustible materials in the Inner Protection Area.*

Consistency

- (7) *A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the council has obtained written advice from the Commissioner of the NSW Rural Fire Service, to the effect that, notwithstanding the noncompliance, the NSW Rural Fire Service does not object to the progression of the planning proposal.*

Comment:

The subject site is listed within Council's records as being bushfire prone. Whilst a bushfire assessment report does not form part of this Planning Proposal it is noted that the additional buildings on the site will be concentrated to the south and south-west of the existing Gleniffer Brae Manor House and will be bounded by Robsons Road to the west and Murphys Avenue to the south. Further, both Lot 100 and Lot 101 will have direct road access/frontage and the property is serviced by a reticulated water supply which would accommodate fire fighting requirements. It is requested that advice be obtained from the Commissioner of Rural Fire Service to confirm that the rezoning may proceed and to allow for the preparation of a bushfire assessment report at the development application stage.

Direction 5.1 - Implementation of Regional Strategies

Objective

- (1) *The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.*

Where this direction applies

- (2) *This direction applies to land to which the following regional strategies apply:*
- (a) *Far North Coast Regional Strategy*
 - (b) *Lower Hunter Regional Strategy*
 - (c) *Illawarra Regional Strategy*
 - (d) *South Coast Regional Strategy*
 - (e) *Sydney–Canberra Corridor Regional Strategy*
 - (f) *Central Coast Regional Strategy, and*
 - (g) *Mid North Coast Regional Strategy.*

When this direction applies

- (3) *This direction applies when a relevant planning authority prepares a planning proposal.*

What a relevant planning authority must do if this direction applies

- (4) *Planning proposals must be consistent with a regional strategy released by the Minister for Planning.*

Consistency

- (5) *A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), that the extent of inconsistency with the regional strategy:*
- (a) *is of minor significance, and*
 - (b) *the planning proposal achieves the overall intent of the regional strategy and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.*

Comment:

The Planning Proposal for Lot 3 DP 252694 is consistent with the Illawarra Regional Strategy, as discussed in the foregoing section of this report.

Direction 6.1 - Approval and Referral Requirements

Objective

- (1) *The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.*

Where this direction applies

- (2) *This direction applies to all relevant planning authorities.*

When this direction applies

- (3) *This direction applies when a relevant planning authority prepares a planning proposal.*

What a relevant planning authority must do if this direction applies

- (4) *A planning proposal must:*
- (a) *minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and*
 - (b) *not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:*
 - (i) *the appropriate Minister or public authority, and*
 - (ii) *the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to undertaking community consultation in satisfaction of section 57 of the Act, and*
 - (c) *not identify development as designated development unless the relevant planning authority:*
 - (i) *can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and*
 - (ii) *has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.*

Consistency

- (5) *A planning proposal must be substantially consistent with the terms of this direction.*

Comment:

During the preparation of this Planning Proposal no specific provisions have been identified which would prevent the proposal complying with this direction. It is not anticipated that the LEP provisions will need to contain additional referral, concurrence or consultation requirements.

Direction 6.2 - Reserving Land for Public Purposes

Objectives

- (1) *The objectives of this direction are:*
- (a) *to facilitate the provision of public services and facilities by reserving land for public purposes, and*
 - (b) *to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.*

Where this direction applies

- (2) *This direction applies to all relevant planning authorities.*

When this direction applies

- (3) *This direction applies when a relevant planning authority prepares a planning proposal.*

What a relevant planning authority must do if this direction applies

- (4) *A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).*
- (5) *When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must:*
- (a) *reserve the land in accordance with the request, and*
 - (b) *include the land in a zone appropriate to its intended future use or a zone advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), and*
 - (c) *identify the relevant acquiring authority for the land.*
- (6) *When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:*
- (a) *include the requested provisions, or*
 - (b) *take such other action as advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) with respect to the use of the land before it is acquired.*
- (7) *When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.*

Consistency

- (8) *A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that:*
- (c) *with respect to a request referred to in paragraph (7), that further information is required before appropriate planning controls for the land can be determined, or*
 - (d) *the provisions of the planning proposal that are inconsistent with the terms of this direction are of minor significance.*

Comment:

This Direction requires that a Planning Proposal must not reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning. As the Planning Proposal seeks to rezone part of Lot 3 DP 252694 from RE1 Public Recreation to SP2 Infrastructure - Education Establishment, the approval of the Director-General will be required as part of the planning process. The rezoning of the southern portion of the site will reduce the quantity of land zoned for public purposes, however its transfer to the University and rezoning for educational purposes will provide for the continued community use of, and access to, such land. Further, whilst there will be a reduction in the area of land zoned for public purposes, Council has confirmed its intention to retain the Gleniffer Brae Manor House and gardens in public ownership, with this part of the land to retain its RE1 Public Recreation zone.

Direction 6.1 - Site Specific Provisions

Objective

- (1) *The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.*

Where this direction applies

- (2) *This direction applies to all relevant planning authorities.*

When this direction applies

- (3) *This direction applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out.*

What a relevant planning authority must do if this direction applies

- (4) *A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:*
- (a) *allow that land use to be carried out in the zone the land is situated on, or*
 - (b) *rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or*
 - (c) *allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.*
- (5) *A planning proposal must not contain or refer to drawings that show details of the development proposal.*

Consistency

- (6) *A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are of minor significance.*

Comment:

This Section 117 Direction seeks to provide consistency in the controls which apply to various zones, rather than introduce site specific controls. The Planning Proposal is not consistent with this direction as it will introduce a number of site specific controls, being:

- Amendment to Schedule 1 (Additional permitted uses) of Wollongong Local Environmental Plan 2009 to include function centre, educational establishment and carpark as additional permitted uses with consent on that part of Lot 3 DP 252694 (ie. proposed Lot 101) which is zoned RE1 Public Recreation; and
- Amendment to Part 7 (Local provisions - general) of Wollongong LEP 2009 to include objectives and controls for the land which is proposed to be zoned SP2 Infrastructure – Education Establishment (ie. Lot 100). Such controls include a maximum floor area for the building.

The introductions of such provisions are considered necessary to:

- Provide for an expanded, but targeted, range of uses which can be undertaken on proposed Lot 101, which contains a state heritage listed building and gardens. This is considered necessary to accommodate the ongoing viability and maintenance of this listed building; and
- Protect the integrity of the heritage listed building and gardens by limiting the scale of any building which is erected on the adjacent land (ie. proposed Lot 100).

Such provisions will have minor significance in terms of the content, drafting and format of Wollongong LEP 2009. Further, the proposed amendments to the LEP will not be reliant on reference to a particular development proposal, as required by this directive. Accordingly, it is requested that the Director-General endorse the provisions of the Planning Proposal, as suggested, to allow for the introduction of site specific controls.

Section C – Environmental, Social and Economic Impact

8. Is there any likelihood that critical or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The subject site contains an area identified as natural resource/biodiversity land, on the Natural Resource Sensitivity-Biodiversity Map, which generally follows the line of the vegetation extending along the northern and western boundaries of the site. Clause 7.2 of Wollongong LEP 2009 contains controls relative to this land, which seek to protect, maintain or improve the diversity and condition of the native vegetation and habitat. The provisions of this clause are as follows:

- (3) *Development consent must not be granted for development on land to which this clause applies unless the consent authority has considered the impact of the development on:*
 - (a) *native terrestrial flora and fauna and its habitat, and*
 - (b) *native aquatic flora and fauna and its habitat, and*
 - (c) *the ecological role of the land, waterways, riparian land or wetland, and*
 - (d) *threatened species, communities, populations and their habitats.*
- (4) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development is consistent with the objectives of this clause and:*
 - (a) *the development is designed, sited and managed to avoid potential adverse environmental impact, or*
 - (b) *if a potential adverse environmental impact cannot be avoided, the development:*
 - (i) *is designed and sited so as to have minimum adverse environmental impact, and*
 - (ii) *incorporates effective measures so as to have minimal adverse environmental impact, and*
 - (iii) *mitigates any residual adverse environmental impact through the restoration of any existing disturbed or modified area on the site.*
- (5) *This clause does not apply to or in respect of:*
 - (a) *the clearing of native vegetation that is authorised by a development consent or property vegetation plan under the Native Vegetation Act 2003 or that is otherwise permitted under Division 2 or 3 of Part 3 of that Act, or*
 - (b) *the clearing of vegetation on State protected land (within the meaning of clause 4 of Schedule 3 to the Native Vegetation Act 2003) that is authorised by a development consent under the provisions of the Native Vegetation Conservation Act 1997 as continued in force by that clause, or*
 - (c) *trees or other vegetation within a State forest, or land reserved from sale as a timber or forest reserves under the Forestry Act 1916, or*
 - (d) *action required or authorised to be done by or under the Electricity Supply Act 1995, the Roads Act 1993 or the Surveying Act 2002, or*
 - (e) *plants declared to be noxious weeds under the Noxious Weeds Act 1993.*

The provisions of Clause 7.2 specifically apply to development applications and not to a Planning Proposal. However, the importance of retaining vegetation on the site is acknowledged and the masterplan which has been developed has sought to minimise removal of trees. This has been achieved through the placement of the proposed Creative Arts Centre in the southern position of the site, predominantly outside of the identified natural resource / biodiversity land. Further, the proposed single storey pavilion adjacent to the Manor House and the proposed carparking areas have all been sited on the relatively cleared areas of the site, to minimise the encroachment in the natural resource / biodiversity land.

An arborist's report will accompany a future development application, however it is anticipated vegetation removal will include the Oliander on the north side of the existing Performance Space, the Pencil Pine on the west side of the Manor House (near service entry) and trees and shrubs in the footprint of the proposed Creative Arts Centre. It is intended that the land will be developed in a sensitive manner, as evidenced in the landscaped setting which exists on the University of Wollongong Campus.

9. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Traffic and Parking

- A detailed Traffic and Parking Assessment will be completed in conjunction with a future development application for building works on proposed Lot 100 and Lot 101.

The study will be integrated with current studies being undertaken for the main campus. Assessment will include consideration of the following issues:

- Analysis of existing traffic counts at key intersections.
 - Review of UOW Transport Strategy initiatives including Gwynneville / Keiraville shuttle bus.
 - Assessment of impact of proposed development on local network.
 - Analysis of parking requirements.
 - Analysis of access for cyclists, pedestrians and vehicles.
 - Access and facilities for service vehicles and waste management.
- A preliminary assessment of parking, which has been undertaken in conjunction with the development of a masterplan for the site confirms the following:

Parking Demand

-	Gleniffer Brae Function Centre	
	• Consider maximum capacity of 150 patrons and staff	
	• Note meeting rooms will be used as break out spaces in association with conferences and receptions.	
	• 144 patrons @ 1 space / 4 patrons	36.0
	• 8 staff @ 1 space / 2 staff	4.0
-	Faculty of Creative Arts	
	• Average occupancy 400 students / 60 staff	
	• GFA (FCA Student Areas) 5000m ²	
	• Students 1 car per 80m ²	62.5
	• Staff 1 space per 2 staff	30.0
-	Conservatorium of Music	
	• Note Early Childhood (Pre-School) classes 9.00am – 3.00pm	
	• School Age children classes 3.00pm – 8.00pm	
	• Staff 23 staff @ 1 per 2 staff	11.5
	• Parking for parents – Allowance	10
	Need to consider drop off facilities. Note need for Early Childcare parents to park car and deliver / sign in children	
-	Arts Centre	
	• Staff 4 @ 1 space per 2 staff	2
	• Patrons Ave no – 40	
	40 @ 1 space per 2 patrons	20
	Peak activities such as exhibition openings and the like would be scheduled to avoid other peak activities.	

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Parking Provision (Draft)

- Northern carpark	59
- Existing carpark at main entry	32
- Additional spaces near entrance gate (currently overflow parking on turf)	18
- LGF level of Creative Arts Centre	4
- Basement parking	55
- Disabled parking near Manor House	2
- Service Parking	6
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Note motorbikes and cyclists facilities will be provided in accordance with code requirements.

- Parking for Disabled Persons
 - Two near Manor House
 - One each in other carparks
 - Main entrance
 - Basement

Access

People attending functions and other activities in the Manor House will access the property as follows:

- Carparking will be available in the existing southern carpark and the proposed northern carpark.
- Pedestrian and cycle access will be available from the main campus and from Murphys Avenue.
- The existing main driveway to the Manor House will be available for ceremonial purposes and for persons with a disability.
- Service access will be provided from Robsons Road.
- Pedestrian access will be provided from a bus stop in Murphys Avenue.
- Pedestrian access will also be available directly from the Botanic Garden.

Staff, students and visitors will be able to access the Creative Arts Centre as follows:

- Pedestrian and cycle access from the main campus.
- Pedestrian access from Murphys Avenue and from the Botanic Garden.
- Direct access will be available from an existing bus stop in Murphys Avenue.
- Vehicular access will be provided to the existing southern carpark and to basement parking below the building.
- Service access is provided to the south side of the building at Lower Ground Floor Level and to the north-west section of the building from Robsons Road.
- Parking for people with a disability will be provided in the existing southern carpark, the basement carpark and near the Manor House.
- Parking in the northern carpark will also be available for major functions or other peak demand activities.
- Separate access is available for Conservatorium of Music students, parents and visitors.

Waste Management / Recycling

- It is proposed to develop Waste Management / Service access facility located near Robsons Road.
- This facility will serve both Gleniffer Brae and the Creative Arts Centre.
- Access to Gleniffer Brae using the flagstone paved driveway will be limited to disabled access and ceremonial access.
- Service access to the Creative Arts Centre will also be available from the main entrance.

Landscape

A concept proposal will be prepared to consider:

- Restoration and maintenance works to the Gleniffer Brae gardens and grounds.
- Pedestrian pathways linking buildings to parking areas and to the main campus.
- Northern carpark landscaping.
- Landscape works to the Creative Arts Centre including:
 - Courtyards
 - Outdoor performance areas
 - Art strategy
 - Low walls
 - Screening to Robsons Road and Murphys Avenue
 - Additional screening to the main carpark
 - Irrigation systems to Gleniffer Brae gardens

Arborist Report

- An Arborists Report and Survey will be prepared.
- Trees to be removed:
 - Oliander on north side of existing Performance Space.
 - Pencil Pine on west side of Manor House (near service entry).
 - Trees and shrubs in the footprint of Creative Arts Centre.
- Trees to creek on the northern boundary will be assessed where impacted by proposed raised walkways.
- Advice from an Arborist will be obtained re detailing of pedestrian bridge to extend through Brushbox tree screen.

10. How has the Planning Proposal adequately addressed any social and economic effects?

Economic Impacts

This Planning Proposal has been prepared following Council's recent call for Expressions of Interest for the Gleniffer Brae property, and Council's identification of the University of Wollongong as the preferred tenant/purchaser for the site. Council called for Expressions of Interest in May 2010 following a service review of Gleniffer Brae, which confirmed that the current business model is not financially viable. This business model is reliant on catering for weddings / functions by Council, together with substantial financial assistance being provided to the Conservatorium of Music. Hence, Council called for expressions from interested parties to either purchase or lease the site.

The Planning Proposal which has now been prepared will ensure the retention and ongoing maintenance of the Gleniffer Brae Manor House and gardens, by retaining the RE1 Public Recreation zone which currently applies to the land. The inclusion of educational establishment, function centre and carparking as permissible uses on this site will enable the Manor House to be utilised for a broader range of purposes, thus ensuring its ongoing economic viability and hence its ability to be maintained and preserved.

It is anticipated that the Gleniffer Brae function centre will have a maximum capacity of approximately 144 patrons and will employ approximately 8 staff, this providing additional employment and much needed conference facilities in the region.

Additional economic benefits will also be achieved through the subdivision of the land to create Lot 100 and Lot 101, which will facilitate the development of the University's Creative Arts Centre. It is estimated that this centre, which will have a floor area of up to 10,000m², will accommodate approximately 400 students and 60 staff. This facility will allow for further expansion of the educational services offered by the University of Wollongong, which is a key driver for employment within the region.

In addition, the continuation of the operations of the Conservatorium of Music and the development of the Creative Arts Centre will generate employment for approximately 27 staff members, thereby providing further positive employment and economic benefits.

Social Impacts

In proceeding with the sale/lease of the land, Council has recognised the significant heritage, cultural and social values of the site and has identified the following objectives in the future use of the site:

- Guaranteed tenancy for the Conservatorium of Music;
- Retain community access to the Manor House and grounds;
- Ensure ongoing integration with the Botanical Garden;
- Maintain the heritage values of the site; and
- Minimise the operating and maintenance costs of the site.

It has been identified during the Expression of Interest process that a key community concern was the desire to ensure that the Gleniffer Brae site remains in public ownership, largely due to the state heritage significance of the building. In acknowledgment of the concerns raised, proposed Lot 101 (which will contain the Manor House and grounds) is to be retained in the ownership of Council, with this land to be leased to the University of Wollongong. Future development on this allotment will be limited to minor alterations to the Manor House, the construction of a single storey glazed pavilion adjacent to the Manor House, upgrading of the caretaker's cottage and construction of a carpark. This site will also retain its RE1 Public Recreation zone, with educational establishments, function centres and carparking identified as permissible uses, thereby limiting future uses and affording further protection to the Manor House.

The revised proposal which has been put forward by the University of Wollongong, and which has been endorsed by Council at its Ordinary Meeting of 29 March 2011, limits the area of proposed Lot 100 and hence the extent of the SP2 Infrastructure – Education Establishment zoning. Proposed Lot 100 will now have an area of 1.25 hectares, with the balance of the 5.47 hectare site (ie. 4.22 hectares) to be retained in the ownership of Council. The central and northern portion of the site will form proposed Lot 101 and will contain the Manor House and grounds, whilst the eastern portion of the site will be consolidated with land which forms the Botanic Garden.

Furthermore, the lease arrangements for this site provide for no physical separation from the Botanic Garden and hence community access to the Manor House and grounds will be maintained.

The impacts of the Planning Proposal and future development of the land have been further addressed within a 'Heritage Impact Assessment of the Proposed New Works at Gleniffer Brae', prepared by Mayne-Wilson and Associates and Paul Davies Pty Ltd (dated 30 April 2011). This assessment confirms that *"the pavilion and proposed new kitchen fit outs, access arrangements and disabled bathroom will enable ongoing, viable active use of the Gleniffer Brae house for functions which will ensure the ongoing conservation of the house and its contents. The proposed changes to the house are considered to have minimal impact on its heritage significance, being largely confined to the rear service area and garage, sited so as to retain the significant areas of the house intact"*.

