

APPENDIX E - CHRONOLOGY OF EVENTS

CHRONOLOGY OF DEVELOPMENT PROPOSAL – CLOSEBOURNE RESIDENTIAL CARE FACILITY

DA 18-2086 – HUNTER AND CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING 16/17

JUNE 2020

<ul style="list-style-type: none"> • Application received: 20 December 2018. • No pre-lodgement meeting occurred before this date, however brief informal discussions did take place with Council's Planner and Planning Co-ordinator. 	<p>Registered with Council just prior to Xmas break which commenced at lunch the next day (Friday 21 December 2018)</p>
<ul style="list-style-type: none"> • Referral to NSW Heritage Office – 15 January 2019. 	<p>No formal commentary from NSW Heritage until June 2019</p>
<ul style="list-style-type: none"> • Notified and advertised: 16 January 2019 – 14 February 2019. 	<p>Round 1 submissions.</p>
<p>The development was advertised and notified for a period of 30 days from 16 January 2019 to 14 February 2019. A total of 12 submissions were received (10 with objections and two submissions in support).</p> <p>The objections in the submissions generally related to:</p> <ul style="list-style-type: none"> • Impacts on the significance of the subject site; • Concerns re inadequate conservation of Closebourne House to date and neglect of the site generally; • Concerns with tree removal; • Concerns with buildings proposed for demolition (not individually assessed); • Concerns with documentary inaccuracies in DA materials; • Concern that lift should not be incorporated into a State Significant property and Closebourne House should be made available for public use; • Heritage curtilage should not change as a result of development and curtilage should retain trees and shrubs; • Rear courtyard alterations alter heritage significance of space; • Objections to structural changes to Closebourne House (inside and outside); • Building along ridgeline and diminishing of view corridors and impacts to heritage curtilage; • Overdevelopment of the site and loss of significant trees and development will detract from the historical significance of the site; • Concerns with Heritage NSW Section 60 approvals/roof replacement and lack of 	<p>10 submissions in Objection of which one of the 10 was partially neutral and 2 submissions in support.</p>

<p>consultation;</p> <ul style="list-style-type: none"> • Anglican Church and long association with the site since 1840's and is a rare example of religious order for training of priests and general church administration and other activities – Suggests that heritage review of State Listings on the site should be revisited. <p>The supporting submissions generally relate d to:</p> <ul style="list-style-type: none"> • Proposal complimentary to Morpeth and provides natural flow from seniors housing to residential care facility on the same site; • Substantial over 55 growth and Morpeth expanding generally; • Provision of facility will also meet the needs of other retirees living in Morpeth, Raworth, East Maitland and Tenambit; and • Provision of economic growth and employment opportunities and allows for protection of Cloesbourne and other values. 	
<p>Council issued its RFI subject to NSW Heritage comments and included concerns in regard to:</p> <ul style="list-style-type: none"> • Development inappropriate in terms of the maintenance of curtilage lines established under the approved CMP and related heritage gradings, consistency with development principles contained in the CMP, approved Masterplan, Heritage Agreement and Council's DCP; • Preservation of the character of the site and its view lines to minimise impacts on listed heritage items; • The connection of views between buildings and open space/landscape areas (further visual impact assessment required); • Resultant loss of integrity further diminished with significant vegetation removal proposed; • Heritage Specialist report deficiencies; • Extensive changes to rear of Closebourne House – detrimental impact on its heritage values (spaces and elements at the rear have not been respected and retained); • Siting of building and changes to rear wings does not respect design intent of building; • Redesign must acknowledge exceptional heritage significance of open space; • Bishops tank to be retained (this should also be addressed in the application); • Draft 2017 CMP consideration; • Consideration of demolition of buildings as a group 	

