

Attachment B – NSW Heritage Council



Heritage Council

of New South Wales

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File: SF17/9801
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Your Ref: DA/100-2012/B

MJ Thompson
Director - Environment, Planning and Development
Queanbeyan-Palerang Regional Council
PO Box 90
QUEANBEYAN NSW 2620

Via email: Mary Kunang, Mary.Kunang@qprc.nsw.gov.au

Dear MJ Thompson

S96 MODIFICATION TO INTEGRATED DEVELOPMENT APPLICATION HERITAGE COUNCIL OF NSW—GENERAL TERMS OF APPROVAL

RE: Kawaree, SHR 00365

Proposal: Changes to building, height, location and internal configuration to the existing approval for demolition of the existing aged care facility, five independent living units and three detached garages and construction of a new 125 bed aged care facility

IDA Application No: IDA/2017/47, received on 27 January 2017

Information received: as mentioned in Condition 1

Additional information requested: Yes

Date received: 14 March 2017

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above integrated development application. In accordance with Section 91A of the *Environmental Planning and Assessment Act 1979*, the following terms of approval are proposed to be granted:

(A copy of the conditions of the original application is provided below with amendments resulting from the modification shown by new text in *bold italics*.)

Development must be in accordance with:

Archaeology

1. The applicant shall nominate for approval, by the Heritage Council or its Delegate, an archaeologist who can be on call to assess and record any unexpected archaeological relics or deposits that may be uncovered during excavation work;
2. The applicant must ensure that if substantial intact archaeological deposits and/or State significant relics are discovered, work must cease in the affected area(s) and the Heritage Council of NSW or its delegate must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery;

3. Should any Aboriginal 'objects' be uncovered by the work, excavation or disturbance of the area is to stop immediately and the Office of Environment and Heritage must be informed accordance with Section 89A of the National Parks and Wildlife Act, 1974 (as amended). Works affecting Aboriginal 'objects' on the site must not continue until the Office of Environment and Heritage has been informed. Aboriginal 'objects' must be managed in accordance with the National Parks and Wildlife Act, 1974.

Landscaping

4. The applicant shall prepare and submit a landscape conservation management plan for the separate approval of the Director, Heritage Branch prior to finalising the proposed new landscape works within the SHR boundary. This plan will define the limits of the heritage curtilage and also significant elements within it. The Applicant shall undertake further historic research (documentary and photographic) to inform the following:
 - Historic layout and hierarchy of spaces and edges defined by old maps and survey plans;
 - the quality of the major public open spaces;
 - significant views to, from or within the area;
 - significant plantings;
 - the heritage significance of individual contributing landscape elements NB: this may include relatively recently installed landscape elements;
 - the collective significance of individual landscape elements;
 - Rankings for the relative heritage significance(s) of individual elements; and
 - Conservation policies to manage the conservation and retention of heritage significance(s) of elements, including any necessary replacement (e.g.: 'like-for-like' species of plants, materials etc).
5. A revised landscape plan, based on the additional research required in 4, shall be submitted with the section 60 application.
6. Repairs to the picket fence are to be like for like.

Heritage Act 1977

7. An application under section 60 of the NSW Heritage Act must be submitted and approved by the NSW Heritage Council prior to work commencing.

Drawings

8a) Architectural drawings prepared by Hodges Shorten Architects Pty Ltd:

Dwg No	Dwg Title	Date	Rev
<i>Project Name: Warrigal Queanbeyan Site</i>			
2431.DA04	<i>Proposed Site Plan</i>	1/12/16	D
2431.DA05	<i>Detail Site Plan</i>	1/12/16	E
2431.DA06	<i>ACF – Basement Floor Plan</i>	1/12/16	D
2431.DA07	<i>ACF – Ground Floor Plan</i>	1/12/16	D
2431.DA08	<i>ACF – First Floor Plan</i>	1/12/16	D
2431.DA09	<i>ACF – Roof Plan</i>	1/12/16	D
2431.DA10	<i>ACF – Elevations</i>	1/12/16	D
2431.DA11	<i>ACF – Sections 1/3</i>	1/12/16	D

2431.DA12	ACF – Sections 2/3	1/12/16	D
2431.DA13	ACF – Courtyard 1 Elevations	7/12/16	D
2431.DA14	ACF – Courtyard 2 Elevations	1/12/16	D
2431.DA17	Sections 3/3	1/12/16	C
2431.F01	ACF – External Finishes Schedule	2/12/16	C

- 8b) Report entitled 'Re: Warrigal Care, 54 Canberra Avenue Queanbeyan NSW 2620 – Development Consent 100/2012: Section 96 Application – Heritage Impact', prepared by NBRS & Partners Pty Ltd, dated 16 December 2016.

Compliance

9. Officers of the Office of Environment and Heritage, Heritage Division are to be permitted entry to the site at any time as a condition of this approval and may photograph, take samples or request records in relation to any aspects of the approved activity.
10. The Applicant and the nominated Heritage Consultant may be required to participate in random audits of Heritage Council approvals to confirm compliance with conditions of consent at any time.
Reason: To ensure compliance with conditions and approved plans.

Nominated Heritage Consultant

11. A suitably qualified and experienced heritage consultant must be nominated to supervise the proposed works.
12. The nominated heritage consultant is to provide advice on the detailed design, undertake on-site heritage inductions and inspect the demolition and removal of material to ensure that no significant fabric or elements are damaged or removed.
13. All work shall be carried out by suitably qualified tradespeople with practical experience in conservation and restoration of similar heritage items. The nominated heritage consultant shall be consulted prior to the selection of appropriate tradespeople.
Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

Site Protection & Works

14. Significant vegetation, building fabric and elements are to be protected during the works from potential damage. Protection systems must ensure significant historic fabric is not damaged or removed.
Reason: To ensure significant fabric and vegetation is protected during construction.

It should be noted that an approval under the Heritage Act is additional to that which may be required from other Local Government and State Government Authorities in order to undertake works.

If you have any questions regarding the above matter please contact Anna London, Heritage Assets Officer, at the Heritage Division, Office of Environment and Heritage, on (02) 9873 8608 at email: anna.london@environment.nsw.gov.au

Yours sincerely

A handwritten signature in black ink that reads "Thomas Richards". The signature is written in a cursive style with a small dot above the 'i' in Richards.

Dr Thomas Richards
Senior Team Leader, State Heritage Assessments
Heritage Division
Office of Environment and Heritage
24 May 2017

As Delegate of the Heritage Council of NSW