In brief, this assessment also confirms:

- The site will be managed by the University of Wollongong in an integrated, holistic way, which will provide a clear structure for care and maintenance.
- The Creative Arts Centre will replace 1950s-1960s school buildings; is substantially screened by existing trees; is not within visual catchments out from the Manor House and will sit only on one side of one visual catchment into the site.
- The eastern end of the Creative Arts Centre will be taller but only slightly forward of the existing school buildings. Opportunities exist to add new trees along the southern side of the site to soften the visual impact of the proposed buildings.
- The proposed changes to the Manor House are minimal and sited to minimise impact on significant fabric.
- The fitout of the kitchen and interior of the garage are of low significance and minimises impact on significant fabric.
- The access to the new pavilion alters an existing rear porch and adjacent rooms which are of low significance.
- The new pavilion replaces the auditorium, which is an intrusive element. The pavilion will be a reversible modern structure adjacent to the house's rear service area, which is of low significance.
- The new north-western carparking area will not be visible from the Manor House and its terraces and will not intrude on important visual catchments.
- The existing carpark on the southern side of the site will be modified by landscaping to soften and screen.
- Consideration be given to repairing the original flagstone driveway to the house and reinstating the return loop to its original condition, however it is acknowledged that its use may be limited to weddings and disabled access.
- A curtilage (as identified in the Heritage Impact Assessment) would be adequate to protect the heritage elements, values and visual catchments but a heritage agreement or covenant would be necessary to ensure that no structures would be permitted within the visual catchment eastward from the house to the city and ocean beyond.

Hence, it is considered that the Planning Proposal will not have significant social impacts based upon the outcomes of this heritage assessment; the retention of the Manor House in public ownership; the reduced area of proposed Lot 100; the pedestrian and visual linkages between the site and the Botanic Garden; and the University's ongoing commitment to the management of the site.

Section D – State and Commonwealth Interests

11. Is there adequate public infrastructure for the Planning Proposal?

Traffic and Transport

The future development of the site will include construction of additional carparking to meet the demands of both the Gleniffer Brae Manor House and Creative Arts Centre (incorporating the Conservatorium of Music). A further 59 spaces are proposed within a carpark to be located to the north of the Manor House; 32 spaces within the existing carpark at the main entrance; 18 spaces near the entrance gate; 2 disabled spaces near the Manor House and 59 spaces predominantly within the basement of the Creative Arts Centre.

It is noted that a Traffic Study will accompany the development application to address any detailed design issues, and to identify any traffic management measures which are required to ensure that the adjacent road networks will adequately accommodate any increased traffic flows.

In order to minimise the level of car usage associated with the Creative Arts Centre, it is also proposed that the existing University shuttle, which services Keiraville, will include a stop at this site.

Furthermore, in acknowledgement of the need to accommodate pedestrian movements, a pathway will be provided between Northfields Avenue and the area which is to be leased to the University.

Services Infrastructure

Whilst detailed investigations have not yet been undertaken with regard to service provision, it is not anticipated that issues will arise which would prevent connection to existing service infrastructure. Such detailed investigations will occur in conjunction with a future development application for subdivision and/or building on the land.

Waste Management

A detailed Traffic and Parking Assessment will be completed in conjunction with a future development application for building works on proposed Lot 100 and Lot 101, which will include consideration of access and facilities for service vehicles and waste management. However, initial investigations confirm that it is feasible to develop a waste management / service access facility near Robsons Road and that this facility will serve both Gleniffer Brae and the Creative Arts Centre.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation with relevant public authorities will be undertaken by Council, following issuing of the Gateway determination by the Department of Planning. It is anticipated that this will include consultation with the Roads and Traffic Authority and the Heritage Council of NSW.

It is noted that the University of Wollongong has undertaken preliminary consultation with the Heritage Council and will be addressing the issues raised within a submitted future development application for any works on the site.

PART 4 – COMMUNITY CONSULTATION

As part of the Expression of Interest process for the site, Council undertook extensive consultation including advertising of the proposal and briefing of the local Neighbourhood Forum, Friends of the Botanic Garden and Council's Heritage Advisory Committee.

Formal exhibition of the Planning Proposal will occur (after Gateway determination) in accordance with legislative requirements. This will include community consultation, advice to stakeholder groups, government agency consultation and internal Council referrals.

A public hearing will also be held in accordance with the requirements of the Local Government Act, as the Planning Proposal seeks to reclassify the land from community to operational.

APPENDIX A

HERITAGE IMPACT STATEMENT

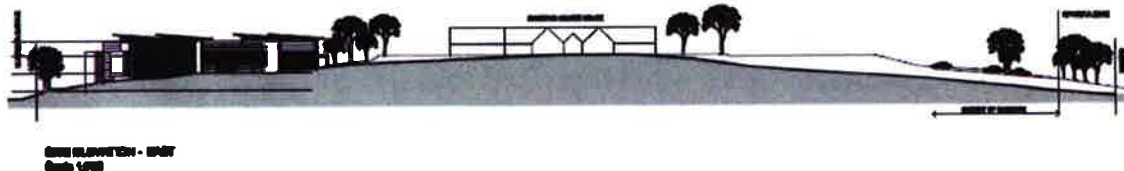
Mayne Wilson and Associates

Paul Davis Architects

30 April 2011



D R A F T
HERITAGE IMPACT ASSESSMENT
OF
PROPOSED NEW WORKS
AT
GLENIFFER BRAE,
KEIRAVILLE, WOLLONGONG



Prepared for Graham Bell Bowman Architects
on behalf of University of Wollongong
by
Mayne-Wilson & Associates and Paul Davies Pty Ltd.

30 April 2010

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1.0 Introduction and Aim

The University of Wollongong (UOW) and Wollongong City Council (WCC) are considering the feasibility of UOW acquiring part of the *Gleniffer Brae* site, in order to construct a new academic building (Creative Arts Centre building) to provide facilities such as a Faculty of Creative Arts, Conservatorium of Music, and an Art Centre and Gallery. UOW would also like to utilise the manor house and grounds for functions / meetings / conferences and dining, the latter to be enabled by the erection of a glazed pavilion in the western courtyard.

It is intended that the proposed development would provide the following positive outcomes for the local community:

- An ongoing commitment for conservation and maintenance works to the manor house and grounds will be secured.
- Meaningful community access to the manor house and Grounds will be provided.
- A Function Centre including dining / café and meeting facilities would promote public access.
- A 'home' will be provided for the Conservatorium of Music in the new Creative Arts Centre.
- Improved access to, and utilisation of the Botanic Gardens will be provided.
- The proposed usage of academic buildings will enhance the cultural life of the region.

1.1 The Brief

As *Gleniffer Brae* is listed as a place of heritage significance on the State Heritage Register, the proposed works require the preparation of a Heritage Impact Assessment for submission to the State Heritage Council. Accordingly, the UOW, through its architectural consultants Graham Bell Bowman (GBB) engaged Mayne-Wilson & Associates, Conservation Landscape Architects, in association with Conservation Architects Paul Davies Pty Ltd. to undertake this assessment. This Report has been prepared in fulfillment of that commission. On its completion, the heritage consultants are to attend a pre DA presentation to the Heritage Council, and advise on the scope of heritage submissions for rezoning/development application, and securing Heritage Council approval.

1.2 The Study Area

Gleniffer Brae is located above the Wollongong Botanic Gardens and is owned by Wollongong City Council. The proposed site to be acquired is bounded by Northfields Avenue on the northern boundary, Murphy's Avenue on the southern boundary, Wollongong Botanic Gardens on the eastern boundary and Robsons Road on the western boundary. The University of Wollongong is located on the northern side of Northfields Avenue. A sportsground used by the University and which is accessed via Northfields Avenue lies within the north-western corner of the Botanic Gardens. Robsons Road and Murphy's Avenue are lined with mainly single storey dwellings which are partly screened from the view of the manor house by vegetation. However, the houses along Murphy's Avenue are visible when viewing *Gleniffer Brae* from the Botanic Gardens.¹

The land for *Gleniffer Brae* was purchased in 1928 by Mr Arthur Sidney Hoskins, founder of the Australian Iron and Steel works at Port Kembla. The property was a dairy farm with an old farmhouse surrounded by a hedge. Nearly a decade later, the manor house, *Gleniffer Brae* was constructed for Hoskins in 1937-39 as a country residence and a Wollongong house for the Hoskins family. The grounds were landscaped over time by well-known landscape designer/master gardener, Paul Sorensen.²

¹ Beaver, D. 2007. 'Gleniffer Brae Landscape Master Plan Report' prepared for Wollongong City Council.

² *ibid*



Fig. 1 Aerial view of Gleniffer Brae (arrowed) showing its relationship to the University of Wollongong (top right of image). Source: Google Earth

After the Hoskins family left Wollongong in 1949, preliminary discussions were held in 1951 with Wollongong City Council for creating a botanical garden on Gleniffer Brae land; however, in 1954, the property was purchased by the Sydney Church of England Girls School Council who used the house for a school and erected some new buildings near it. The residue of the site was earmarked for botanic gardens, which were eventually opened in 1970 as 'Hoskins Park-Wollongong Botanic Gardens'. Wollongong City Council purchased the whole property in 1976-78, and in 1990 leased the house and school buildings to the Conservatorium of Music.

1.3 Approach and methodology

The UOW, through GBB, provided substantial documentation, principally the Conservation Management Plan for Gleniffer Brae prepared for Wollongong City Council by Tropman & Tropman in 2001, and a Landscape Master Plan Report prepared by David Beaver in 2007, as well as a copy of the Inventory Form for the 1994 listing of Gleniffer Brae on the State heritage Register. GBB also provided copies of the drawings of the proposed new structures which they had prepared. Together, these documents contain more than adequate information on which to understand the origin, development and significance of the property. They have accordingly been used to form the basis of the brief historical outline below, which has been prepared to provide the basis for understanding the background and significance of the elements of the place, against which the proposed changes are assessed.

Following examination of the documentation, a site visit was made on 7 April in order to confirm the presence of and photograph the identified heritage elements and important view corridors of Gleniffer Brae and its grounds. Note was taken of any variations from the situation as recorded in the

earlier studies, and discussions held with members of the UOW and GBB. Our architectural heritage consultants examined the GBB drawings and Warwick Mayne-Wilson sought to calculate the effects which the new structures would have on the landscape elements, vistas, and possible curtilage. The opportunity was taken by GBB to summarise the main points in the preliminary discussions which GBB and UOW representatives had held previously with the Heritage Branch of the Department of Planning.

The brief historical outline was then completed, the photographs of heritage elements entered as figures within the draft report, and their significance noted – and, where it appeared necessary, reassessed. Elements which had been overlooked in earlier assessments were also included and assessed. Criteria used for the (re)assessments were those used in the Heritage Office document *Assessing Heritage Significance* of July 2001. The opportunity was taken to consider whether the previous statements of significance of Gleniffer Brae and its grounds needs to be refined or amended. A few adjustments were, in fact, made.

The conservation policy implications of significance were then briefly noted, as well as the Statutory controls that apply to this place of State significance. This led to consideration of the constraints and opportunities that arose in the context of the proposed future uses.

The proposed future uses, outlined in the Brief and section 1.2 above, and further detailed in the CBB drawings, were then summarised, bearing in mind their relevance to the heritage elements identified above. The next step was to consider in detail the likely impacts which each of the proposed structures and minor adjustments to the fabric of Gleniffer Brae and to its grounds would have on the significant elements. Paul Davies examined the particular impacts on the architectural elements of the manor house and Warwick Mayne-Wilson considered the likely impacts on the grounds, on vistas, and on possible curtilage definition.

In cases where adverse impacts were foreseen, adjustments or ameliorative measures were put forward. These were discussed with GBB and through them, with representatives of UOW. Adjustments were then made to the drawings, and subsequently to the draft HIA. GBB then organised a pre-DA meeting members of the Heritage Council.

1.4 Limitations

Given the thorough documentation available on the history of development of the Gleniffer Brae site, it was not considered necessary to undertake further research into that aspect of the place.

1.5 Authorship

This Report was compiled and edited by Warwick Mayne-Wilson, who also wrote most of sections 1 to 3, the landscape and visual components of the physical description, and part of the assessment of heritage significance. Warwick also wrote much of the description of the development proposals (including access, parking, and pathway issues), part of the section on how the proposals would impact on conservation values, as well as the curtilage section, and most of the conclusions. Paul Davies and Chery Kemp contributed to the historical outline, authored the physical description of the buildings on the site, part of the assessment of heritage significance, and the built heritage part of the assessment of heritage impact. Paul took a leading role in the discussions with the architects of Graham Bell Bowman on how the proposed changes to the heritage fabric of the manor house should best be made, and what the future form and siting of the proposed pavilion should best take.

1.6 Statutory Listings – in historical order

Gleniffer Brae – essentially the buildings - was first listed in the National Trust Register on 27 May 1985, and the grounds were entered on its register in 1994 after assessment by the Trust's Parks and Garden's Conservation Committee.

Illawarra Regional Environmental Plan No.1, 11 April 1986

Permanent Conservation Order no. 00557, 26 February 1988 (Gazette no. 41, page 1276)

Wollongong Local Environmental Plan, 28 December 1990 and again on 7 January 2000

State Heritage Register, listing no. 00557, 2 April 1999 (Gazette no. 27, p.1546)

It was also on an interim list for the Register of the National Estate, item no. 101155

The principal listing is that on the SHR, which places the property under the New South Wales Heritage Act of 1977. Any changes or development proposed for Gleniffer Brae require submission to the NSW Heritage Council for conservation and approval, as well as to Wollongong City Council under its Local Environmental Plan 2009.

It should be noted that the Council is also the owner of the two main lots which constitute the property, the first acquired in 1976 and the second (by resumption) in 1978.

2.0 Historical Overview**2.1 Aboriginal use of the Area**

Archaeological evidence indicates that the Wodi Wodi clan occupied the Illawarra area for at least the last 30,000 years before the arrival of Europeans. The number of Aborigines living in the Illawarra area at the time of European occupation is not known, however the region was rich in natural resources, and able to sustain a relatively large population, thought to have been between 2,000 and 3,000.

The Wodi Wodi are the Aboriginal custodians of the Illawarra, who spoke a variant of the Dharawal language. Dharawal speakers lived and live in the country from Botany Bay and Campbelltown in the north through the Nepean, Wollondilly, Georges and Cataract water catchments, west to Moss Vale (Illillawatta) and south to the Shoalhaven River and Jervis Bay. Lake Illawarra was a valuable source of food and spirituality for the Wodi Wodi people.³

Dharawal people moved throughout their territories and to a lesser extent those of neighbours (Gundangurra, Darug, Dhurga, Awabakal and Wiradjuri) subject to season and purpose. They travelled widely caring for the country in ceremony and practice and harvesting only what was immediately required. The seafood of the Dharawal, who fished from bark canoes and collected shellfish along the shores, was valued by the inland peoples. The Wodi Wodi also hunted wallabies and possum, and made cloaks from their skins; they also made hairbelts and shell necklaces. Life for the Wodi Wodi revolved around seeking food, finding shelter, participating in ceremonies and managing family matters. The shores of Lake Illawarra feature many shell middens and

³ Source: [Hwww.environment.nsw.gov.au/resources/cultureheritage/illawarraAboriginalHistory.pdf](http://www.environment.nsw.gov.au/resources/cultureheritage/illawarraAboriginalHistory.pdf)

archaeological sites, indicating that the Wodi Wodi used the area extensively and performed various corroborees and ceremonies there.

After 1817 European colonization forced Aborigines off their land as towns and farms were developed. Intensive farming and then dairying developed in the Illawarra, including on the lower slopes of Mt Keira.

According to an AHIMS search, there are no known Aboriginal objects or places registered on the property; nor is Gleniffer Brae in an area of “Aboriginal site sensitivity”.

2.2 Gleniffer Brae

The following historical notes draw on the *State Heritage Inventory Form for Gleniffer Brae* and the Tropman & Tropman *Conservation Management Plan* (CMP), December 2001. However the history available in the CMP has been updated for this report utilising online historical resources, in particular the National Library of Australia site <http://newspapers.nla.gov.au/ndp/del/home>; Wollongong City Library’s *Illawarra Images* site <http://mylibrary.wollongong.nsw.gov.au/cgi-bin/spydus.exe/MSGTRN/PIC/BSEARCH>, and the Australian Dictionary of Biography online entries for Charles Henry Hoskins and Cecil Harold Hoskins (<http://adbonline.anu.edu.au/adbonline.htm>).

The site of Gleniffer Brae was originally part of a Crown grant of 1000 acres to Robert and Charles Campbell in 1841. The land went through a number of different ownerships until 1938, having being acquired in 1901 by James Fitzgerald, who ran it as a dairy farm until his death in 1925, and remaining in the Fitzgerald family’s ownership until 1938. (WCC, 2006, 4-5). In 1938, Mr Arthur Sidney Hoskins⁴ purchased 75 acres of Fitzgerald’s dairy farm around Murphy Lane, Wollongong.

Arthur Sidney Hoskins was the third and youngest son of Charles and Emily Hoskins, and had been joint managing director of Hoskins Iron and Steel Co. Ltd. since 1924; his elder brother Cecil Harold Hoskins (1889-1971) being the company chairman. In 1928 Hoskins Iron & Steel moved their steel works from Lithgow, constructing a new steel works at Port Kembla, and changed the company name to Australian Iron & Steel Ltd. The new AIS steelworks became the centerpiece for the new industrial Wollongong. Sidney Hoskins was directly involved with the move of the company to Port Kembla from Lithgow and the erection of the new steel works, and was in charge of the Port Kembla operations while his brother Cecil ran the financial side of the firm from Sydney. After the merger of AIS with BHP in 1938, AIS retained its company identity and the Hoskins brothers retained their positions, Cecil remaining as AIS chairman and Arthur Sidney remaining as managing director of the Port Kembla operations. (WCC, 2006, 5).

Arthur Sidney Hoskins had married Helen Madoline Loveridge in 1917. Cecil Harold Hoskins had married Helen’s elder sister Dorothy Loveridge in 1913. Arthur Sidney and Helen Hoskins had lived in Lithgow at Eskroy Park until 1927, and after three years living in Sydney, moved to the South Coast to be near the new Port Kembla steel works, living at Dapto for four years and Wollongong for a further four years. In 1938-1939 they had their permanent family home Gleniffer Brae constructed at Keiraville, now a northern suburb of Wollongong.

⁴ Arthur Sidney Hoskins often preferred to be known as Sidney.



Fig. 2 Arthur Sidney and Helen Hoskins in the gardens of Gleniffer Brae c. 1940s.
Wollongong City Library Image No. P16/P16817



Fig. 3 Anne and Alison Hoskins in the gardens of Gleniffer Brae c. 1940s.
Wollongong City Library Image No. P18/P18452.

The name *Gleniffer Brae* comes from a small village in Paisley, Scotland, the birthplace of the grandfather of Mrs Helen Hoskins (nee Loveridge). Gleniffer Brae was designed by architect Geoffrey Loveridge, brother of Mrs Helen Hoskins. The building of the residence began in 1938 through a tender by a Mr L Benbow. The house was completed in 1939, and was the home of Sidney and Helen Hoskins and their five surviving children until Arthur Sidney's retirement in 1949⁵.

The architect of the house Geoffrey Douglas Loveridge, Mrs Hoskins' brother, had an interesting background and associations, and he built at least two fine houses. His grandfather, father, and brothers were all builders. Geoffrey was born at Bowral in 1893 and educated at Sydney High School. He was then apprenticed to the major builders, Stuart Bros. After service in WWI, and long experience as a builder and surveyor, Geoffrey studied architecture at Sydney Technical college and was registered as an Architect in 1935. Unlike most architects of his time, Loveridge had a long and thorough training in the building business. This involved both a strong family tradition and extensive personal experience. His building expertise was evident in his careful selection of the tradesmen for Gleniffer Brae: Benbow as builder, Todd and Son for joinery, Wilson's bricks and the Hawkesbury Sandstone Company. There is good anecdotal evidence of Loveridge's careful supervision of the high quality detailing of Gleniffer Brae. Gleniffer Brae bears a mature Loveridge stamp

The single storey Inter-war Old English style form of the house had been determined by Arthur Sidney and Helen Madoline Hoskins, after a visit to England. Gleniffer Brae was a steel works manager's residence, artfully adapted to a scenic landscape. It was in every way superior to Invergowrie at Exeter (the country residence of Cecil Hoskins).