<p>and their heritage values not considered;</p> <ul style="list-style-type: none"> • Impacts to Closebourne House not adequately assessed and justified. • Fabric analysis required to assess age, integrity and degree of significance of all affected fabric, spaces and elements within Closebourne House; • Access issues to front door of Closebourne House; • Contamination concerns with uncontrolled fill, shallow footings, further addressing of SEPP 55 requirements; • Potential archaeology issues and further historical archaeology assessment required by NSW Heritage; • Operational management of site; • Waste considerations for site; • Clause 94 of EPA Regs may require upgrade of fire safety for Closebourne House, Arkell House and the former Laundry/gym buildings; • Environmental Health – chemical storage requirements on the site to be addressed; • Additional Engineering information regarding drainage on site and relevant hydraulic calculations with DRAINS model data; • General plan amendments including details of retaining walls to be updated on plans and longitudinal section plans and details around resulting potential impacts to heritage curtilage of Closebourne House and Fig Tree to the south; • Hunter Water requirements and stamping of plans to be updated; • Clarity around car parking numbers and staff operational requirements; • Compliance with provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 for any revised proposal. 	
<ul style="list-style-type: none"> • Applicant expressed concern on 4 April 2019 that no direction received from NSW Heritage. 	
<ul style="list-style-type: none"> • Comments from NSW Heritage received 28 June 2019 for extensive redesign and additional documentation (documentation to be provided within 28 days from meeting to be held on site with Applicant, Lendlease and NSW Heritage on 18 July 2019). <p>Issues identified in 27 June 2019 letter from NSW Heritage included:</p> <ul style="list-style-type: none"> • Inconsistency with Heritage Agreement as a result if impacts on curtilage – concern that the proposed facility would extend into the ‘preserved landscape curtilage’ to the south of Closebourne House and 	

Arkell House;

- Siting of new building and consistency with the CMP and Masterplan (approved 2009). Whilst the Masterplan allowed for a larger development zone, the Heritage Council had imposed several conditions to ensure the developer would be aware of the heritage impact of major development in this area as follows:

Condition 4 - The proposed use in the Closebourne House area is considered acceptable. However, the information submitted does not demonstrate that a viable 80 bed high care nursing home can be designed in the vicinity of Closebourne House without an unacceptable impact on the significance of the subject site. The actual number of beds accommodated in this area is therefore not approved but will be considered as part of a detailed application.

Condition 5 - Any development in the Closebourne House area shall be in accordance with the policies of the CMP and specifically figure 5.4 of the CMP. (See attached Clause 5.4 diagram at the end of this chronology).

Condition 12 - The Bishop's Tank is to be retained. Any additional water storage that must be required as part of the project must be undertaken with minimal impact on the Bishop's Tank and also the overall rural setting of the subject site.

Condition 13 - This development is considered the maximum development possible on the site without making the adverse impacts unacceptable in heritage terms. Therefore no further development is expected upon completion of this development.

- Revised proposal to consider demolition of buildings in terms of significance of the listed heritage item;

Closebourne House - Heritage NSW noted the following concerns:

- Changes to original fabric, spaces and elements not justified and adequate assessed;
- Lack of Fabric Analysis;
- No support for alterations to the roofline of the original two wing form, covered central courtyard or removal of open courtyard and connection to new building;
- Noted the changes completely remove the ability to fully appreciate the building as designed in its landscape setting;

Further reconsideration of other elements such as:

- *Modifications to the entire rear verandah to provide a ramp and balustrade;*
- *Removal of known and potential archaeological remains. This includes demolition of the d1912 footings to Bishop Stretch's room which were purposefully retained;*
- *Insertion of a lift to provide access to the first floor staff amenities;*
- *Widening of the corridors and doorways to provide access to the lift;*
- *Widening and heightening of almost all doorways and new doors to meet BCA provisions.*

- It was noted the cumulative impact of the changes would erode the heritage values of Closebourne House.

- There would be a high level of fabric intervention to provide the lift access to staff amenities even though the lift was in a previously modified space. Staff amenities were therefore required to be relocated.

- Changes to doorways to be revisited.

- Landscape values – consideration of all significant trees. Access road and concerns with tree removal.

- Replacement plantings and location of pergola structure from the 2nd Closebourne verandah.

Archaeology – CMP noted archaeological potential of the site and requires in situ retention of archaeological remains and protection of evidence of earlier structures. CMP noted

- *Any excavation in the area of the house, early paths and the home paddocks should be treated with caution; evidence is likely to be revealed of undocumented features, landscape elements, drainage works and portable relics;*
- *Investigation of the stone built feature near the south western wing of Closebourne is likely to confirm its use as a tank or reveal another purpose as well as more closely date the period of its construction;*
- *One addition made to the house, still standing is described as a laundry built possibly in the in the 1880s or c.1980. The brick, single storey building still stands to the south west of the main house and has been modified to serve as a flat. Care should be taken*

