



## Joint Regional Planning Panels

1 August 2011

Ms Marianne Hammerton  
Director - Office of Rail Heritage  
RailCorp  
PO Box K349  
Haymarket NSW 2001

Ref: 2011SYE059

Dear Ms Hammerton

Thank you for your letter of 18 July 2011 concerning the Crown development application at 117 Railway Road, Sydenham and the additional information requested by the Sydney East Region Joint Regional Planning Panel (the Regional Panel) at the Panel meeting on 15 June 2011.

I note your advice in relation to the site auditor's report for the site and confirm no further information is required from the Regional Panel.

As concerns the requested heritage assessment, the Regional Panel is aware that, despite many heritage studies over the years, the station master's cottage has never been nominated as a heritage item. Nevertheless, Council's assessment report before the Regional Panel recommends refusal of the development application because the Council's advice now is that the cottage has potential heritage significance. Heritage significance and the question whether it is high enough to justify retention of a building are matters of subjective value judgment. Different people come to different conclusions at different times. It is for this reason that the Regional Panel requested a heritage assessment to be carried out by a consultant whose opinion is likely to be accepted by the Council. Given that the Regional Panel is required to give reasons for going against the recommendations of an assessment report, the requested heritage assessment, dealing with the question of demolition, would be essential.

It is unlikely that the Regional Panel will go against the recommendation to refuse the application without the support of the requested heritage assessment. If Railcorp believes that a more efficient way to obtain approval is through the Minister for Planning and Infrastructure, the Regional Panel could resolve to refuse the application subject to the Minister's agreement and refer it to the Minister. Please let me know which way you wish to proceed.

Should you have any further enquiries about this matter, please contact Angela Kenna, Project Officer of the Panel Secretariat. Ms Kenna can be contacted on telephone number (02) 9383 2106.

Yours sincerely

John Roseth  
Chair, Sydney East Region  
Joint Regional Planning Panel