The house has a highly competent architectural design, with a remarkably high standard of craftsmanship in its execution, the Inter-war Old English style features carefully adapted to the basic design.

Sidney Hoskins and his wife were acutely aware of their relationship with the growth and welfare of the Wollongong district. When they were no longer in residence, they wanted the property that they had created to continue their work. Sidney and Madoline Hoskins, while still occupying the house, thought of its possible use as a school. The district, though on the verge of massive expansion, was not well provided with educational facilities.

⁵ After his retirement in 1949, Sidney purchased Bimbimbi a grazing property in South Australia (presumably to be near his daughter), returning to Sydney in 1958. He died at Wahrenoona in 1959.



Fig. 4 Gleniffer Brae, east (entry) elevation, 1938, under construction with chimneys and terraces incomplete. Wollongong City Library Illawarra Images, Image No. P18/P18449.



Fig. 5 Gleniffer Brae, north elevation, with roundel of brick retaining wall at left. c. 1940s. Wollongong City Library Image No. P18/P18431.

The extensive landscaped gardens surrounding Gleniffer Brae house are largely attributed to the landscape designer Paul Sorensen, a Danish-Australian garden designer who had worked for Cecil Hoskins at his estate *Invergowrie*, Exeter, and who had become known to Cecil Hoskins through his work for Henri Van der Velde at *Everglades*, Leura. (Ratliffe, 1990).

Mr Hoskins had a reliable and loyal gardener for Gleniffer Brae named Eric Winter, a former plumber with Australian Iron & Steel. Hoskins gave Winter 2.5 acres of land on the eastern boundary of his property that included a house built in 1921 named Cratloe. This still stands today as the Botanic Gardens Discovery Centre. Wollongong City Council purchased this land in 1966, from the owner who had bought it from Mr Winter (WCC, 2002, 6).



Fig. 6 View of the fountain, Dolls house and Mt Keira to the west of the house c. 1940. Note how unimpeded the view was to Mt Keira at that time. Wollongong City Library Illawarra Images. Image No. P18/P18447.



Fig. 7 The Toolshed c. 1948, noted as the domain of gardener Eric Winter. Note the stone edging, with a hedge behind. Wollongong City Library Illawarra Images. Image No. P18/P18436



Fig. 8 Gleniffer Brae, viewed from the south-east, with Mt Keira looming in the background. Source: *The Hoskins Saga*, by Sir Cecil Hoskins, 1969. Halstead Press, Sydney.

The impressive location and style of Gleniffer Brae was in keeping with the position of the Hoskins family within the social and financial circles of the day. During its period as the Hoskins' home (1939-1949) Gleniffer Brae was host to many prominent visitors including the Duke and Duchess of Gloucester, the Archbishop of York and Lady Baden-Powell. (Conacher & Delahunty Architects 1993). Gleniffer Brae was also the site of the wedding receptions for two of Arthur Sidney and Helen Madoline Hoskins' daughters, the wedding of Mary, the "second daughter of A.S. Hoskins" to John Reynell Walters of South Australia in 1947⁶, and the wedding of Miss Anne Hoskins to Mr. John Arnott in 1953⁷, both wedding services having taken place at St. Michael's Church, Wollongong.

Sidney Hoskins sold Gleniffer Brae in 1954, but he and his wife were acutely aware of their relationship with the growth and welfare of the Wollongong district. When they were no longer in residence, they wanted the property that they had created to continue their work. While still occupying the house, they thought of its possible use as a school, and that the surrounding land could become a botanic garden once their family no longer used the residence (WCC, 2006, 1). Under Hoskins' Will, part of the property became the nucleus of Wollongong Botanical Gardens.

The house and grounds were bought for a branch school by the Sydney Diocese of the Church of England for its Girls Grammar School (SCEGGS). This was a significant addition to educational facilities of the region (Ratcliffe, 1990, WCC, 2002, 6). A memorandum of understanding was finalised in 1954 with Wollongong City Council for approximately 32 acres of land extending from Murphys Avenue to Northfields Avenue for the purposes of a Botanic Garden. It took many years to see Hoskins' dream become a reality: the Botanic Gardens did not open to the public on a regular basis until 1971 (WCC, 2002, 6).

On 10 December 1959 Mr R. H. Anderson, Director of the Royal Botanic Gardens, Sydney visited the Keiraville site and declared it good and recommended that expert advice be sought to prepare a design for a Botanic Garden [there]. Ultimately the expert chosen was Professor Peter Spooner of the University of New South Wales. Spooner came up with an idea of a geographically based garden layout, which was unusual. Plants were grouped according to their country of origin (Australasia; Indonesia and Malaysia; Pacific Islands; Europe; India; Africa; China & Korea; The Americas), rather than the more usual botanic family groups. Later when the Gardens were expanded and Council had hired Deane Miller as Parks & Gardens Controller and Director of Wollongong Botanic Gardens, it was determined that the geographical based garden concept was not working well and that a habitat planting system would better suit the expanded site. It was possible to develop microclimates in the garden - from the exposed dryland of the highest hill, to stone filled gullies and open grassland. (WCC, 2006, 6-7).

In 1976 a financial crisis forced the Sydney Church of England Girls Grammar School to sell nearly 15.5 acres of the property to Wollongong City Council and in 1978, the remaining grounds, including Gleniffer Brae passed into Council's possession via a notice of resumption.

Hence by 1978 Council owned all the land that now comprises Gleniffer Brae, the University Soccer Fields (Kooloonbong Oval) and the Botanic Garden). Since 1980, part of the manor house, school buildings and auditorium were used as the Wollongong Conservatorium of Music and function centre

⁶ Reported in the Sydney Morning Herald of Thursday 1 May 1947, page 12 in the social column "Sydney's talking about..."

⁷ Reported in The Sunday Herald of 15 February 1953, page 28 under the title "Maps guide guests to big wedding reception"

under lease from Wollongong City Council. The remainder of the manor house and surrounding gardens have operated as a function venue by Wollongong City Council (WCC, 2006, 5-6).

The grounds have been subdivided, with over half of the area, now known as Hoskins Park, being used as the Wollongong Botanic Gardens. Apart from the Spinney, which is readily recognisable as part of the original garden, the changes necessary to adapt a domestic garden, no matter how big, to use as a public park have so disguised Sorensen's work that his hand is no longer visible over large areas. The simplification of maintenance around the conservatorium has also reduced his impact (Ratcliffe, 1990).

2.3 History and layout of the grounds

The landscape designer – Paul Sorensen⁸.

The gardens of Gleniffer Brae were designed by Paul Sorensen, a notable landscape designer in NSW from the early part of the 20th century. Paul Sorensen, born in Copenhagen in 1890, learnt his craft under the tutelage of Lars Nielsen, one of Denmark's well-known and highly regarded horticulturalists - a man responsible for the design of many of Copenhagen's public parks. Following training and gaining qualifications in Denmark, Sorensen also worked in Germany, France and Switzerland before migrating to Australia in search of a better future.

On arrival in Melbourne in 1915, Sorensen initially found it difficult to obtain employment in his field. After a couple of years he moved to NSW, where he was offered the opportunity of laying out the gardens and grounds of the Carrington Hotel in Katoomba. This led to further commissions in the Blue Mountains area, including the commission with Henri Van de Velde for the *Everglades* gardens in Leura, NSW. Thus began Paul Sorensen's involvement with landscape design in Australia. Henri van de Velde introduced him to Cecil Hoskins, for whom he then designed the garden of *Invergowrie* at Exeter, and this led to his introduction to Sidney Hoskins. Sorensen's relationship with the Hoskins family was extensive, and in addition to Cecil Hoskins' *Invergowrie*, and to Gleniffer Brae for Sidney Hoskins, it included *Greenhills & Hillside* - executive houses for the AIS Ltd, also at Wollongong.

Layout

The site of Gleniffer Brae was extensive, but much of this was left as grazing land and the *designed* garden was confined to four acres immediately surrounding the house. However, the Sorensen garden once extended beyond the grounds presently associated with the house at Gleniffer Brae and includes the area now known as Hoskins Park, which are part of the Wollongong Botanic Gardens.

The site slopes north-east gently into a valley, rising on the far side to form a low hill which screens the suburbs of Wollongong from the house. Behind the house the dramatic top of Mount Kiera rises to 460 metres providing a unique backdrop.

Because Sorensen was not prone to document his designs unless specifically requested by the client, no landscape plans or drawing are available. As one of the early proponents of site-specific design in Australia, his designs evolved through his presence on site and progress of the works.

⁸ Information in this section is derived from the Tropman & Tropman draft CMP of 2001 and the Beaver Landscape Master Plan of 2007.

The grounds in front of the house were developed to have the feeling of open parkland, while at the rear, an axis, surrounded by a formal garden, was created between the rear courtyard and the view to be obtained of Mount Kiera.

As soon as the house was completed in late 1938, Sorensen began tree planting. Firstly he transplanted from the surrounding bush several Illawarra Flame trees (*Brachychiton acerifolius*) for immediate shelter and an appearance of maturity. These trees, some of which are still living, could be the earliest successful attempt at transplanting mature Australian trees, a process which is still regarded as almost impossible.

Also planted at this time were many Brush Box (*Lophostemon confertus*), Kaffir plum (*Harpephyllum caffrum*), Plane trees (*Platanus x acerifolia*), Silky Oak (*Grevillea robusta*) and *Jacaranda mimosifolia*. An area known as The Spinney, low on the nearside of the valley, was planted with hundreds of azaleas growing in the shade of a natural grove of Turpentine (*Syncarpia glomulifera*). Sorensen's interest in Australian plants is revealed by the dominance of native species in this list and by the presence in a prominent location of a very large specimen of Coastal Cypress pine (*Callitris columellaris*) which still survives.

The driveway sweeping up the hill to the front of the house was constructed in a similar low-key fashion to that at *Invergowrie*, with the drive strips in this instance formed by sandstone flagging, carefully fitted together with lawn grasses creeping between the flags, further visually subduing the whole drive.

To the rear of the house, Sorensen designed a more formal garden leading from an open courtyard into an almost circular lawn, surrounded by trees and shrubs framing the view of Mount Kiera. In the centre of the lawn he placed a round fountain set in a sunken circular area, creating an impression of concentric circles. Service areas were located to the south-east, separated from the formal garden by dry stone walls of similar construction and detailing as those at *Everglades*. This quarter was heavily planted with Brush Box trees for screening and shelter from prevailing winds. Across the formal garden from the house a romantic playhouse for the children was placed comfortably within the shrubs on the axis to the mountain, fulfilling the role of a summer house and as a visual accent in the vegetation. (Ratcliffe, 1990)

A stone path led from the back garden via a stone archway framing a view of Mt Pleasant to a broad, flat grassed terrace (former tennis court) off the northern façade of the manor house. This was supported by a brick retaining wall (matching those of the house), into the center of which a flight of sandstone steps was inserted. The north-east corner of the retaining wall was finished by a boldly projecting circular brick wall into which a Hills Weeping Fig was planted. (These drum-like flourishes at the end of brick or stone walls are typical elements built by Sorensen.)

Other garden elements include gravel paths lined with local stones, boundary dry stone walls, and pathways leading past the caretaker's cottage down stone steps toward the creek along the northern boundary of the site.

2.4 Sources

The sources cited in this section are:

Type	Author	Year	Title
Written	David Beaver	2007	Landscape Master Plan - Gleniffer Brae
Tourism	Tourism NSW	2007	Wollongong Botanic Gardens
Tourism	Attraction Homepage	2007	Gleniffer Brae
Written	Wollongong City Council	2006	Plan of Management for Wollongong Botanic Garden
Written	Noel Bell Ridley Smith & Partners	2005	Statement of Heritage Impact, proposed additions to performance centre Wollongong Conservatorium of Music in the grounds of Gleniffer Brae, Murphy's Avenue, Keiraville`
Written	Wollongong City Council	2002	Plan of Management for Gleniffer Brae
Written	Tropman & Tropman Architects	2001	Conservation Management Plan for Gleniffer Brae (draft)
Written	Conacher & Delahunty Architects	1993	Conservation Plan for Gleniffer Brae
Written	Ratcliffe, Richard	1990	Australia's Master Gardener - Paul Sorensen & his gardens
Written	G Dawson and D Ellsmore	1985	National Trust Classification Card - Gleniffer Brae

3.0 Physical Description

3.1 The Grounds

The sketch plan below shows the key elements of the grounds, as defined in the Tropman & Tropman CMP. These are numbered first in terms of the slopes, then moving in layers from south to north across the plan.

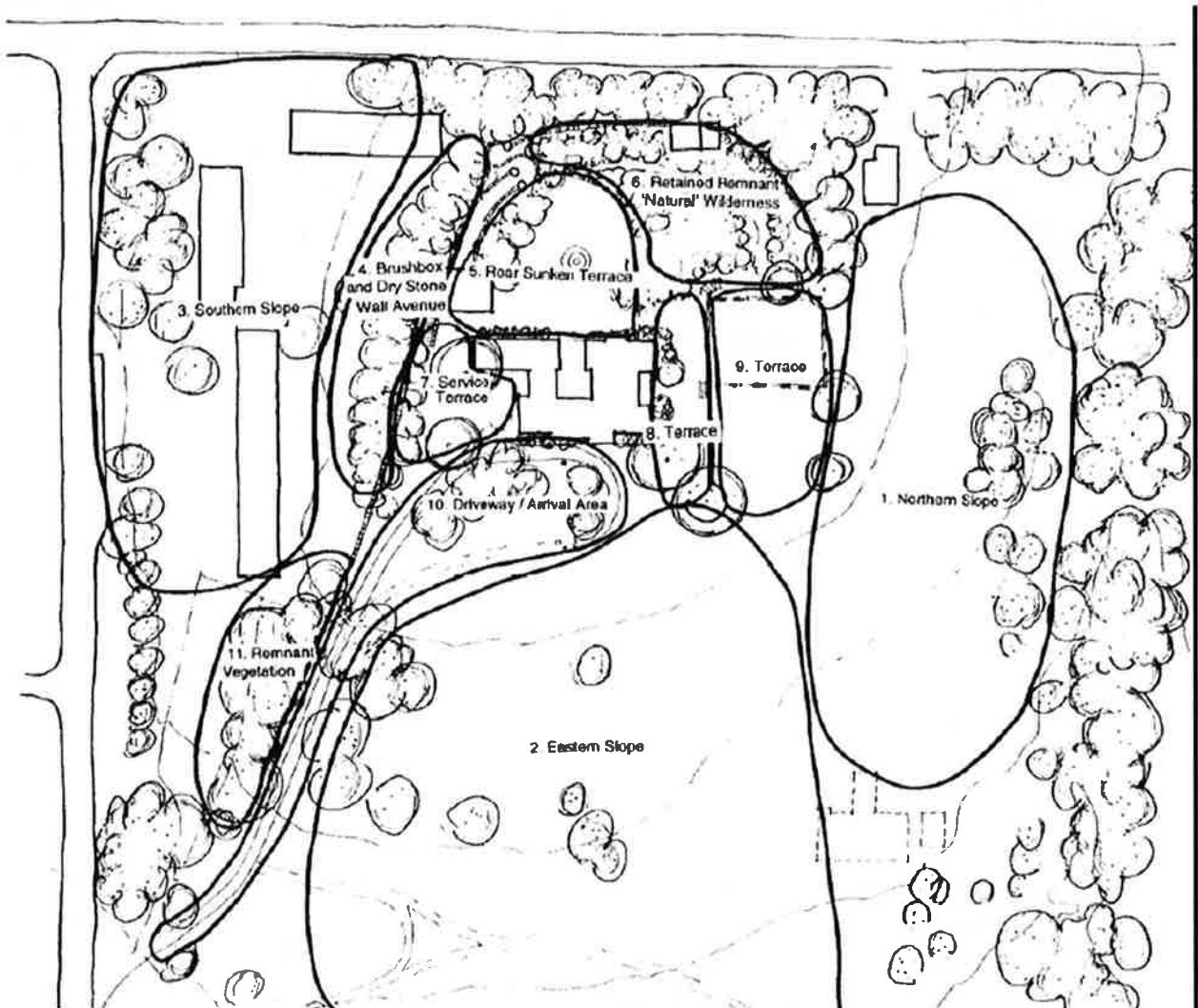


Fig. 9 Sketch drawing from the Tropman CMP showing the key elements of the grounds.

Given the detail of the grounds contained in the preceding section, and the fact that they are remarkably intact today, it is not considered necessary to repeat this information in this section.

Topography

Gleniffer Brae and its surrounding garden sits on a knoll located on the eastern footslopes of Mt Keira. The top of the knoll, 56 metres AHD, was modeled into a generally level platform on which the manor house and its formal gardens were laid out. The largest and most extensive garden is located to the rear and north-west side of the house, with a visual axis deliberately maintained between the rear courtyard and Mt Keira in the background.

The house was laid out in linear fashion along the top of the knoll, enabling its occupants to enjoy extensive views through its numerous windows along the eastern façade to the distant city and the Pacific Ocean beyond. After about 25 metres the ground falls away quickly to the east, where the Botanic Gardens were established in the early 1970s. The Botanic Gardens, although previously part of the Hoskins' estate, are not visible from the house, except for the canopies of some tall trees



Fig. 10 View to the eastern façade of the house with driveway loop - original flagstone at left, grassed over at center. Note the fall of the ground away from the return loop of the driveway. Photo WMW



Fig. 11 The eastern façade, viewed from the northern end of the driveway loop. The lawn platform to the east of the façade occupies the foreground. Photo PD

It is worth noting that although the manor house has high pitched gables and roofs, and tall chimneys, it is essentially a single storey house which appears substantial close-up, but diminishes in size and dominance when viewed against the grand and spacious landscape beyond it on three sides.

Two bay windows were set in the northern façade of the house to allow occupants to enjoy the sweeping views out to Mt Pleasant and also the winter sunshine. These bay windows flank a generous, swelling paved terrace, for the same purpose. A large lawn terrace was then created in front of the northern façade, supported by a red textured brick retaining wall about one metre high. A second extensive terrace was laid out in front of it and below, on the western side of which a tennis court was laid out. (Traces of it remain, and are shown on some site plans.)



Fig. 12 The upper northern terrace with brick retaining wall and sandstone flag steps. Photo PD



Fig. 13 The lower northern terrace (foreground) with upper terrace beyond. The tennis court would have occupied the left side of this image. Photo: WMW

The ground falls away steeply and quick to the north, where it was incised eons ago by a creek which drains water from Mt Keira. The native vegetation along this creek was retained by Sorensen and the Hoskins, and was added to over the years.



Fig. 14 The southern side of the creek, maintained as part of the northern lawns.



Fig. 15 Aerial view of the creek. The photo at left was taken from the position arrowed above.