<p><i>in the immediate environs of this building during any excavation for the likelihood of revealing drainage systems and landscaping installed when the building was first constructed.</i></p> <ul style="list-style-type: none"> • <i>One other room added to the house in c.1912 is now a visible archaeological site. The double row of stone foundations that supported the walls of the Bishop's Stretch room demolished in 1983, have been left on the surface. It is unlikely that any significant interior deposits remain in this space.</i> • A historical archaeological assessment was required. • A revised proposal was required within 28 days. 	
<ul style="list-style-type: none"> • JRPP briefing document provided to Panel on 17 July 2019. 	Completed
<ul style="list-style-type: none"> • Meeting on site with NSW Heritage, the Applicant and Council took place on 18 July 2019 and the following issues identified: • <i>Door schedule and related fabric changes to be updated and sent to NSW Heritage for review;</i> • <i>Fabric analysis to be developed for amended for the amended design for Closebourne House (including skillion roof, doors, walls, window conversion to doors in courtyard – Mark Fenwick Heritage consultant to reinspect;</i> • <i>Static 3D images to be developed to present changes including lift and courtyard area;</i> • <i>Skillion roof to be lifted to address floor level changes and dampness issues/functional/operational requirements;</i> • <i>Skillion roofs – lifting of rear roofs/height changes to be based on lifting of the floor level for proposed Chapel and meeting rooms, ensuring minimum height increased possible (minimum raking) for the glazed framework height to achieve functional spaces;</i> • <i>Skillion roof pitch to change from the end of the existing roof hip on the southern end of the existing roofs;</i> • <i>Lift – investigate and confirm incorporation of a glazed lift shaft on the top floor to display the room walls and subfloor structure. Minimise size and scale of the lift/specialised lift suitable for the space. Consider how exposed floor detail can be displayed interpreted;</i> • <i>Pathways – accessibility;</i> • <i>Courtyard – Review and amend design to have courtyard glazed and carefully connected to the existing rear verandah crossbeam under the gutter. Pitch of glazed roof to match as close as possible to</i> 	Completed

<p><i>the rake of the skillion sandstone walls to acknowledge and reflect the original arrangement and the existing fabric;</i></p> <ul style="list-style-type: none"> • <i>Chimney roof penetration detail required;</i> • <i>Photos – liaise with NSW Heritage re photo collection;</i> • <i>Trees – Arborist report and structural engineer report;</i> • <i>Archaeology report and confirm methods;</i> • <i>Treatment/sketch of Bishop’s Stretch room;</i> • <i>Cellar door entry to be levelled to floor height and interpretation/recognition of element (glass or alternative) and measures to address moisture;</i> • <i>Interpretation of internal spaces, stories and potential (conditions);</i> • <i>Sending existing CHB/site moveable artefacts, heritage furniture catalogue to NSW Heritage</i> • <i>Recycling sandstone materials where possible;</i> • <i>Mid august meeting to be scheduled.</i> 	
<p>JRPP briefing scheduled : 31 July 2018 and the following comments made by the Panel:</p> <ul style="list-style-type: none"> • Provision of quality open space areas for dementia patients (sensory gardens etc) that do not necessarily double up for use by other high care patients (separate area seen as more appropriate) – focus on really high quality outdoor spaces for wellbeing; • Appropriate seating areas with link to pedestrian access etc • Landscaping and southern boundary; • Brief comments made about Closebourne House and the adaptive reuse but noted that this is currently subject to extensive redesign. 	Completed
<p>Meeting held between NSW Heritage, the Applicant and Council – 22 August 2019 at NSW Heritage offices and the following discussed and noted:</p> <ul style="list-style-type: none"> • Amended plans presented by Applicant; • Full archaeological review likely; • View lines, heritage curtilage, door schedule changes (new/original or modified) to be included; • Entry ramp v lift (NSW Heritage to advise) but Applicant to review against certifier requirements; • Conservation works/height of rear wings/glazing;useabilty of space without glazing; ventilation and floor materials; • Plan amendments; • Arborist and landscaping once in principle design ok; • Fabric anlysis – expand on hierarchy/ranking; • Changes noted to be head in the right direction subject to rear wing treatments and ramp/lift options. • Heritage Agreement – high and medium priority 	

