

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 27 September 2023, 10:00am to 11:00am Site inspection
LOCATION	1256 Bells Line of Road, Kurrajong Heights

BRIEFING MATTER(S)

PPSSWC-343 – Hawkesbury – DA0173/22 – 1256 Bells Line of Road, Kurrajong Heights - Demolition of Heritage Item - Allambie Cottages

PANEL MEMBERS

IN ATTENDANCE	David Kitto (Acting Chair), Fiona Gainsford, Judy Clark, Jeff Organ
APOLOGIES	Justin Doyle (Chair)
DECLARATIONS OF INTEREST	Louise Camenzuli

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nicholas Powers, Matthew Golebiowski, Steven Chong, Christopher Reeves
APPLICANT	Lisa Wrightson, Angela Frew, Danny Jones

KEY ISSUES DISCUSSED

Outstanding Information

- The Applicant indicated that it was close to being able to submit the information requested by the Panel at the briefing on 3 June 2023, including
 - Legal advice on whether the DA is integrated development
 - The status of any plans to widen the road
 - A chronology of the gradual decline in the condition of the building over the last 30 years and the actions TNSW has taken to address this decline
 - Clarification of the qualifications of the specialists who assessed the structural condition of the buildings
 - Further assessment of the potential contamination of the site
 - Further assessment of the heritage significance of the curtilage of the site, its landscaping and any archaeological potential.
- The Panel noted that the public submissions on the DA had now been added to the portal.

Site Inspection

- The Panel inspected the site and surrounds from the boundary of the site, but it was unable to enter the site or the buildings on site for safety reasons. This inspection included considering the heritage values of the buildings on site within the context of the surrounding village, and particularly in relation to the heritage buildings across the road and the dwelling on the adjacent site to the rear, which is from a similar period but has subsequently been restored.
- Some representatives from Council (heritage and structural specialists) were allowed onto the site and inspected the condition of the buildings on site, including the footings, but were unable to enter the buildings for safety reasons.

Council's Views

- Council indicated that its inspection of the site had not changed its views that the buildings have significant heritage value and could be restored.
- Consequently, it maintains the DA should be refused.

NEXT STEPS

- The Applicant to submit all outstanding information within 2 weeks.
- Council to consider the outstanding information and submit its final assessment report to the Panel within 2 weeks of receiving the outstanding information.
- The Panel Secretariat to arrange for a public meeting to be held on the DA.