Key landscape elements (as identified in section 5.4.4. of the CMP) are listed in the summary below.

Soft Landscape

- Brushbox windbreaks
- Remnants of mature native tree plantings as a part of the landscape (turpentines)
- Lawn areas
- 'Framing trees'
- Remnant plantings including bougainvillea, plane trees, and cypresses.

Hard Landscape

- Entry driveway – incorporating sandstone flagging, brow/open slope leading up to the house from the pond area of the Botanic Gardens, open vista from the house
- Terraces and leveled areas
- Dry stone walling and retaining walls and grass batters
- Dry stone walling and retaining walls reinforcing the brush box plantings
- Brick walling
- Remnant topography left as part of the garden (wilderness)
- Elements in the landscape – Dolls House and Garden Shed
- Rear level garden cut into the original topography
- Pond
- Garden shed and Dolls House

The images below show the extent to which these key features of the grounds have been retained today.



Fig. 16 The approach to the house from the entry driveway, with the return arm of the loop grassed over. Photo: MWA April 2010



Fig. 17 Northern section of the driveway loop, with view to Wollongong City and ocean in the background. Photo: David Beaver, 2006



Fig. 18 The circular fountain and sunken beds, with rear courtyard in the background. MWA April 2010



Fig. 19 The axial view to Mt Keira from the rear courtyard. The dolls house is at left rear. MWA 2010



Fig. 20 View across the fountain to the S-W corner of the house, with auditorium at right. MWA 2010



Fig. 21 Stone arch giving access between rear and northern terraces. Photo by David Beaver, 2005



Fig. 22 The school buildings on the lower ground of the southern slopes, beyond the belt of Brush Box



Fig. 23 School buildings in the far S-W corner of the site. MWA April 2010



Fig. 24 The stone staircase leading down to the school buildings in the S-W corner of the site.



Fig. 25 The school buildings along Robson Road, in the S-W corner, with dry stone walls in foreground.



Fig. 26 View of the northern terrace and house. MWA April 2010



Fig. 27 Detail of the brick retaining wall, with the Sorensen signature 'drum' at the far end.



Fig. 28 The 'drum' is at the far left, on the upper platform. Note the steepness of this eastern slope. (The creek and Mt Pleasant lie in the background).



Fig. 29 Typical gravel path with stone edging leading between the Tool Shed and the Doll's House (at right). MWA April 2010



Fig. 30 Examples of typical Sorensen walls along the western edge of the northern terrace. Note row of Brush Box trees in the background. MWA 2010



Fig. 31 Gravel path leading past the garden/tool shed from the direction of the former Caretaker's Cottage. MWA April 2010



Fig. 32 Pathway between rows of Brush Box trees along the western boundary, with school building at far end.



Fig. 33 The closely mown strip at the foot of the slope is where a new access pathway from UOW is being considered.

The 2007 Landscape Master Plan prepared by David Beaver (hereafter referred to as the Beaver LMP) did not propose any radical changes to the grounds of Gleniffer Brae, other than the removal of the existing Auditorium as a detracting element. This recommendation has been included in the present set of proposals for the redevelopment of this part of the grounds.



The majority of Beaver's recommendations concerned plantings and management of existing trees. His principal recommendation was to 'conserve and maintain the open grass lawns, terraces and slopes around Gleniffer Brae to ensure the dominance of the house in the landscape'.

With regard to the views to the north from the manor house, he recommended the judicious removal of selected trees, and the replanting of garden beds along Fairy Creek with low growing species to open up and maintain the vistas to Mount Pleasant. For views to the south, he recommended the planting of tall evergreen shrubs (e.g. *Syzigium* species) between the Brush Box windbreak and the existing school buildings to provide visual screening.

For the entry driveway, he recommended the development of alternative vehicular access to Gleniffer Brae and prevention of the use of the original driveway by heavy vehicles.

3.2 View catchments and visual analysis

The Tropman CMP and the Beaver LMP placed importance on the visual catchments to and from the house.

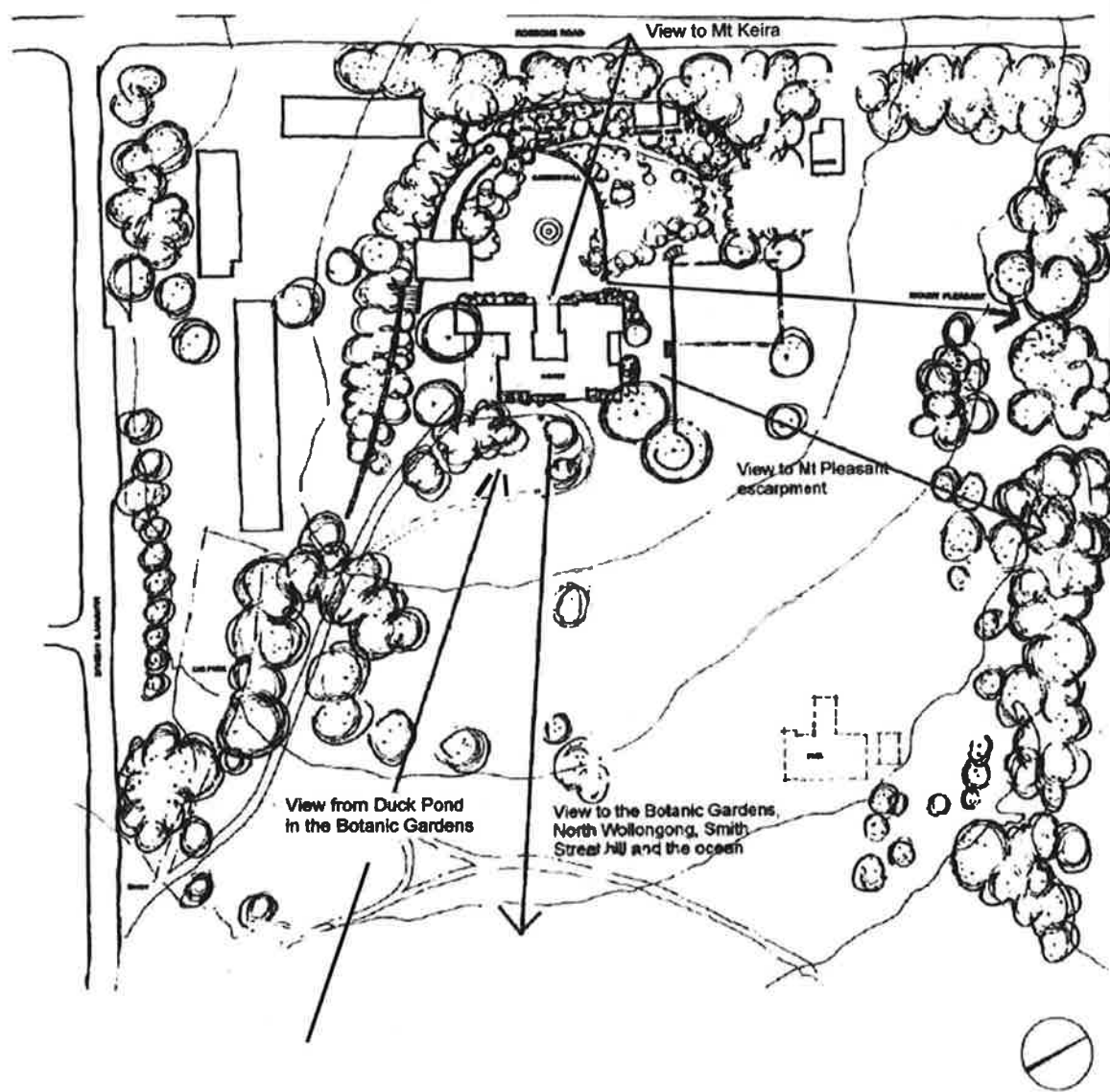


Fig. 35 This analysis by Tropman of important views from the manor house (p.36 of CMP) has been amended by the present authors to include the view to Mt Keira, and delete a view said to be from Gipps Street.

Key views indicated above are shown in the photographs below:



Fig. 35 View to the city and ocean from the front driveway. MWA 2010



Fig. 36 The axial view to Mt Keira from the rear courtyard. The dolls house is at left rear. MWA 2010



Fig. 37 View through stone arch to Mt Pleasant. MWA 2010



Fig. 38 View to Mt. Pleasant from just below driveway loop. (Note brick roundel at left). MWA 2010



Fig. 39 Filtered view from the duck pond in the Botanic Gardens to the manor house. Source: Google aerial

3.3 The buildings

The existing buildings on the site are:

- Gleniffer Brae manor house built 1939
- The Doll's House (aka cubby house, playhouse) c. 1939-early 1940s
- The toolshed c. 1939-early 1940s
- The auditorium west of the manor house c. 1993
- The former Anglican school buildings some distance south of the manor house c. 1955
- The former caretaker's residence some distance north of the manor house c. 1960

Of the above built elements, only the first three (the Gleniffer Brae manor house, the Dolls House and the toolshed) are considered to be of heritage significance, the manor house being the primary built element of State heritage significance, and the Doll's House and Toolshed being elements of moderate significance associated with the history of the site and particularly with the family of Arthur Sidney Hoskins (the Doll's House) and their gardener Eric Winter (the Toolshed).

The former caretaker's residence is not affected by the current proposal, so has not been described below.

Gleniffer Brae manor house

The house is an extensive single storey Inter-war Old English style residence, of a complex well-resolved design, one of the most exemplary examples of this architectural style in NSW and probably Australia. The house is constructed of red texture brick and rock-faced sandstone trims. The roof is steep and multi-gabled, clad in multicoloured terracotta Marseilles tiles. The house features slit gable vents, ornately carved bargeboards and twisted chimneys reminiscent of the English architect Lutyens and a roof lantern. The house features shallow pointed Tudor style arches to windows and doors, and sandstone mullions around the majority of openings (though minor windows simply have brick header courses and sills). Windows are diamond-pattern leadlight timber-framed casement windows, placed either singly or in groups of two or three, each with a unique designed "flaw" in the leadlight (to give the impression of repair over time, described as "deliberate archaizing breaks"). Doors, including to the various built-in cupboards within the house, are of Swedish oak, timber panelled and stained. Facing the rear courtyard is a leadlight bay with doorway, also with deliberate archaizing breaks in the panes.

While the house is single storey, there is a loft above the garage at the southern end of the house.

The interior has carved decoration within the transoms above the tudor arch mouldings over doors to major rooms (for example the library). The library features built-in bookshelves, some with linen-fold panels. Major rooms also have carved sandstone fireplace surrounds, again with Tudor style arches. The library and some other major rooms have Jacobean-style polygonal panelled ceilings. Other details of note are pull-up flyscreens hidden in window sills, bathrooms with built-in baths and original majolica tiling, original light fittings including steel wall sconces made by AIS, and rainwater heads decorated with fleur-de-lis. The entry hall has a pair of original silk rugs on the floor.



Fig. 40 Rear (west) courtyard of Gleniffer Brae manor house, showing bay window and part of north elevation of rear service wing.



Fig. 41 Rear (west) courtyard of Gleniffer Brae manor house and north elevation of service wing from courtyard



Fig.42 Rear (west) courtyard of Gleniffer Brae manor house and service wing (north and west elevations). Location of proposed pavilion would be on the right.



Fig.43 Vista from Doll's House to west elevation of Gleniffer Brae manor house. Location of proposed pavilion right of centre (set back from courtyard-fountain-dolls house axis)



Fig. 44 Location of proposed pavilion (lawn area) west of service wing



Fig. 45 West elevation of garage (proposed function kitchen). Lawn area in foreground is part of the proposed pavilion location – eave of existing auditorium just visible on right.



Fig. 46 Axis of fountain and courtyard from left. Location of proposed pavilion and existing auditorium to right.



Fig. 47 Detail of part of west elevation (courtyard on left)



Fig. 48 Rear porch, west elevation, service wing. Proposed works involve alterations to this area for link to proposed pavilion.



Fig. 49 East elevation of garage (proposed function kitchen)



Fig. 50 Existing kitchen, Gleniffer Brae manor house. Note the fituout of this area is now rated as low significance.



Fig. 51 Bathroom to rear service wing (note: not affected by proposed works)



Fig. 52 Former telephone room. Note this is the proposed location for a new disabled toilet and is now rated as low significance



Fig. 53 Former telephone room. Proposed location of new disabled toilet and is now rated as low significance.



Fig. 54 Office looking towards former telephone room part of proposed location of new disabled toilet. This area is now rated as low significance.



Fig. 55 One of the many bathrooms in the Gleniffer Brae manor house proposed to be retained intact. These bathrooms are rated as being either High Significance or Significant.

The Doll's House

The Doll's House is a diminutive rectangular single storey roughcast-rendered masonry building with imitation half-timbering to walls. The building aligns with the rear stone-flagged courtyard of the house, and the centre of the circular pool and fountain to the west of the rear courtyard. It has a gabled roof with the main axis north-south, and gablets to the east and west elevations of the roof. The roof is now terracotta tiled but was originally timber shingled. A doorway to the east elevation faces the house, and the other elevations each have a pairs of pointed-arched timber-framed casement windows. The imitation half timbering to the walls and the timber framing and architraves to windows are suffering from dry rot.



Fig. 56 The Doll's House



Fig. 57 Vista to Doll's House across lawn west of Gleniffer Brae manor house

The Toolshed

The Toolshed is a simple rectangular building with timber slab walls with vertical timber strips giving an imitation half-timbered look, and a gabled terracotta tiled roof. The gable ends feature simple timber bargeboards with finials and pendants.



Fig. 58 The Toolshed

The Auditorium c. 1990

The Auditorium is located west of the house, at the southern end of the west elevation of the house, close to the rear of the garage. This is a rectangular red texture brick building with a flat roof and aluminium framed windows.



Fig. 59 View of auditorium from north



Fig. 60 Auditorium (right) north elevation, and west elevation of garage and service wing (left).
The new pavilion would occupy much of this space.



Fig. 61 Auditorium north and east elevations, with pathways leading down to the school complex

Former Anglican School buildings c. 1955 on

The former Anglican School buildings are a group of three rectangular brick buildings (two joined to form a single building), two being 2 storeys with gabled roofs and one being single storey with a hipped roof. Roofs are terracotta tiled. Windows are simple timber-framed awning windows. The buildings wrap around the Murphys Avenue/Robsons Road corner of the site.



Fig. 62 Anglican school buildings (Mt Keira in background)



Fig. 63 Anglican school buildings from existing carpark (Mt Keira in background)



Fig. 64 View of school buildings from rear (west) lawn of Gleniffer Brae manor house (auditorium on left)

4.0 Significance

4.1 Statement of Significance

The following Statement of Significance is slightly modified from that contained in the State Heritage Inventory Form for Gleniffer Brae.

Gleniffer Brae is intimately associated with that period of Illawarra's history which saw the beginning of major industrial development. It is associated with the Hoskins family, pioneers of the steel industry and responsible for the creation and development of steel works at Port Kembla, in particular the family of Arthur Sidney Hoskins, managing director of Australian Iron & Steel Ltd and later of BHP.

The estate is thus not only a gentleman's residence but the managing director's house for a large industrial complex. Sidney Hoskins, for whom the house and garden was designed and built, was a prominent NSW industrialist in the early to mid 20th century (1920s-1950s), was instrumental in establishing the Illawarra steel industry and made a significant contribution to the community life of Wollongong.

Gleniffer Brae forms a well designed residential estate in sympathy with the surrounding site which was selected for its topographical setting with views to Mount Keira. It is associated with architect Geoffrey Loveridge (brother-in-law of Arthur Sidney Hoskins) and landscape designer Paul Sorensen. Gleniffer Brae exhibits a high quality of craftsmanship in the fabric of the original buildings. The detailing represents the finest in Australian building skills of the pre-World War II period and this is enhanced by the fact that its original fabric is largely intact. The open space around the house permits a full appreciation of the scale and design of the house

The house is one of the finest examples of the Inter-war Old English style of architecture, cleverly and unusually adapted to the requirements of a single storey complex, and remarkable for its craftsmanship. The Inter-war Old English style (known as "Stockbroker's Tudor" in 1930s England) reflects the orientation and values of wealthy families in NSW in the period to World War II (other fine examples of the style occurring in wealthy Sydney suburbs such as Centennial Park, Pymble, Wahroonga, and Strathfield).

The gardens constitute an integral part of the design and setting of the house and show the outcome of an integrated association between architect and landscape designer. The grounds' original garden design is representative of designer Paul Sorensen's ability to incorporate the surrounding landscape and flora into the overall design and to capture and extend the dramatic effect of the natural landscape through spatial planning, planting and construction of hard landscape elements. In the execution of the landscape design, Sorensen transplanted from the surrounding bush several large Illawarra flame trees (*Brachychiton acerifolium*), that is reputed to be one of the earliest successful examples of transplantation of mature Australian native trees, a process still regarded as almost impossible.

The estate's current use as the Wollongong Botanic Gardens precinct and the house's current use as home of the Wollongong Conservatorium of Music continue the estate's association with the community and educational life of Wollongong and the Illawarra region.

Few capitalists associated with mining and industrial development chose to live in the Illawarra. Gleniffer Brae stands apart as the only example of a 'grand house' on a grand estate

in the City of Wollongong. Gleniffer Brae, together with Invergowrie at Exeter are a unique pair, both estates being the outcome of the collaboration between architect Geoffrey Loveridge and landscape designer Paul Sorensen, built respectively for the two brothers Sidney and Cecil Hoskins who each married a sister of Geoffrey Loveridge. Their rarity is heightened by the fact that the pair of estates survive as relatively intact, outstanding examples of Interwar period architecture and landscape design (NBRs, 2005, partly based on Conacher & Delahunty Architects 1993).