<p>works need to be closed out with added description of how the works were completed and photographic (not archival standard) records – this was completed subsequently by the Applicant.</p>	
<p>Correspondence NSW Heritage – 27 September 2019, including but not limited to the following key issues:</p> <ul style="list-style-type: none"> • <i>Best option noted to avoid impact to verandah and rear wall by inserting a ramp within the waiting area towards the chapel side. This ensures retention of rear verandah and window and does not require two lift doors and entry routes and can utilise the altered 1986 door/wall and allows for cellar door to be interpreted.</i> • <i>Written justification for lift required;</i> • <i>Door schedule – update and BCA requirements met? Drawings and notes where architraves being modified;</i> • <i>Drawings of skylight and upstand, including alterations to roof fabric to accommodate;</i> • <i>Meeting room door – explore use of other doors;</i> • <i>Details of footings integration;</i> • <i>Signage;</i> • <i>Proposed fencing to be sympathetic to semi rural nature;</i> • <i>Landscaping and curtilage; reflect design amendments that include landscaping around boundary but do not block views from Morpeth House to the Church;</i> • <i>Elevations with and without trees to enable interpretation;</i> • <i>Ensure letter from NSW Heritage 27/6/2019 included in responses.</i> 	<p>Completed</p>
<p>Meeting Applicant and NSW Heritage – 6 November 2019, included the following key issues:</p> <ul style="list-style-type: none"> • Revised verandah options discussed (platform lift access to the rear verandah, adjacent to the existing stairs and retaining access to the basement) required; • Revised plans to be finalised including tree retention/removal and updated archaeological plan and full assessment; • Noted that MCC to renotify final amended plans to submitters; • Heritage Council report to be finalised 20 February for Heritage Committee Meeting in March 2020. 	
<p>Meeting Lendlease and Council – 2 December 2019, key issues:</p> <ul style="list-style-type: none"> • Improved design noted to rear of Closebourne House and curtilage, including tree retention and revised car parking; 	

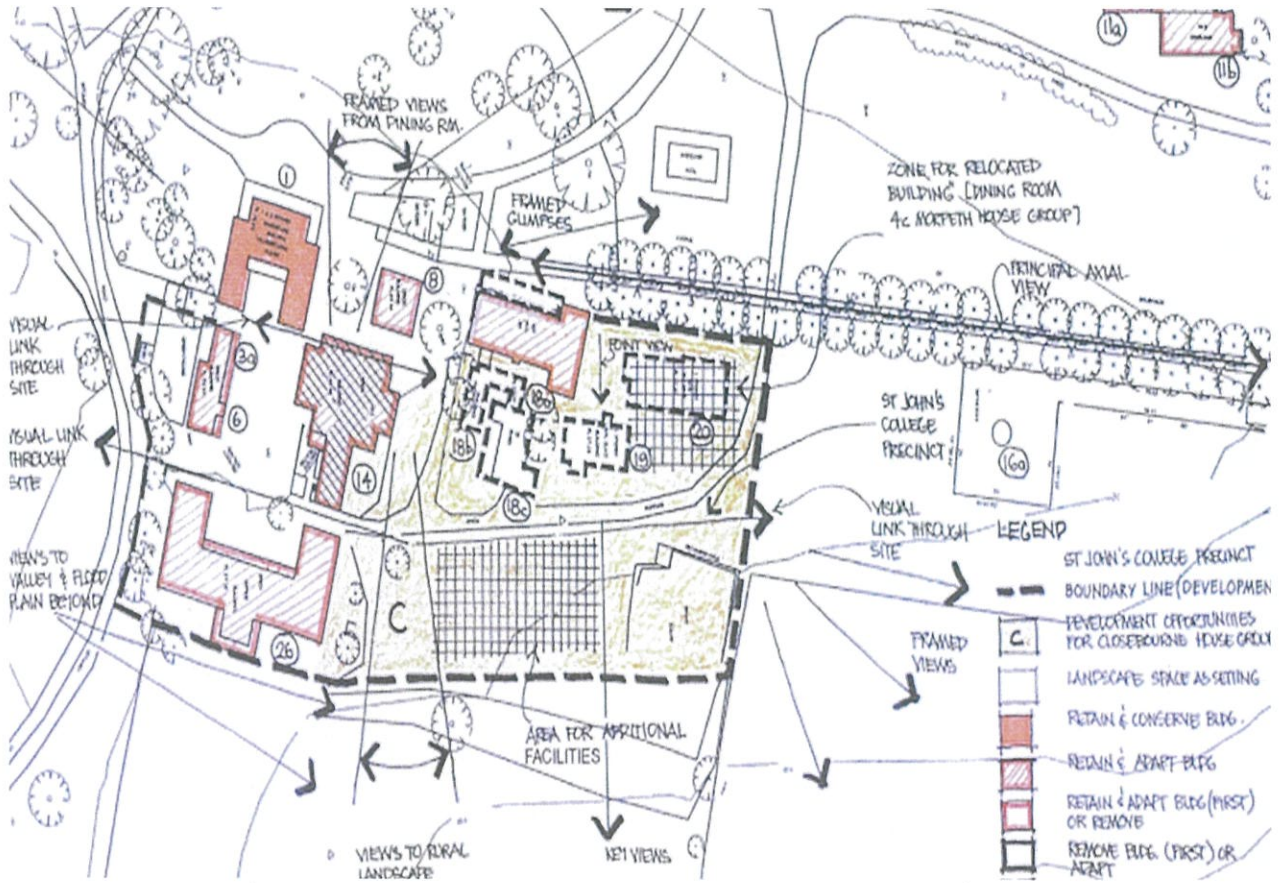
<ul style="list-style-type: none"> • MCC comments re landscaping – further screening of rear car park as also raised previously by JRPP; • Council may condition additional landscaping beyond the southern boundary for enhanced visual outcomes; • Add existing trees/landscaping to north elevation plans; • Consider range of plantings including a mix of trees/shrubs and cluster plantings; • Clarification of courtyard connectivity and dementia use requirements. • Door schedule – update notes; • Stormwater – update plans/include Lindsay Dynan modelling for estate’s stormwater strategy; • Update cut and fill plan; • Geotech report and contam requirements update; • Council to receive information by mid Dec approx.; • MCC to forward documents immediately upon receipt to NSW Heritage; • Given the Xmas shutdown 20 Dec to 10 January – re-notification to occur from 10 January. • Fig tree limb prune – separate application. 	
<p>20 December 2019 – updated plans and documents provided as follows:</p> <ul style="list-style-type: none"> • Amended Architectural plans; • Amended Landscape plans; • Amended SHI; • Archaeology report – AMAC; • Fabric Analysis – Placemark Architecture; • Amended Visual Impact Assessment; • Updated Arborist report; • Amended Civil Plans; • Traffic statement update; • Notice of Formal requirements (Hunter Water); • 	
<p>Re-notification to existing submitters – 15 January 2020 to 28 January 2020</p>	<p>Round 2 submissions</p>
<p>Re-notification to existing submitters – 15 January 2020 to 28 January 2020. (Documents made available on website for review).</p> <p>Additional email also sent to Maitland Heritage Guardians and Heather Berry advising the amendments over time have been numerous and included:</p> <ul style="list-style-type: none"> • Reduced changes to internal fabric and rear verandah and retention of existing roofline near wings; • Retention of curtilage line of CMP; • Detailed amendment to numerous reports and additional reports such as archaeology, contamination and other documents (presently 	<p>13 submitters (5 of these were different to original round 1 submitters).</p>

