

SITE INSPECTION DETAILS

INSPECTION DATE / TIME	Monday, 21 February 2022, 11am Site inspection undertaken
LOCATION	Teleconference

SITE INSPECTION MATTER

PPSSWC-186 – Blue Mountains – X/1436/2021 – 203-223 LEURA MALL LEURA 2780 – Additions and alteration to existing residential care facility, landscaping, retaining walls, basement car parking and new substation.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli and Nicole Gurran
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Debbie Pinfold, Christo Aitken, Alex Williams
OTHER	Ashley Coombes (Applicant), John Oultram (Applicant's Heritage Consultant), Andrew Tetlow (Pathways)

The Panel attended a site inspection, with Council assessment staff and the Council's consultant conservation architect (Christo Aitken) as well as representatives of the Applicant including their heritage architect John Oultram.

The inspection party walked around the block containing the heritage item and its grounds, and inspected the interiors. The anticipated tree removal was explained, and an inspection was taken from the station looking back towards the site (see attached photo):



Two main issues presented themselves requiring attention:

1. Council saw the relationship between the new building and the detached weatherboard cottage of heritage significance at no 24 Wascoe Street as problematic particularly in terms of overshadowing of 2 north facing windows.
2. There was a divergence of views between the Applicant's heritage strategy which involved demolition of two wings and their reconstruction using where feasible materials salvaged from the existing building and the heritage approach urged by Mr Aitken for the Council who saw the heritage fabric of the two original wings as warranting conservation in situ.

There was also disagreement about some aspects of the heritage residence constructed in an alpine style such as its likely date of construction which may affect the value it is assigned when weighing up the overall heritage outcome.

It seemed that there may be some room for a narrowing of the position of the heritage experts once the BCA and building/engineering advice commissioned by the Council is available, and the Panel encouraged dialogue and if possible a meeting on site between the heritage experts together with the building experts (or a virtual hook-up at least).

Notably, the Panel which inspected the property was the permanent members only, and presumably the Council's two appointed members will join the Panel for the final determination after conducting their own inspection.

TENTATIVE DETERMINATION DATE SCHEDULED FOR MARCH 2022

Planning Panels Secretariat

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