4.2 Significance of the Grounds and Manor House

The following sketch plan from the Tropman CMP shows the significance attributed in it to the various sections of the grounds. As the notations on the plan are very small, and difficult to read, they have been added to by the present consultants, and are listed below:

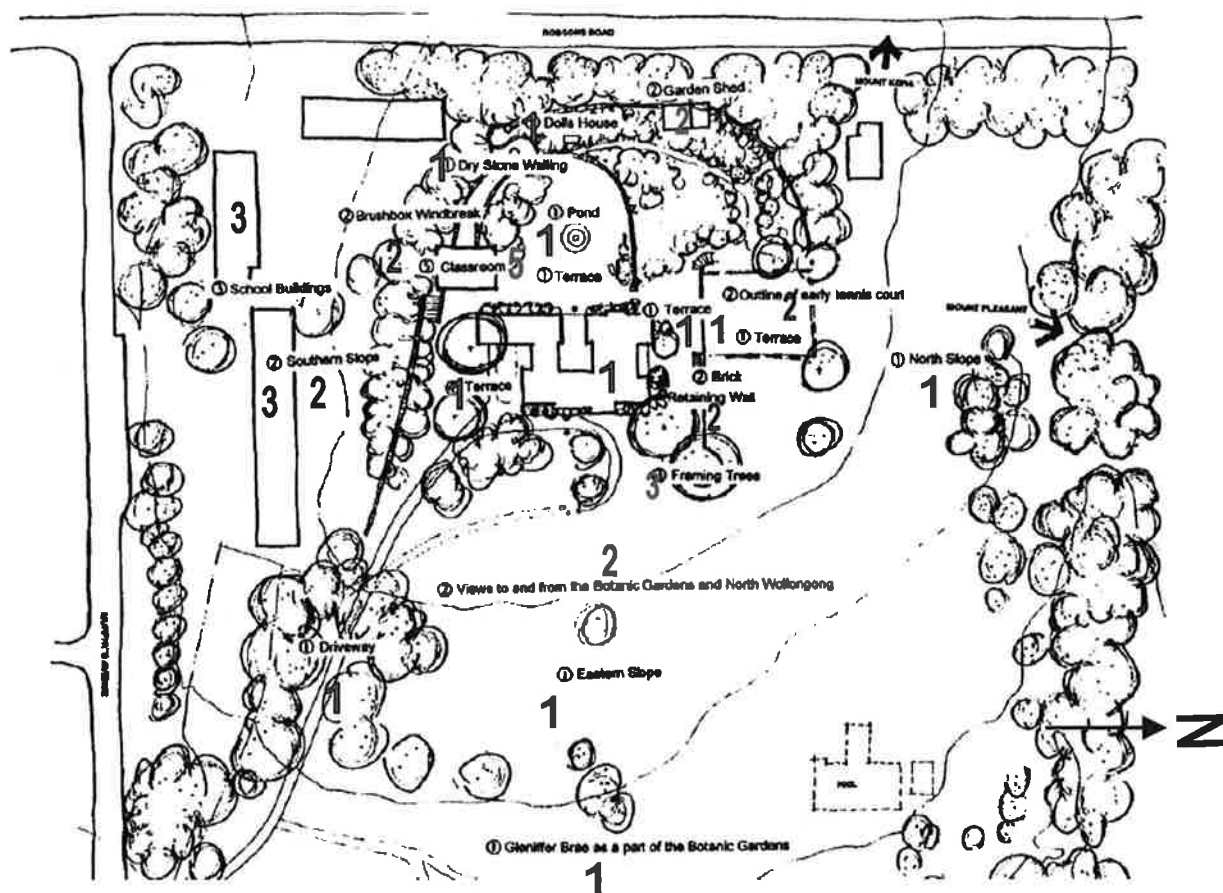
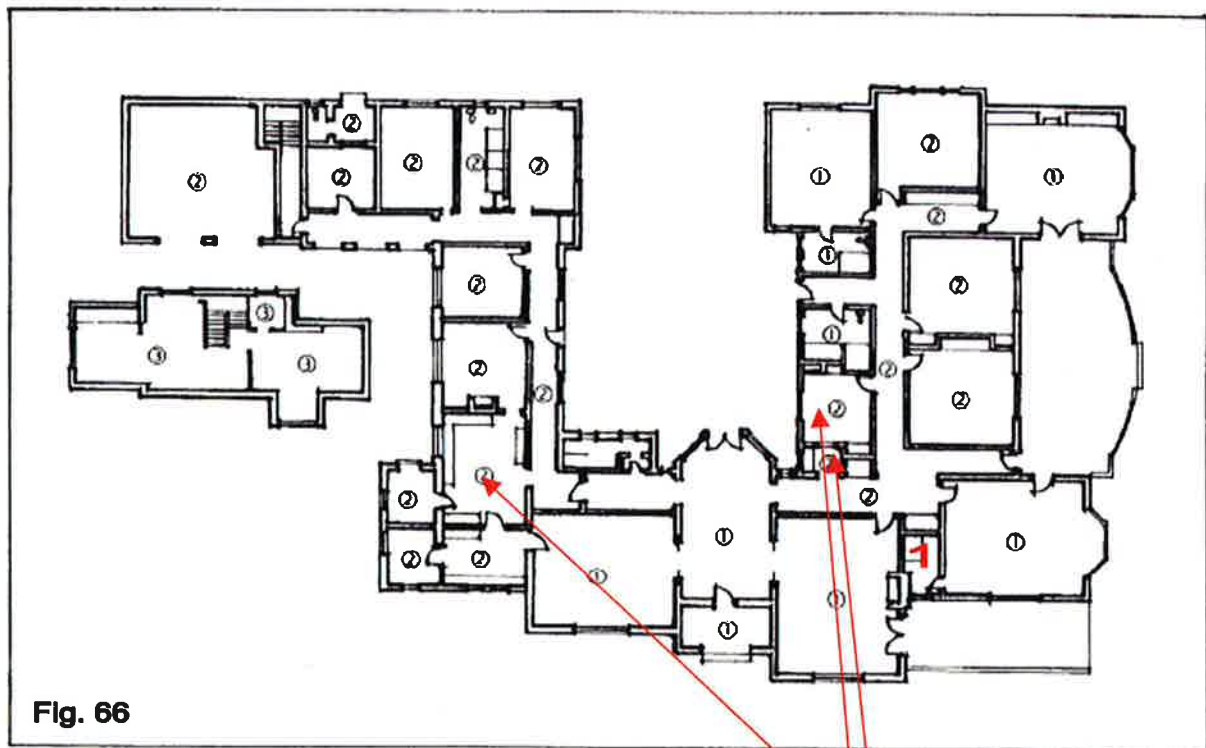


Fig. 65 Plan included in Tropmans' CMP, page 54

Elements of Significance, by rating:

Category 1	High Significance	Eastern slope, Gleniffer Brae as part of the Botanic Gardens, northern slope, north terrace, south terrace, entry driveway, west (rear) terrace and pond, dry stone walling, dolls house
Category 2	Significant	Southern slope, Brush Box windbreak, garden/tool shed, outline of early tennis court, northern brick retaining wall, views to and from Botanic Gardens and North Wollongong
Category 3	Low significance	Framing trees, school buildings,
Category 4	No significance	
Category 5	Intrusive	1990s auditorium

The significant elements of the House as rated in the Tropman report (see Figure 65 below).



Category 1	High Significance	All main living areas (including library, entry hall). Note that one bathroom was not rated in the Tropman report – this has been annotated as a red 1 in the Figure above to indicated high significance.
Category 2	Significant	Tropman report rated all other rooms (except flat above garage) as significant. However, the existing kitchen fitout (not original) and fitout of telephone room and office behind (areas marked with red arrows) are now considered to be of low significance due to alterations.
Category 3	Low significance	Flat above garage
Category 4	No significance	No areas within the house were rated in this category
Category 5	Intrusive	No areas within the house were rated in this category. Note the auditorium behind the house, proposed to be demolished was rated in the Tropman report as being intrusive.

5.0 Development proposals

The development proposal involves the following changes to the site:

- The construction of a glazed pavilion adjacent to but separated from the Gleniffer Brae house, to seat approximately 144 people maximum, and to provide facilities for dining, theatre and seminar uses.
- Establishment of car parking area to the north of Gleniffer Brae house to accommodate approximately 60 carspaces
- Alteration of existing carpark south of Gleniffer Brae house to include landscaping (note this is currently devoid of landscaping)
- Demolition of soils laboratory and former school classrooms (built c.1954) and construction of a new Creative Arts Centre building, south of Gleniffer Brae house, on the site of those buildings. Approximately 55 carspaces are to be provided under the proposed new building
- Service access to the new Creative Arts Centre building to be located at lower ground floor from the south, with the basement carpark, and from Robsons Road to the west. The Robsons Road access is also proposed to be used as service access for Gleniffer Brae manor house. Removal of a small section of stone walling is required for this western service access from Robsons Road (note other sections of stone walling are proposed to be reinstated following demolition of the auditorium)
- A new pedestrian link through to the main campus from the proposed new Creative Arts Centre building
- Utilisation of Gleniffer Brae house for functions, meetings, conferences, educational activities and dining, involving minor internal changes to Gleniffer Brae house, including kitchen and support facilities
- Implementation of Conservation Management Plan for Gleniffer Brae house
- Demolition of brick performance space attached to Gleniffer Brae house
- Retention of existing security fencing around new Creative Arts Centre building site
- Additional landscape screening (3m high) to Robsons Road western boundary (Lillipilly sp. suggested)
- Retention of existing Gleniffer Brae driveway and consideration of reinstatement of missing section of former Gleniffer Brae teardrop shaped driveway
- Services infrastructure works including:
 - underground additional main comms, power, gas, water and sewer services
 - stormwater harvesting system to provide irrigation for Gleniffer Brae gardens
 - lighting to pedestrian pathways
 - CCTV cameras in strategic locations

The proposed changes also involve the purchase of most of Lot 3 - indicated by the dashed red lines on the plan below - from Wollongong City Council by the University of Wollongong (UOW). This may require the formal definition of a curtilage for the property, which is discussed below.

It would also involve the future management of Gleniffer Brae by UOW as a single and holistic entity. It is anticipated the Heritage Council would require integrated management of both the heritage buildings and its landscape, especially its Sorensen layout and elements.



Fig. 67 A site plan showing the main changes planned for the site by the University of Wollongong. Note in particular the red dashed line which indicates the newly proposed site boundary and curtilage. Source GBB

5.1 Gleniffer Brae Function Centre

The proposal to convert the manor house into a substantial function center has the twin objectives of preserving the heritage value of the manor house and Grounds in accordance with the (draft) Conservation Management Plan of 2001 while providing facilities for a range of activities which may include:

- Small conferences, meetings, seminars, and exhibitions
- Receptions, functions, and dining
- Offices
- Teaching, small group academic activities, and education uses

It is desired to utilise the character and heritage value of the Gleniffer Brae manor house and grounds to provide a unique venue for the use of the house and grounds by the public of the range of activities outlined above. To enhance the commercial viability of the facility, it is proposed to provide in a separate pavilion a space capable of seating 120 people in dining mode. It is intended that the facility to be operated directly by the UOW or to be managed under a lease arrangement.

It is proposed that the Pavilion and amenities block be located at the southern edge of the western garden where it would have the least impact on the garden space, while still allowing views through the structure to the existing western facade of the manor house and to provide a functional link with the existing manor house for patrons and for service staff. The character and visual image of the pavilion will be of a contemporary glass and steel demountable style structure which will not confuse any interpretation of the heritage value of the manor house and gardens. Further details are provided in the accompanying Statement of Environmental Effects.

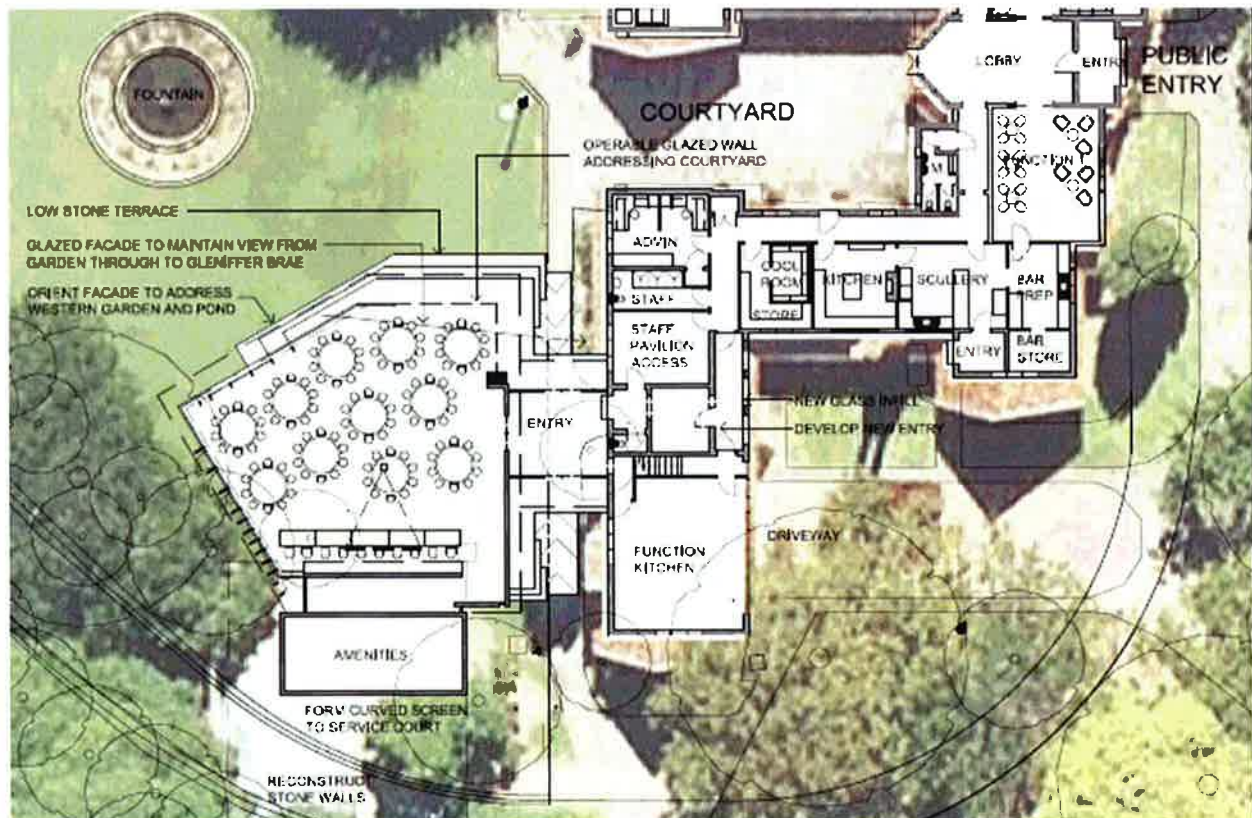


Fig. 68 The proposed pavilion will be set back from views out from the rear courtyard and will allow views to the central fountain and formal garden to be enjoyed.



Fig. 69 The proposed pavilion will be a light structure capable of being easily removed at some future time. It will not detract from the pleasure of experiencing the full heritage values of the manor house.

A further proposal is to establish a **Creative Arts Centre** by redeveloping the southern section of the site currently occupied by brick classroom structures, which will be demolished. However, the existing screen of Brush Box trees, stone walls and associated landscaping will be preserved and

reinforced to visually define a separation between the manor house, grounds and the Creative Arts Centre. It is intended to discretely but effectively link the new building with the Gleniffer Brae manor house and grounds in order to promote the shared use of facilities.

The creative arts center buildings would be developed within an envelope which is two storey in scale when viewed from the north and north-east. It would utilise the sloping topography of the site to provide a three storey scale when viewed from the south and west (principally from neighboring streets). The intention is to have no significant impact on critical views to and from the Gleniffer Brae manor house and gardens.

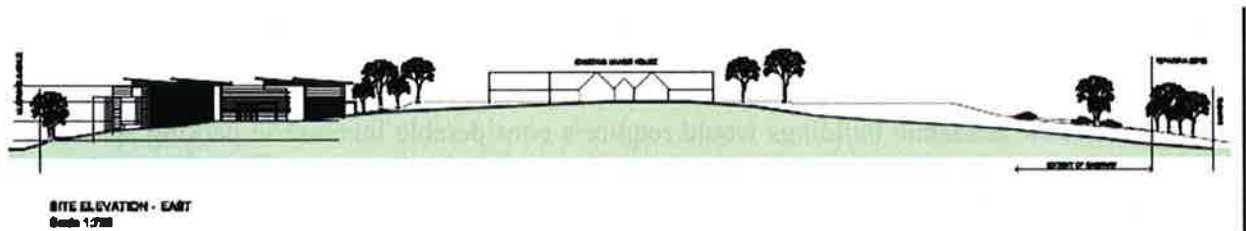


Fig. 70 The proposed development, seen from the east, with manor house at center, on the platform.



Fig. 71 The proposed development, seen from the west, with manor house at left. New buildings will be on the lower southern slope, and roof heights will not exceed those of the manor house.



Fig. 72 Profile of the proposed new academic buildings of the Creative Arts Centre, seen from the north. They will replace the existing red brick school buildings seen in Figures 62 and 63.

The Creative Arts Centre's buildings are considered to have minimal impact on the Gleniffer Brae manor house as they:

- Are sited below, on the southern slopes, and are screened from Gleniffer Brae manor house;
- replace existing c.1950s former Anglican school buildings which are of little significance;
- are articulated to break up their visual bulk;
- present a 2-storey appearance from most views (except Murphys Avenue); and
- are proposed to utilise materials to sympathise with the landscape (particularly to reflect the stone walls in the landscape in the detailing at the eastern end of the building).

The Creative Arts Centre would be a staged development, undertaken over a period of years.

5.2 Access and parking issues

Access to both the manor house and the creative arts center will be required for both pedestrians and vehicles, in four broad categories of people, namely

- students attending the new creative arts centre building,
- visitors attending the art gallery, concerts and other creative arts displays and activities
- persons attending the functions held in the manor house and/of the pavilion
- service vehicles providing goods and services for all these facilities

Vehicular entry can only occur from Murphys Avenue and from Robsons Road, but pedestrian entry can occur from the northern side of the site, from the UOW Campus, and (less frequently) up the grassed eastern slope of the site from the Botanic Gardens.

The proposed new academic buildings would require a considerable increase in parking spaces; so, too, would the greatly expanded function center, made possible by the new pavilion designed to seat between 120 and 140 guests. This would also necessitate the provision of additional entry driveways.

In section 6.0 below, conservation requirements are stated to preclude the use of the original flagstone driveway for other than VIP guests (mainly wedding principals) and persons with disabilities who need to park close to the house and/or pavilion. The area in front of the existing Gleniffer Brae garage is proposed for disabled parking spaces.

For entry to the academic buildings, vehicular entry will be utilizing the existing entry and existing carpark, with additional parking provided under the proposed creative arts centre building.

The existing section of the lower driveway from the main entrance on Murphys Avenue is to be developed to improve access to the existing car park, which will be reconfigured a little and divided into sections with some landscaping in between. This is intended to break up the present bare open space on the left hand side as visitors approach the manor house from the main entrance. The stonework of the original entry driveway is to be identified, and signage provided to direct visitors to the car park provided to the left of the entrance gates.

Service vehicle access for these two distinct centers will be provided from the Creative Arts Centre building lower ground floor level from the south, from within the basement carpark, and from Robsons Road to the west. The Robsons Road service access will also serve Gleniffer Brae manor house. This Robsons Road access will require a small section of stone wall to be removed. Note that another section of stone wall which was demolished for construction of the auditorium will now be reinstated.

As many students and others using these centers will be based at the adjacent University, car parking will also be required on the northern side of the site. This will be accommodated on the low-lying area just upslope from the creek, as shown in the photographs below. This car park will also meet the needs of guests attending functions and conferences at the manor house. It will, in addition, provide parking and access to the existing outdoor amphitheatre with the Botanical Gardens.



Fig. 73 View looking west along the land where the new car parking places will be laid out. Note the footslope of the house platform at far left.



Fig. 74 A closer view of the proposed car park area. The entrance is arrowed. Most trees will be retained.



Fig. 75 View looking east to the proposed car park from near the existing entrance to this area from Robsons Road on the western boundary



Fig. 76 View upslope from the base of the slope into which the car park will cut. As only the roof of the house is visible from here, it follows that the car park will not be seen by a person standing on the terrace platform in front of the house.