<ul style="list-style-type: none"> • uploaded to Council website); • Tree removal and landscaping updates; • Changes to car parking. <p>It was also noted that several other internal changes in regards to impacts on fabric, integrity and use of the spaces have been dealt with by NSW Heritage in conjunction with the Applicant.</p>	
<p>3 February 2020 – Council requested updated drainage information for the modification of the existing OSD basins and drainage structures, including:</p> <ul style="list-style-type: none"> • Proposed flowpaths (including typical sections), long sections and design levels required. • Concept drainage design including proposed pits, pipes and outlet structures (including invert levels). • Access road to have adequate emergency access. • Preliminary engineering plans of roadway to be updated. 	
<p>5 February – Fire Engineering information requested by Council, including BCA Capability statement (for revision again by Building Surveyor).</p>	
<p>11 February 2020 – Council review detail sent to NSW Heritage in regard to revised plans as requested by NSW Heritage. It was noted that these revised plans included:</p> <ul style="list-style-type: none"> • <i>A reduction in the extent of modifications to the external and internal fabric, space and elements of Closebourne House;</i> • <i>Rear access to Closebourne House now comprises a platform lift access to the rear verandah, adjacent to the existing stairs and retaining access to the basement, to remove the previously proposed ramping and minimize impact to the heritage fabric while achieving equity of access;</i> • <i>Retention of roofline on the rear wings of Closebourne House, with reduced changes to these parts of the building;</i> • <i>Reduced scale of the connection between Closebourne House and the new development, with improved views to the landscaped space at the rear of Closebourne House;</i> • <i>Increased landscaping and retention of trees in the curtilage of Closebourne House (retaining 11 of the 12 significant trees);</i> • <i>Improved car parking and access arrangements, with most parking spaces relocated of the rear of the new aged care development and away from Closebourne House, for an enhanced curtilage of landscaped area around the House;</i> • <i>Enhanced design of the aged care facility including revision of the building entry away from Closebourne House, reduced scale of porte-cochere and improved internal design to better appreciate views to the rear of Closebourne House; and</i> • <i>Additional heritage assessment and fabric analysis to clarify the suitability of the adaptive reuse and conservation measures.</i> 	