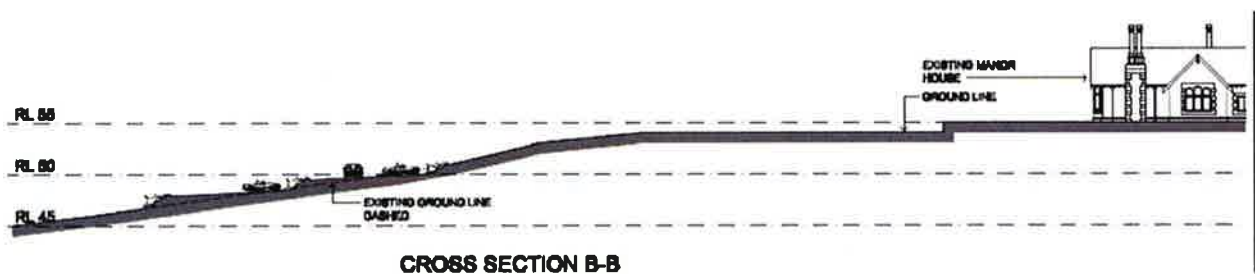


Fig. 77 This cross-section shows the difference in levels between the house and the proposed car park, from which it can be inferred that the latter will not be visible from the house's terrace. Drawing by CBB Architects.

5.3 Pathways

Two new pathways will need to be created in the north-west sector of the grounds to facilitate the entry of students coming from the UOW main campus and the north-west car park to attend the academic buildings, and also to enable visitors attending functions at the manor house and pavilion. These will be of gravel, and be as gently sloping as possible.

The eastern pathway will be laid out, with swale edges, about 7m below the platform of the house along the 48-49m contour, so as not to be visible from the house nor Botanic Gardens. The western one, with low stone edges to match others in this precinct, will be laid in front of the Caretakers Cottage, then behind the Toolshed, between the Brush Box rows, on to the new academic buildings.



Fig. 78 View southward, upslope toward the house. The proposed western pedestrian pathway will follow along the edge of the trees at the right of this image.



Fig. 79 The eastern pathway is likely to follow the closely mown strip at the bottom of the slope.

Pathways in the southern sector of the site will provide access to the academic buildings, link them with the manor house, and incorporate external terrace and courtyard areas.

6.0 How Proposals Impact on Conservation Values

6.1 Conservation Management Policies

Conservation Management Policies were set out in the Tropman CMP of 2001, and some were also recommended in the Beaver LMP of 2007. Some of the latter were restatements (in slightly different words) of those in the Tropman CMP. Rather than following the order and numbering of conservation policies presented in both the above documents, the present authors have selected out the most relevant (and where appropriate combined them), and listed them in the table below in order of perceived importance. The 'Response' shown on the right-hand side of the following table outlines how the current proposals respect or impact on the conservation values and management policies cited in the left hand column.

Table No.1 Foreseen Impacts on relevant Conservation Policies and Our Responses

Conservation Management Policy	Response
The Site	
Conserve the site's sense of separation from the village of Keiraville, and its strong individual character (CMP 8.2.1).	The current proposals comply with this policy. While the proposed use allows greater community access to the site, screen planting is maintained between the proposed new Creative Arts Centre/Academic buildings and the Gleniffer Brae house and gardens.
The dominance of Gleniffer Brae in the landscape as a significant historic feature is to be conserved (CMP 8.4.4).	No changes will be made that would affect the integration between the Botanic Garden plantings and the Sorensen plantings, lawns and slopes.
Conserve and maintain the open grass lawns, terraces and slopes around Gleniffer Brae to ensure the dominance of the house in the landscape' (LMP).	The dominance of Gleniffer Brae in the landscape as a significant historic and aesthetic feature will not be adversely affected by minor changes to the plantings, lawns or slopes.

	The existing house will also maintain its dominance in relation to the new buildings proposed for the site which will be set away from the house, in the south-west corner, behind existing screen planting and at a lower level than the main house.
The visual dominance of the site and the existing significant views and vistas . . . should be conserved (CMP 8.2.2).	The proposals would comply with this policy, as the new structures would remain confined to the lower, south-west and north-west corners of the site, out of the main visual catchments. The new structures would not interfere with the visual dominance of the manor house on the site nor the open vistas to Gleniffer Brae house from the Botanic Gardens.
Integration between the Botanic Garden plantings and the Sorensen plantings, lawns and slopes is to be carefully managed. CMP (8.4.4). Historic link between Gleniffer Brae and the Botanic Gardens should be reinstated (CMP 8.2.3).	There is currently no visual impediment to experiencing the historic link between Gleniffer Brae and the Botanic Gardens, and no new fencing is proposed between these elements. Although a new legal boundary is proposed, no fence will be constructed along that boundary.
Recent school buildings to be screened from Gleniffer Brae through use of appropriate landscaping techniques (CMP 8.2.4). Tall evergreen shrubs (e.g. Syzigium species) should be planted between the Brush Box windbreak and the existing school buildings to provide visual screening. (LMP)	An avenue of mature Brush Box south-west of the manor house partly screens the former school buildings (location of the proposed new academic buildings). These trees allow filtered views between the house and the proposed building site. If additional screening is considered desirable, once the new buildings are erected, the proposals in the LMP can be implemented; however, the filtered visual connection between the rear of the main house (service areas around garage) and the new campus buildings is important to achieve the integration of the house into the life of the university and to encourage active use of the house as part of the campus.
The formal arrival entry drive should be conserved and reconstructed to support light traffic for formal arrivals. (CMP 8.4.12)	The proposal is to limit the use of the existing flagstone driveway to disabled and VIP access to the manor house only. For that purpose, it would be desirable to reinstate the return arm of the driveway loop to facilitate egress of vehicles. This work should match its original form and construction.
Continued use of the original driveway by heavy vehicles is unacceptable and should cease. 8.2.7 and LMP) Alternative vehicular access to house should be developed to avoid damage to the original driveway and the roots of mature trees. (CMP 8.2.7 and LMP)	The new proposal complies with this policy. A new service access to the rear of the new pavilion and to the academic buildings is proposed from Robson's Road. There will also be access for service vehicles from Murphys Avenue – one via the existing car park and another further west.
Intrusive alterations and additions associated with recent uses of the site should be removed. This includes but is not limited to: the new building occupied by the Conservatorium of Music to the south of Gleniffer Brae. (CMP 8.2.5)	The current proposal is to demolish the 1990s building and replace it with the proposed new dining pavilion. Other elements mentioned appear to have been removed from the site. It is not proposed to introduce new minor elements within the manor house precinct.
Car parking shall be maintained in the location adjacent to the entry gates. No truck or heavy vehicle access shall be allowed on to the original driveway or the garage area. (CMP 8.4.13)	The existing car park directly east of the school buildings will be remodelled with landscaping to make it less bare and visually intrusive. Additional carparking is also proposed beneath the proposed new academic buildings for 55 vehicles. A new carpark for approx 60 vehicles is proposed in the north-west corner of the site, well below sight lines from the house and its terraced platforms. It will have two new pedestrian access paths to the academic buildings.

Gleniffer Brae house	
The existing external significant fabric including but not limited to the timber frames, sandstone surrounds, and stained glass should be retained in-situ and conserved. (CMP 8.3.1) Refer to <i>Gleniffer Brae Condition Analysis</i> .	The proposal complies with this policy, with the exception of the proposed alterations to the rear (west) entry porch, and the construction of a short covered way to the proposed pavilion. The covered way will be completely reversible. The covered way will utilise transparent materials to minimize visual impact. No other external changes to the Gleniffer Brae house are proposed.
The existing significant internal fabric including but not limited to: timber panelling and joinery and sandstone surrounds, should be retained in-situ and conserved. (CMP 8.3.2) Refer to <i>Gleniffer Brae Condition Analysis</i> .	Little internal change to the house is proposed, and all changes are confined to areas of lesser significance. A major benefit of the use and the design approach is the high level of retention of internal finishes throughout the house. The following internal changes are proposed: • construction of a disabled toilet in part of a small existing office space. This is one of the most altered rooms within the house, and this location for a disabled toilet preserves existing more significant bathrooms that could be considered for adaptation. The location also utilises existing openings and does not affect any joinery items; • alteration of minor rooms in the rear service wing of the house to facilitate access arrangements to the proposed new dining pavilion (both for staff and visitors). This approach provides covered all-weather access to the new dining pavilion without having to provide more intrusive external access routes; • new fitout to the existing kitchen area. This kitchen area is not completely original, containing a circa 1960s fitout. Minor changes to this area will be required to facilitate food service; • new internal kitchen fitout to the existing garage space to provide a function kitchen to service the pavilion. This option avoids the need to make major changes to the existing kitchen and scullery areas. The interior of the garage is considered to be a space of relatively little significance, and this location for a new kitchen to service the new pavilion avoids interference with more significant areas of the house. The new use can be inserted within the fabric of the garage as a module that does not affect existing finishes and which provides a high level of amenity for food service.
Any existing significant associated items including but not limited to early light fittings, silk rugs, timber wall roses, old servants bell and timber cupboards should be retained in-situ and conserved. (CMP 8.3.3)	All original light fittings, servants bell fittings etc. in the house will be retained. The original silk rugs in the entry hall require conservation. The University will commit to obtaining and implementing detailed materials conservation advice (for example from International Conservation Services).
Any intrusive alterations or additions associated with recent uses of Gleniffer Brae should be removed. Any replacement should be consistent and sympathetic to the building character and appearance. These intrusive alterations and additions include but are not limited to: paint to original timber joinery, recent door and window hardware, recent bathroom fittings and taps, recent fixings, recent poorly constructed window fly screens, recent light switches and power points and recent door flyscreens. (CMP 8.3.4)	As outlined above, the University of Wollongong will commit to obtaining and implementing detailed materials conservation advice regarding the interior fittings. The interior is remarkably intact with the exception of the kitchen area and office area proposed for the insertion of a disabled toilet. The disabled toilet will be fitted out in keeping with the existing bathrooms within the house, using majolica patterned tiling.
Dolls House and Garden Workshop/ Tool Shed shall be conserved. (CMP 8.4.9)	The proposed new works will not impact on these structures, which will be conserved

Landscape	
The original integral design of the Sorensen Gardens, including associated significant landscape features and items should be conserved. (CMP 8.4.1) These features include but are not limited to: - open parkland character to the front of the house, with views to the town and northern views to the Mt. Pleasant escarpment. - formal arrangement of the garden to the rear of the house with the framed view of Mt Keira. - the walling elements i.e. various brick retaining walls and dry stone walls - terraces, i.e. northern upper and lower terraces - remnant parts of the original plantings & native bush	No changes will be made to the original Sorensen garden layout and landscape features and items. The open parkland character and views to the town and Mt. Pleasant will be maintained. The formal arrangement of the garden at the rear of the house with the framed view of Mt Keira will be largely maintained. The insertion of the proposed pavilion on the southern boundary of it will not disrupt the view of Mt. Keira, nor the formal arrangement of the generally round garden. Only the southern edge of the formal garden will be cut into by the proposed pavilion. All the terraces and walling elements will be retained, and collapsed or removed sections will be reconstructed where necessary – for details see below Remnants of the original plantings and retained native bush will be kept and not harmed by the new works.
Garden plantings are to be maintained to generally reflect those of the Sorensen period, and the open grass lawns, terraces and slopes shall be conserved, in accordance with an approved Landscape Masterplan. (CMP 8.4.3)	The proposed works will not occur in places where Sorensen made his garden plantings, nor later ones that reflect his style and period. The open grass lawns, terraces and slopes will be maintained and not interfered with.
The existing Brush Box arranged plantings are to be conserved, and lost trees replanted. (CMP 8.4.5)	No existing Brush Box trees will be removed, and some lost trees will be replanted.
Pathways shall be maintained. Any works to these structures should consider and maintain the original relationships to the house. (CMP 8.4.9)	Existing pathways will be maintained, with their original relationship to the house. It is proposed to provide two new access pathways from the University of Wollongong and new car park (to the north of the house) to the new academic buildings. These will be of gravel with swale edges, and be as gently sloping as possible. The eastern one will be laid out about 7m below the platform of the house along the 48-49m contour, so as not to be visible from the house nor Botanic Gardens. The western one will be laid behind the Garden/Tool Shed between the Brush Box rows to the new academic buildings.
The conservation and reconstruction of the dry stone walling should be continued, to maintain the enclosing edge and platforms as laid out by Sorensen. (CMP 8.4.10)	The proposed new works will continue this, and will not cause the dismantling of or damage to these walls. A minor amendment is proposed to an existing wall near the service access area; however, the walls that were removed or damaged at the time of inserting the 1990s auditorium will be rebuilt.
Future Uses	
In developing plans for the future use of the site the significant external and internal fabric of the building, Sorenson garden design and views and vistas should be conserved to maintain the significance of the site. (CMP 8.5.1)	The proposal complies with this policy. The careful development of the proposal ensures that: • there is minimal alteration to the exterior or interior of Gleniffer Brae house • there is minimal impact to the Sorenson garden design • the siting of new facilities such as car parking, new academic buildings and new pavilion has been carefully designed to minimize the impact on important vistas and views, both to and from the house and within the landscape. It is also noted that the provision of the pavilion structure, in the general location of the existing auditorium, allows a

	viable use for the residence with minimal impacts on the fabric of the place. Providing an area to hold dinners and functions attached to but outside the fabric of the house allows the house to have very few changes or impacts from the new use. It also provides for the house to remain with smaller rooms in connection with the larger function use. This retains not only significant fabric but the spatial arrangement of the house and its relationship to its garden setting which is essential for its significance to be retained.
Historical uses of the site should ideally continue. Should this not be possible then any future uses should be compatible with the retention of the character and heritage values of the site. (8.5.2) Compatible uses for the site include the use of the subject building as a residence, and the use of the site as the location of an educational facility . . . In general, public access to the building and grounds should be made more available and encouraged. An enclosed glass structure located to the south of Gleniffer Brae house, in the location of the classroom building occupied by the Conservatorium, would allow a large amount of general traffic related to wedding receptions and other functions to be redirected away from the house thus protecting the significant fabric of the house, allowing the desired ambience associated with the manor house to be retained.	The proposed use of the site for an arts gallery, academic buildings and function centre (Gleniffer Brae house + pavilion) will greatly enhance public use of and access to the site, and is therefore in accordance with this policy. Note that a covenant attached to Lot 1 below the site requires an educational use of Lot 3, and the proposed use also complies with this covenant. The proposed pavilion arises from the suggestion in this policy, to enable large functions (e. g. wedding receptions, conferences) to utilize the house, while minimizing impact on its fabric. The policy clearly recognises the difficulty of retaining a building such as Glenniffer Brae with an active use that supports its conservation and upkeep, provides for public access and has minimal impacts on significance. The separated pavilion concept is a well-tried and established method of enhancing use and conserving heritage values. As two of the Hoskins' daughters held their wedding receptions at the house, and as it was used extensively for entertaining visiting overseas dignitaries and the local social elite, the proposed used would be consistent with this policy. It is proposed to retain the existing caretaker's flat above the garage as a caretaker's flat.
New Services	
Any proposed new services or service upgrade related to any new uses of the site shall be organized to least interfere with the existing significant fabric of the site. (CMP 8.6.1)	New services proposed include: underground additional main communications, power, gas, water and sewerage services; a stormwater harvesting system to provide irrigation for the Gleniffer Brae gardens; lighting for the pedestrian pathways; and CCTV cameras in strategic locations. New plumbing services within the house are confined to the new kitchen area and the new disabled toilet. The toilet is adjacent to other bathroom facilities and connection of plumbing and drainage should be achievable with minimal interventions. The kitchen fitout can utilise a raised floor with services above the existing garage floor to minimise interventions.
Any required new services shall be installed in areas and spaces of lower significance. (CMP 8.6.2)	This recommendation is guiding the design and location of new services, which will be confined to spaces of low significance wherever possible. This has been achieved in the proposal.
Any new services shall be inconspicuous and not intrusive to the significance of the subject building and the subject site. (CMP 8.6.3)	This recommendation is guiding the design and location of new services. This has been achieved in the proposal.
Interpretation	
Interpretive devices including displays should be considered within the curtilage of the site to assist further understanding of the history, development and the heritage significance of	It is understood the University of Wollongong will address this recommendation once it becomes owner of the site and the new works have been completed.

the entire site. Interpretive signage located within the curtilage of the site should be coordinated with signage relating to the site located within the Botanic Gardens. (CMP 8.7.1)	and the new works have been completed. It will undertake this in coordination with Wollongong City Council, who will retain ownership of the Botanic Gardens.
Any new interventions should be reversible and clearly interpreted by means of introduced interpretive devices or by method of style of construction as new work. (CMP 8.7.2)	The proposed new disabled toilet will be identified as new work due to modern fittings. The proposed pavilion and academic buildings will be modern in design and style. The pavilion will be light in structure and can be removed without damaging the significance of the house or grounds. The new academic buildings will be located in a less significant sector of the grounds, and can be built or removed without any adverse effect on the high heritage significance of the house or its grounds.
Conservation procedures at the site - management	
Treat the site as being of high conservation significance, and consequently guide any activities at the site by the provisions of the Australia ICOMOS Burra Charter (CMP 8.8.1)	The designers of the new buildings and the University of Wollongong are fully cognisant of the need to treat and conserve the landscape and its buildings of high heritage significance in accordance with the Burra Charter. The CMP policies have been adopted and will be applied to the work.
Manage the subject site in a way that allows the maximum amount of this Conservation Management Policy to be implemented. (CMP 8.8.2)	The University of Wollongong, in acquiring the site, is giving an undertaking to manage the implementation of the 2001 CMP to the maximum extent possible. It is anticipated this will be achieved.
A clear structure setting out the responsibility for day to day maintenance and care of the fabric of the site should be developed and made available to all persons involved in the care of the site. This should include the interior, exterior and landscape of the site. (CMP 8.8.3)	The University of Wollongong accepts the need to manage the whole site in an integrated, holistic way. It will provide a clear structure setting out responsibilities of all persons for the maintenance and care of the fabric of the whole site and its landscape and in particular the heritage elements of the place.
Personnel skilled in disciplines of conservation practice shall be engaged as appropriate to advise on both minor and major works and implement conservation aspects at the site. (CMP 8.8.4)	The University of Wollongong will ensure this is carried out.
In the event that any disturbances have to take place within the site a suitably qualified conservator shall be engaged to supervise, monitor and record the material being removed. (CMP 8.8.5)	The University of Wollongong will ensure this is carried out.
Carry out, catalogue and archive systematic photographic surveys of the site, before, during and after any major works in accordance with NSW Heritage Office and NSW Department of Planning guidelines. (CMP 8.8.6)	The University of Wollongong will ensure this is carried out.
This Conservation Management Plan shall be consulted and specific proposals for the site assessed in the light of what is recommended in previous sections of these policies. (8.8.7)	This Heritage Impact Assessment is complying with this policy by referring back, in this table, to the proposals contained in the 2001 CMP

6.2 Other Conservation Issues

1. Both the **Toolshed and the Dolls House** (aka playhouse or cubby house) are in need of extensive conservation work. The Toolshed has extensive termite damage. The Dolls house has extensive dry rot to timber window frames and sills. It is understood that the University intends, after acquiring the site, to undertake these conservation works in accordance with the precepts of the Burra Charter and the conservation policies and actions recommended in the 2001 CMP.

2. Original driveway loop

The return section of the original driveway loop, seen below in the 1940s, is now under grass.

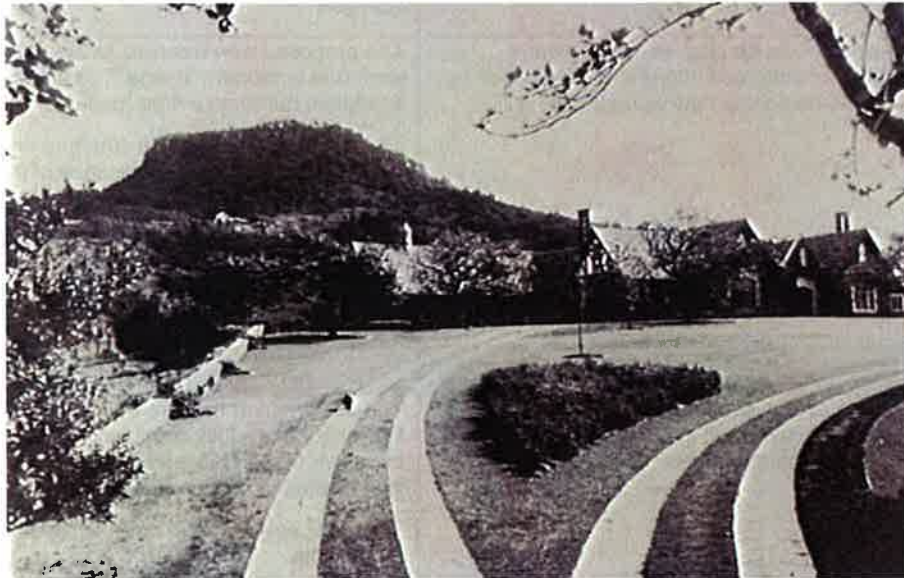


Fig. 70 Gleniffer Brae c. 1940 viewed from south-east with driveway loop in the foreground. Note low formal planting within loop, and grass within the driveway tracks. Source: Wollongong City Library. Image No. P07/P07576.

However, given the proposal in this HIA that it should be used for VIP arrivals (notably wedding couples) and for persons needing to access disability parking places in front of the garage – this should be reinstated. However, this would need to be done in accordance with the advice contained in the Beaver LMP, as follows:

Re-lay the damaged sections on a properly engineered concrete footing and replace any damaged stone pieces with new ones to match the original detail as closely as possible and remove trip hazards. Remove concrete infill and replace with reinforced turf (pages 20 and 23).



Fig. 81 The foregrounds of this image shows the present condition of the original driveway, the spaces in between having been incorrectly infilled with concrete. The remainder of the return loop is now covered by grass, and it is desired that it be restored to its original state. Image by David Beaver LMP 2007

3. **The curved eastern end of northern retaining wall.** This roundel or 'drum', made of textured red brick, requires stabilization, as it has extensive cracking caused by the roots of the Weeping Fig tree.



Fig. 82 Image of northern brick retaining wall, with roundel and Fig tree at left. Source: Beaver LMP 2007

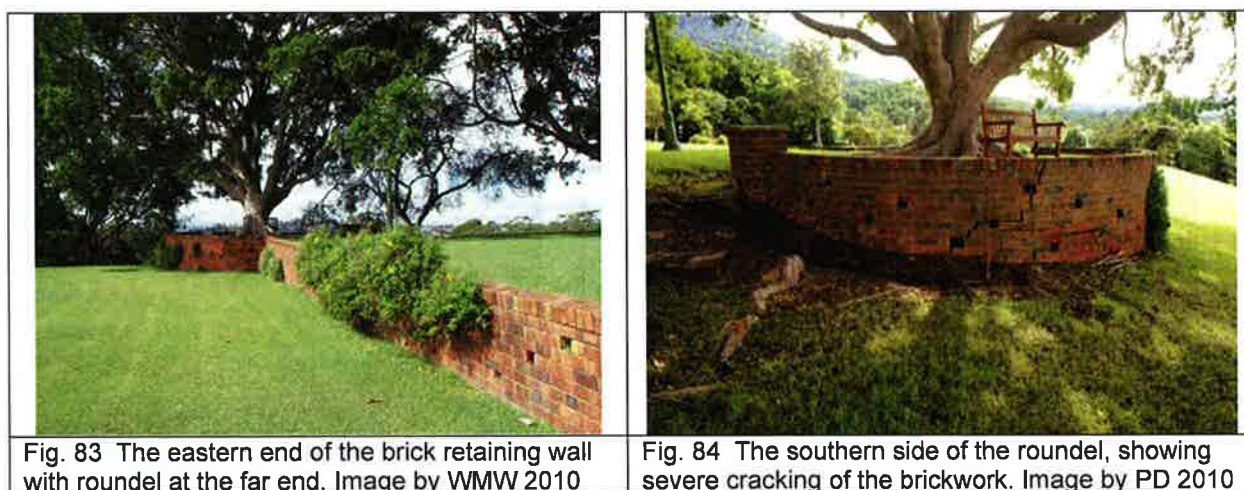


Fig. 83 The eastern end of the brick retaining wall with roundel at the far end. Image by WMW 2010

Fig. 84 The southern side of the roundel, showing severe cracking of the brickwork. Image by PD 2010

However, it has been suggested that this stabilisation be deferred until a decision is made to remove the Fig Tree and replace it with, for example, a Jacaranda, Chinese Elm or Illawarra Flame Tree with less aggressive root systems as proposed by Beaver (page 21).

4. **Conservation of fittings** (including light fittings), paint surfaces, entrance hall rugs requires detailed analysis and conservation recommendations (eg. through a firm such as International Conservation Services)

It is recommended that a condition of consent require the preparation and implementation of a materials conservation report on the interior moveable items (eg. rugs) and fittings of the Gleniffer Brae house.

5. **Treatment of dry stone walls**

Particular care will be required to care for and restore the various dry stone walls built by Sorensen around the western sector of the grounds.



Fig. 85 This image of the dry stone walls in the 1940s, from David Beaver's LMP, shows their original condition, as well as Sorensen's use of 'drums' or roundels to end his walls and provide entry statements.

Already, significant damage has been done to some of these walls, either through part removal, or through incorrect restoration methods using mortar instead of skilful restacking, as was done originally. The following are some examples:



Fig. 86 This image shows how the insertion of the auditorium (at left) cut off the existing dry stone wall. Image by PD, 2010



Fig. 87 This section of dry stone wall has been incorrectly 'restored' using concrete. It needs to be rebuilt with capping stones. Image by MWA, 2010



Fig. 88 The rounded wall pillars have been made square and stabilized with concrete, and the dry stone walls on each side also need correct restoration Image PD 2010



Fig. 89 These 'roundels' have been better maintained, although concrete now holds them together, instead of skilled stone placement. Image MWA 2010

7.0 Curtilage

The Hoskins estate, as it was shown in land title documents in 1937, is shown below.

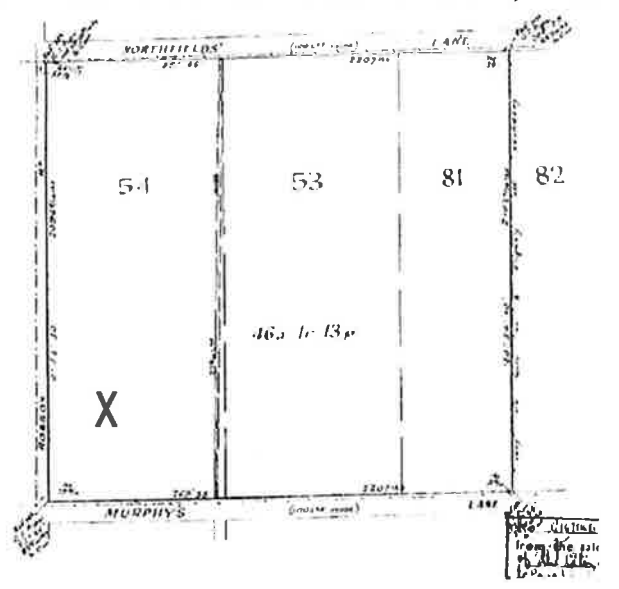


Fig. 90 This shows the full property after transfers had been made to Mrs Hoskins by her husband in 1937. Source: Tropman CMP, 2001. The site of Gleniffer Brae manor house is indicated by the red cross.

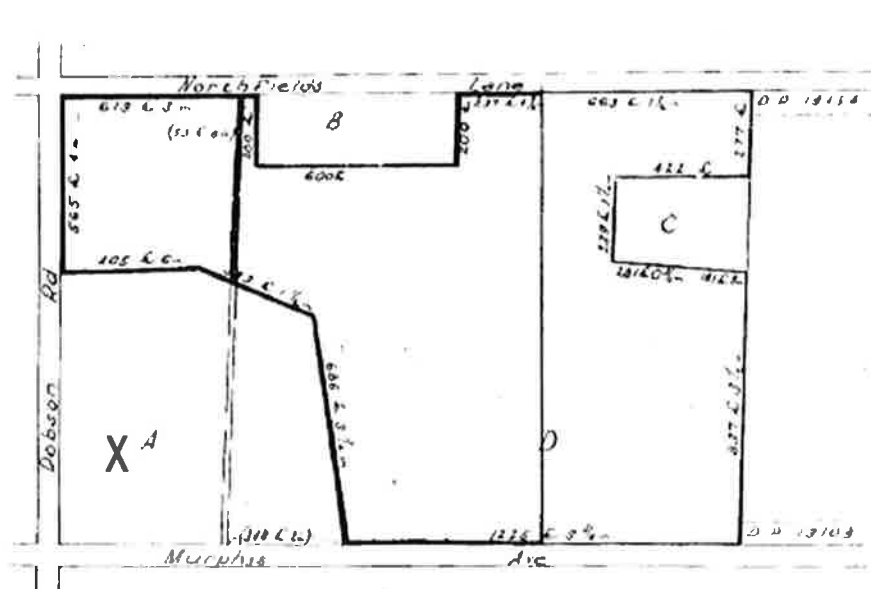


Fig. 91 Certificate of Title of Greater Wollongong City Council of the former joint Hoskins estate, 1954. The area marked in heavy outline, Lot D, was that set aside for use as a future Botanic Garden. Lot C appears to have been that granted by the Hoskins to their gardener, Eric Winter, who sold it later to a third party. Wollongong City Council bought it in 1966, and it has since been incorporated into the Botanic Garden. Images from Tropman CMP, p 16.

Curtilages are, in the majority of cases, coterminous with the property boundary, but in the case of the Gleniffer Brae estate, that property underwent a series of excisions following the departure of the Hoskins from the property. As shown in the image above, the area marked 'A' was acquired by the Sydney Church of England Girls Grammar School in 1954 when it purchased sufficient land (about 15 acres) in the south-west corner of the site to use both the manor house, and new buildings it

proposed to erect, as a school. The Hoskins family then finalised a memorandum of agreement with Council for approx 32 acres of land extending from Murphys Avenue to Northfields Avenue for the purposes of a future botanic garden.⁹

The internal boundaries of the original Hoskins site were changed when Wollongong City Council purchased those 15 acres from the Girls Grammar School in 1976, and Council bought the remainder of the estate in 1978. The original estate was subsequently divided into three Lots. Gleniffer Brae was located in Lot 3, as shown in the plan below. Lot 1 was retained for use as the Hoskins-Wollongong Botanic Garden, while lot 2 was excised for Kooloobong Oval. No documentation has been made available by Wollongong Council on the reasons why these particular boundaries between the Lots were chosen.



Fig. 92 Plan showing the three lots into which the western part of Gleniffer Brae was subdivided. Lot 1 at right constitutes the Botanic Gardens. Source: Tropman CMP

⁹ Draft Plan of Management for the Wollongong Botanic Garden, (including Gleniffer Brae and Kooloobong oval), Keiraville, 2006

There are various definitions of 'curtilage'. The first available in New South Wales was expressed in 1954 when a judge of the Full Bench of the High Court of Australia said that a curtilage was

"... a larger area of land [than the footprint of a building] which subserves the purposes of the building. The land surrounds the building because it actually or supposedly contributes to the enjoyment of the building or the fulfilment of its purposes... [In deciding on a curtilage] one would do one's best to fix on an area of land which is seen to comprise all that is really devoted to the better use or enjoyment of the house as a dwelling..."

This was compressed into the definition given in the Heritage Office Manual on Heritage Curtilages in 1996, which states that

the term 'heritage curtilage' means the area of land... surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either:

- land which is integral to the heritage significance of items of the built heritage; or
- a precinct which includes buildings, works, relics, trees or places and their setting.

Using these definitions, it could reasonably be said that, with the notable exception of the commencement of the entry driveway at the south-east corner of Lot 3, the boundary between Lot 1 and Lot 3 does allow for all the elements which are important to conserving the heritage significance of the manor house and its Sorensen-designed grounds to be adequately protected.

In their current curtilage boundary proposal, the UOW and Wollongong City Council have appropriately included the main entrance to Gleniffer Brae - see Fig. ? in Section 5. The proposed shifting of the boundary line westward, some metres upslope, would not materially affect the heritage significance of the manor house or its Sorensen-designed grounds provided that:

- no new building is erected on either the eastern or western side of the eastern curtilage boundary
- no fencing is erected along that boundary that would interfere with the highly significant visual catchment between the manor house, the Botanic Gardens, Wollongong city, and the distant ocean.

The preservation of that view does not need to be achieved by extending the curtilage of Gleniffer Brae further east than proposed. However, it would be desirable for **either a covenant or a heritage agreement** to be drawn up at the time of the proposed purchase of Lot 3 by UOW to ensure that the eastern visual catchment was fully protected against any future building or fencing.

No similar problem exists with the other three boundaries, because there would be no visual impediment or distraction in views to Mt Keira or Mt Pleasant caused by either the proposed works or the curtilage boundaries on the northern, western or southern sides. As shown above, the proposed northern car park would not be visible from the manor house or its northern terraces, while the new pavilion has been sufficiently set back to the south of the rear courtyard to ensure that the view to Mt Keira is fully protected. There are no views outward from the manor house to the south that need to be protected; indeed, these views were deliberately screened off by the rows of Brush Box trees from the inception of the site's planning. Today, they serve to substantially screen off the 1950s school buildings, and would serve a similar purpose with the proposed new creative arts center buildings.

As the UOW intends to treat the new creative arts center and the manor house as mutually supporting entities, with flows of people between the two buildings, there is no need for a separate curtilage between them.

8.0 Conclusions

Due to considerable liaison between the architects Graham Bell Bowman and the heritage consultant team, the great majority of matters likely to have an impact on the heritage fabric of the site and its built and landscape values have been thoroughly considered and taken into account. As a result, it is considered that, generally, the proposed works would have a minimal visual impact on, and would not detract from, the heritage values of the manor house or its grounds.

1. The designers of the new buildings and the University of Wollongong are fully cognizant of the need to treat and conserve the landscape and its buildings of high heritage significance in accordance with the precepts of the Burra Charter.
2. The University of Wollongong accepts the need to manage the whole site in an integrated, holistic way. It will provide a clear structure setting out responsibilities of all persons for the maintenance and care of the fabric of the whole site and its landscape and in particular the heritage elements of the place.
3. The larger and more modern structures of the new creative arts center will essentially be replacing the existing 1950-60s school buildings, which are located on lower ground and tucked away within the south-western corner of the site. This area is already substantially screened by existing trees (principally Brush Box), and scope exists to insert additional plantings (Brush Box or Lillypillies) to increase the density of the screening if desired.
4. The proposed creative arts centre/academic buildings would also not be within the important visual catchments *out from* the house, and would sit only on the side of one visual catchment (from a small section of Murphys Avenue) into the site. Thus this new building will only be marginally more visible when viewed in the overall context of the manor house, its important Sorensen-designed grounds, and its key visual catchments.
5. The eastern end of the proposed creative arts centre will be taller and a little more forward (to the east) than the present 1950s school buildings, but not by much. The façade will contain elements and materials which will relate to those in the manor house and its garden (e. g. brick and stone walls), although not mimicking them.
6. The proposed changes to the Gleniffer Brae manor house are minimal and sited so as to minimize impact on significant fabric. The proposed new disabled toilet has been located in the telephone room/office area so as not to impact on existing bathrooms of high significance within the house. This telephone room/office area is altered and considered to be of low significance.
7. The fitout of the existing kitchen, and the interior of the existing garage are also considered to be of low significance and the proposed new kitchen fitout in these areas minimizes the impact on significant fabric. In particular, the location of the new kitchen for functions within the former garage, minimizes changes for access to the new pavilion.
8. The access to the new pavilion alters an existing rear porch and adjacent rooms, an area considered to be of low significance in what is essentially a service area of the house. The location of this access, at grade, avoids provision of disabled access to the pavilion which would have adversely impacted on the rear courtyard.

9. The new pavilion replaces an intrusive element, the auditorium. The pavilion has been deliberately located at the rear of the southern wing of the manor house so as not to intrude into the visual catchment out from the rear courtyard to Mt. Keira, and its glass walls will facilitate appreciation of it, the fountain, dolls house and also the architecture of the manor house. Its shape is also designed not to disrupt unduly the generally round shape of the formal rear garden. It is a reversible modern structure, in a location adjacent to the house's rear service area, which is of low significance
10. The pavilion and proposed new kitchen fitouts, access arrangements and disabled bathroom will enable ongoing, viable active use of the Gleniffer Brae house for functions which will ensure the ongoing conservation of the house and its contents. The proposed changes to the house are considered to have minimal impact on its heritage significance, being largely confined to the rear service area and garage, sited so as to retain the significant areas of the house intact.
11. Opportunities exist along the southern side of the driveway, between it and the site of the proposed new creative arts centre building, to add trees such as Turpentine and Brush Box to further soften the visual impact of the taller, new forms. Lower, infill planting of Syzygiums (Lillypillies) could also be considered.
12. The new car parking to be provided in the lower north-west corner of the site will not be visible from the manor house and its terraces, and will not intrude into its important visual catchments.
13. The existing car park on the southern side of the site will be modified by landscaping designed to soften and screen the car park from visitors approaching the manor house from the main entrance off Murphys Avenue.
14. Consideration will be given to repairing the original flagstone driveway to the house, and reinstating the return loop to its original condition. However, its future use will be limited to VIPs (mainly wedding principals) and to persons with disabilities needing access to disabled parking close to the manor house and pavilion.
15. Pedestrian pathways will be introduced to the east and west of the manor house to facilitate movement from UOW and the northern car park to the academic building, pavilion, and house. These will be made of gravel or crushed granite, and will follow the natural contours of the site as far as possible. The eastern pathway, between the manor house and the Botanic Gardens, would scarcely be visible from either of those places, being generally 'flush' with the existing landforms and using natural materials. *[Access via a branch path up the steep grassed platform to the manor house, if considered essential, would need to be by means of a stone staircase located to the north of the trees present a little north of the brick roundel.]*
16. The western pathway would follow a route from the new car park up past the front of the Caretakers Cottage and then join the existing unmade driveway between the double row of Brush Box trees and proceed on the manor house, pavilion, and new academic buildings. It would have no visual and very limited physical impact on the fabric of the western garden.
17. New pathways will be created from Murphys Avenue into the academic building complex, and also within it. The latter will link up with pathways on the south side of the manor house and pavilion at two different levels. The first will join the existing pathway with its flagstone

staircase going up to the rear of the manor house (close to the garage). The second will be at a higher level and link up directly with a pathway created between the two dry stone walls, south of the formal garden, that mediate the change of levels between the latter and the school buildings below.