<p>Noted that Council believed several issues could be conditioned and included comments generally in regard to:</p> <ul style="list-style-type: none"> • Plan administration; • New central skillion sits under ridge and eaves of wings. Some concern re free standing nature of Closebourne House as a result of southern changes; • Door schedule – still not totally clear/concern about front door going from double door to single door; • Drawings for doors etc; • Conditions re archaeology research, design and methodology could be included; • Best option for preservation of footings; • Seek additional elevations to assist in views, in particular from the rear of Closebourne House looking back towards the café in terms of the openness and views between buildings and the transparency to the south; • Materials – seek clarity (sign off should be included to ensure all material design elements and selections retain their integrity once details confirmed prior to CC); • Additional photomontage to the east; • Retaining and landscaping sections/materials for retaining walls; • Planting schedule on landscaping plans; • Rural plantings; • View analyses and non compliant balustrade near central staircase Closebourne upper floor. • General comments 	
<p>NSW Heritage report to NSW Heritage Committee</p>	<p>Completed February 2020</p>
<p>NSW Heritage Committee comments – March 2020 key concerns (including but not limited to):</p> <ul style="list-style-type: none"> • <i>Impacts to the site (more specifically the southwest corner of the site);</i> • <i>Consideration of the cultural landscape setting not being adequate;</i> • <i>Concern regarding the connection of the courtyard to Closebourne House;</i> • <i>Consideration of the Closebourne building without a lift;</i> • <i>The scale and form of the Port Cochere/entry should be reconsidered;</i> • <i>Café location and size;</i> • <i>Archaeology testing;</i> • <i>Door widening in Closebourne House;</i> 	<p>Completed March 2020</p>

<ul style="list-style-type: none"> • <i>Fencing and southern views.</i> <p>Due to a site inspection not being able to occur with the Heritage Committee Chair, the Applicant and Lendlease an electronic meeting took place for all parties to obtain feedback from the Chair of the Committee. This resulted in clarity of the issues raised by the Committee and the Applicant subsequently amended their design to include proposed sketches (as requested by the Committee) and further information in regard to Archaeology. This design review provided by the Applicant included:</p> <ul style="list-style-type: none"> • <i>Increased landscaped green space at the rear of Closebourne House, change of internal rooms (hairdresser and café location),</i> • <i>Intensity of use of the upper level of Closebourne House minimized including revision of lift type and scale to lighten its impact,</i> • <i>Door fabric changes minimized,</i> • <i>Simplified form of Porte Cochere with roof extending over the ambulance drop off area only;</i> • <i>Substation to be relocated to a discrete location in the southern elevation and condensers to be relocated,</i> • <i>Café now open plan,</i> • <i>Archaeological testing with archaeological management framework. Testing to follow concept design/DA approval and part of the s.60 application,</i> • <i>Household A to be moved approximately 1m east,</i> • <i>Car parking to remain in current location,</i> • <i>Door widening minimized,</i> • <i>Skylights confirmed as acceptable,</i> • <i>Fencing adjacent to Arkell House to be reduced in height to 1m</i> • <i>Materials, finishes and detailed design elements/landscaping – conditions to be included.</i> <p>The Committee accepted the changes and directed NSW Heritage to finalise GTA's.</p>	<p>Completed</p>
<p>NSW Heritage GTA's issued 6 April 2020</p>	<p>Completed</p>
<p>Hunter and central Coast Regional Planning Panel (briefing number 2) Scheduled – 3 June 2020 (4-5pm) electronic meeting</p>	<p>3 June 2020 (4-5pm)</p>
<p>Council Information report drafted for meeting 9 June 2020 to advise of subsequent JRPP meeting on 16/17 June 2020.</p>	<p>9th June 2020</p>
<p>Hunter and Central Coast Regional Planning Panel meeting – 16/17 June 2020 (date to be confirmed)</p>	<p>16/17 June 2020 – HCCRPP meeting) Awaiting final confirmation of which date.</p>

Clause 5.4 CMP – Development zones



The Closebourne House precinct and its related buildings form the primary subject of this proposal. See the photograph below - Buildings identified in blue are for adaptive reuse and buildings in red for demolition.