18. Entries for service vehicles will generally be confined to Robsons Road, leading to the south-west sector of the site; however, there will be one service entry directly off Murphys Avenue to the academic buildings, and a second leading from the existing (but remodeled) car park off the main entrance to the site.
19. Assurances have been given that the original dry stone walls will be repaired, or restored. This should be done by a skilled waller using techniques employed by Paul Sorensen and those who constructed A-frame dry stone walls (notably Thomas Newing) in the Kiama district. The sections of dry stone walls missing or collapsed at the rear of the auditorium building will be reinstated following the removal of that building.
20. A curtilage based on the red dashed lines on the figure in section 5 above would be adequate to protect the heritage elements, values and visual catchments of the site satisfactory, but either a heritage agreement or a covenant would be necessary to ensure that no structures - including fencing, stairs, light fixtures, etc. - would be permitted within the visual catchment eastward from the house to the city and the ocean beyond.

Heritage Listings of Gleniffer Brae

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Heritage Act - State Heritage Register</i>		00557	02 Apr 99	27	1546
<i>Heritage Act - Permanent Conservation Order - former</i>		00557	26 Feb 88	41	1276
<i>Regional Environmental Plan</i>	Illawarra REP No.1		11 Apr 86		
<i>Local Environmental Plan</i>			28 Dec 90		
<i>Local Environmental Plan</i>			07 Jan 00		
<i>National Trust of Australia register</i>			27 May 85		
<i>Register of the National Estate - Interim</i>	Gleniffer Brae Manor House and Garden	101155			

APPENDIX B

REPORT AND MINUTES OF COUNCIL MEETING OF 29 MARCH 2011 (ITEM 2)

REF: CM24/11

EXPRESSIONS OF INTEREST FOR THE SALE/LEASE OF GLENIFFER BRAE

Report of Manager Property and Recreation (WAD) 10/03/11

04.17.02.502

PRECIS

In May 2010, Council called for Expressions of Interest from interested parties to either purchase and/or lease Gleniffer Brae, Keiraville.

This report sets out details of the submissions received from that Expressions of Interest process and recommends the submission from the University of Wollongong be accepted as the preferred submission. This submission provides for Council to retain ownership of the Manor House and Gardens and sell only a small portion of the site comprising the old school buildings to enable the development of the Creative Arts Centre.

RECOMMENDATION

The submission from the University of Wollongong be the preferred submission from the Expressions of Interest that provides for –

- a Retention of the Manor House and Sorenson Gardens in Council's ownership under lease to the University of Wollongong.
- b Sale of approximately 1.25 ha comprising part Lot 3 DP 252694 to University of Wollongong.
- c The portion to be sold be redeveloped to host the University's School of Creative Arts.
- d The University accommodating the Wollongong Conservatorium of Music within the new School of Creative Arts.
- e The Manor House and gardens to be sympathetically refurbished to operate as a conference and function centre for use by the University and private hirers.
- f Public access to the Sorenson Gardens to be maintained as part of the greater Botanic Gardens precinct.

For the proposal to progress the following process is required –

- 1 The University of Wollongong be invited to lodge a draft Planning Proposal with Council for consideration to –
 - a Reclassify that part of Lot 3 DP 252694 (as shown as Lots 100 and 101 on Attachment 1) from Community to Operational land, remove any real or perceived trusts, caveats and interests from the land; and
 - b Rezone that area of Lot 3 DP 252694 as shown as proposed Lot 100 on the attached plan (Attachment 1) from RE1 Public Recreation to SP2 Infrastructure - Education Establishment.
- 2 Subject to Council resolving to refer that Planning Proposal to the Department of Planning for review by the Local Environmental Planning Committee, Council enter into an Option to Purchase an Agreement for Lease with the University of Wollongong that provides for the following transactions to occur only when the reclassification and rezoning are approved by the Department of Planning and development approval granted for the Creative Arts Centre proposal –
 - a The sale of that part of Lot 3 DP 252694, comprising approximately 1.25 ha as shown as proposed Lot 100 on Attachment 1, for the consideration of \$1.2 million + GST; and
 - b A lease to the University of Wollongong for a period of 25 years with an option of 25 years of that part of Lot 3 DP 252694 comprising an area of approximately 2.6 ha, as shown as proposed Lot 101 on Attachment 1, subject to the payment of \$65,000 + GST as a lump sum rent payment for the 25 year term and a further \$65,000 + GST (indexed at CPI from commencement date of lease) payable in the event of the University of Wollongong taking up the 25 year option.
 - c The creation of a Right of Footway and Services and a Right of Carriageway over Lots 1 and 2 DP 252694 as shown on Attachment 1 and a Fencing Covenant along the northern, eastern and southern boundaries of proposed Lot 101
- 3 Authority be granted to affix the Common Seal of Council to all documents and plans necessary to give effect to this resolution.

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BACKGROUND

Gleniffer Brae is located in Keiraville on a site adjoining the Wollongong Botanic Garden. Built in 1938, it was the family home of Arthur Sidney Hoskins who established the steel making industry in Wollongong. The Manor House and grounds which were acquired by Council in 1978 are of outstanding heritage significance with local, state and national heritage listings. A number of additional buildings have been constructed over the years and now form part of the total Gleniffer Brae site.

Part of Gleniffer Brae is leased to the Wollongong Conservatorium of Music, with the balance available to the public for passive recreation (the grounds) or event hire (weddings and functions). In 2009, Council undertook a service review of Gleniffer Brae and determined that the current business model in delivering weddings/functions by Council coupled with substantial financial assistance being provided to the Conservatorium of Music was not financially sustainable.

Recognising the significant heritage, cultural and social values of this site, Council in May 2010 called for Expressions of Interest (EOI) from interested parties for the purchase and/or lease of Gleniffer Brae with the objective of identifying a viable future use of the site whilst providing for:

- a) Guaranteed tenancy of the Conservatorium of Music;
- b) Retaining community access to the Manor House and grounds;
- c) Ensure ongoing integration with the Botanical Gardens;
- d) Maintain the heritage items and values of the site; and
- e) Minimise the operating and maintenance costs of the site to Council.

The EOI was advertised for a period of 4 weeks between 29 May 2010 and 24 June 2010 and, whilst the advertising drew wide-ranging interest from the community, only two submissions were received as outlined below:

Submission 1 – University of Wollongong (UoW)

The submission proposed the sale of Gleniffer Brae to the UoW with a view to undertaking:

- 1) Development of the Manor House to provide for public functions, dining, conferences, meetings and seminars;
- 2) Development of former school site along Murphy's Avenue to create a new Creative Arts Centre incorporating the Conservatorium of Music; and
- 3) Provision of 180 car park spaces.

This submission goes a long way towards achieving Council's objectives and proposes that the site be managed by the UoW in an integrated, holistic way, introducing the Faculty of Arts into a new purpose-built Creative Arts Centre that will also provide a permanent home for the Conservatorium of Music.

The proposal also provides for the Manor House and Sorenson Gardens to be retained in Council's ownership with minimal changes proposed to accommodate commercial uses associated with dining, functions and conferences with no physical separation from the Botanic Gardens ensuring public access to these facilities is retained.

As part of this development, the UoW also propose to develop 180 car parking spaces strategically located to minimise impact on the Manor House and surrounding grounds.

This submission proposes a use that is generally consistent with both existing (Conservatorium of Music) and previous uses (SCEGGS) involving provision of teaching and educational facilities whilst maintaining the use of the Manor House for functions and other similar social activities.

Submission 2 – Culinarius by Monika

The submission by Culinarius provides for a 5-year lease with a 5-year option of the Manor House with minor temporary extensions to create a function venue. The Conservatorium of Music is proposed to be retained on site as currently accommodated.

This proposal provides for Council to retain ownership of Gleniffer Brae and continue to be responsible for maintenance of the grounds and school buildings.

Assessment of EOI Submissions

The submissions were assessed against the criteria and objectives and rated as follows:

	University of Wollongong	Culinarius
Ranking	1	2

Although both submissions meet the criteria set out in the EOI, the submission by Culinarius fails to meet the objective of “Minimising the operating and maintenance costs of the site to Council” to the extent that Council is not relieved of ongoing financial obligations in respect to maintenance of the Manor House, outbuildings and grounds and this submission was deemed to be non-complying.

The UoW submission demonstrates a high level of understanding of the heritage values of the site, commitment to preserving the existing heritage items and proposes to undertake restoration of the gardens and heritage rock wall.

This proposal also demonstrates a viable future use for Gleniffer Brae whilst minimising the operating and maintenance costs of the site to Council and, for this reason, this submission is recommended to Council.

Under the Probity Plan adopted for this exercise, there are three options available to Council following the assessment of the EOI:

- (a) Proceed to a Request for Tender or a Request for Proposals;
- (b) Terminate the procurement process (in accordance with Paragraph 11.5 of the Probity Plan) only if no proponent has been identified as satisfying the evaluation criteria and demonstrating a viable future use or it is not in the public interest to proceed; or
- (c) If only one proponent has been identified as satisfying the evaluation criteria and demonstrating a viable future use for Gleniffer Brae, enter into direct negotiations with that proponent (in accordance with Paragraph 11.6 of the Probity Plan).

As the outcome of the EOI satisfied (c) above, direct negotiations were undertaken with the UoW in respect to the land matters. The UoW and Council engaged independent valuers to assist in these negotiations and, as a consequence, the UoW has submitted the following offer:

- a) The UoW to purchase that part of Lot 3 DP 252694 shown as proposed Lot 100 on Attachment 1, for the consideration of \$1.2 million + GST; and

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- b) The UoW to lease the part of Lot 3 DP 252694, as shown as proposed Lot 101 on Attachment 1 for a period of 25 years with a further option of 25 years. In lieu of annual rent, the UoW to pay a lump sum of \$65,000 + GST for first 25 years and a further \$65,000+ GST (indexed annually to CPI) in the event of the UoW taking up the option. This amount is discounted to reflect the significant financial responsibilities that the UoW will assume under the lease in providing for the ongoing retention of the Conservatorium of Music, being responsible for 100% maintenance of the Manor House and Gardens and ensuring the ongoing public access to this site.

This offer is consistent with Council's valuation advice and, under this proposal, the UoW will acquire approx 1.25 ha to accommodate the proposed Creative Arts Centre, whilst the Manor House and gardens will be retained in Council's ownership under lease to the UoW.

PROPOSAL

As Gleniffer Brae is located on Community land, the proposed transactions involving the land sale and long term lease require the site to be reclassified to Operational land in accordance with the Local Government Act 1993. The UoW will be invited to lodge a Planning Proposal with Council to enable formal consideration of the reclassification and rezoning. This matter will be the subject of a separate report to Council following the lodgement of that Planning Proposal.

In the event that the reclassification is approved, the current Plan of Management (PoM) that covers this site will be reviewed to reflect these changes. The Conservation Management Plan which also applies to the Manor House and adjoining heritage curtilage may also require review as part of the development application to be lodged by the University.

In the interim, it is proposed that Council enter into an Option to Purchase to facilitate the proposed sale of Part Lot 3 and an Agreement for Lease to facilitate the proposed lease of the Manor House and surrounds.

These agreements will be conditional on approval of reclassification and rezoning applications by the Department of Planning and the granting of development consent prior to the land sale being completed and the lease commencing.

Further negotiations will be undertaken to finalise the terms and conditions of the proposed lease and these matters are proposed to be approved by the General Manager under delegation.

To facilitate future vehicle and pedestrian access to the proposed Creative Arts development, it is also proposed that Council create the following easements and restrictions concurrently with the property transactions:

- 1) A Right of Carriageway over the existing vehicle entrance located on part Lot 3 DP 252694 to formalise vehicle and pedestrian access across Council land to the existing car park which is proposed to be sold to the UoW.
- 2) A Right of Footway and Services to formalise new pedestrian access and a corridor for service access between Northfields Avenue and the area proposed to be leased.
- 3) A fencing covenant along the northern, eastern and southern boundaries of the proposed Lot 101 to ensure that no fence will be permitted to be erected between the Botanic Gardens and Gleniffer Brae Manor house and surrounds.

The proposed development outlined in the submission by the UoW will be the subject of a development application to be assessed through normal planning processes as provided under the Environmental Planning and Assessment Act 1979.

CONSULTATION AND COMMUNICATION

The EOI was extensively advertised and the local Neighbourhood Forum, Friends of the Botanical Gardens and Council's Heritage Advisory Committee briefed. The Heritage Advisory Committee expressed concern that the decision is premature given that the Committee is currently preparing a Heritage Strategy which is proposed to guide Council's heritage management for the coming three years. In addition, a community meeting was held on site and, to assist the community in understanding the UoW proposal, a scaled model was prepared and made available for viewing by the general public during this period.

Arising out of this consultation were a number of concerns/objections about this proposed alienation of the site, particularly the possible sale of Gleniffer Brae and adverse impact on the City's heritage.

The National Trust – Illawarra Branch have also advised that it does not support any proposal to reclassify/rezone the site from community use.

In considering these concerns, the UoW agreed to amend its submission minimising the extent of proposed acquisition to approx 1.25 ha as shown as Lot 100 on attached plan. This will ensure that the Manor House and Sorenson Gardens remain in Council's ownership under leasehold to the University.

As the site is listed on the State Heritage register, the NSW Heritage Office has also been consulted and initial "in principle feedback" will be provided by the Heritage Council to the UoW in the near future.

Subject to Council endorsing the Planning Proposal to reclassify and rezone part of the site, further community consultation will be undertaken during the exhibition period that will include the holding of a public hearing chaired by an independent chairperson. An approximate timeframe going forward is as follows:

- 1 Lodgement of Planning Proposal by the UoW – April 2011;
- 2 Report to Council of Planning Proposal – May/June 2011;
- 3 Referral of Planning Proposal to the Department of Planning – June 2011;
- 4 Approval of the Department of Planning to commence the exhibition period – August 2011;
- 5 Close of the public exhibition period including holding of a public hearing – September 2011;
- 6 Report to Council with details of public comment and submissions – October 2011;
- 7 Referral back to the Department of Planning for final approval – November 2011 (allow approximately two months for determination); and
- 8 Final gazettal of reclassification/rezoning – February 2012.

A development application could be considered by Council after the Department of Planning has formally approved the rezoning/reclassification.

RISK ASSESSMENT

There are no identified risks to Council in implementing the recommendations of this report. The EOI process was carried out in strict accordance with a Probity Plan developed specifically for this exercise by Sparke Helmore who were appointed as Council's probity advisors to ensure that the outcome is reached in an open and transparent manner.

FINANCIAL IMPLICATIONS

Consideration for the sale and lease as outlined in the report are consistent with advice from Council's consultant valuer, Rob Aubin of Martin Morris and Jones. There are no other financial implications arising from the recommendations of this report.

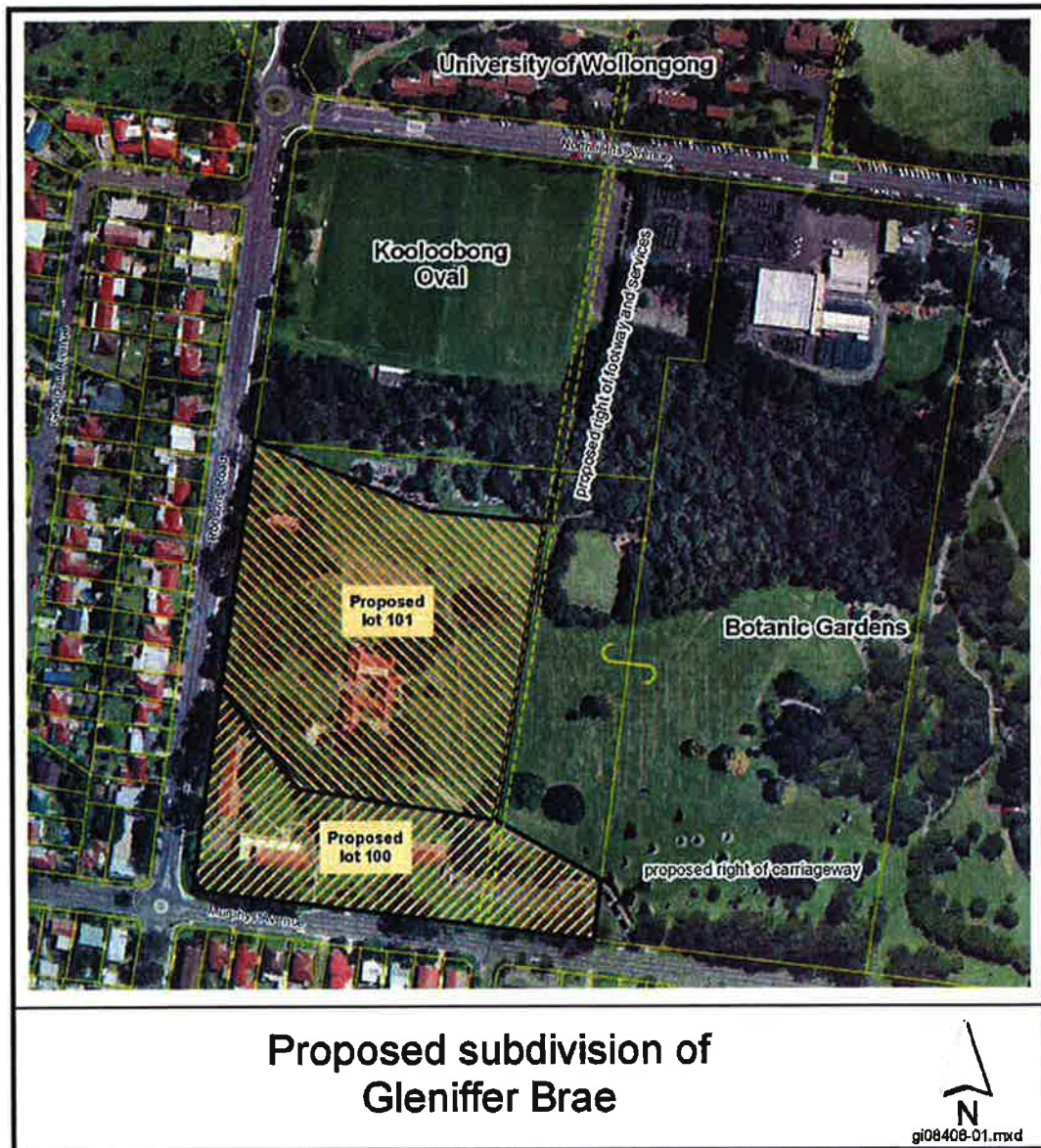
CONCLUSION

The outcome of the EOI process is now submitted to Council for endorsement with a view to inviting the UoW to lodge a Planning Proposal for formal consideration.

Name	Position Title
Author:	
Wayne Douglass	Property Services Manager
Authorised by:	
Peter Coyte	Manager Property and Recreation
Peter Kofod	Director Infrastructure and Works
David Farmer	General Manager

ATTACHMENTS

1. Site Plan - Proposed Subdivision of Gleniffer Brae



Proposed subdivision of Gleniffer Brae

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