

# **Attachment F**

**Joint Conference Report – D/2015/1200**

Land and Environment Court of NSW

Appeal No. 10207 of 2016

OWNERS CORPORATION STRATA PLAN 56631 v COUNCIL OF THE CITY OF SYDNEY

13 -17 ITHACA ROAD, ELIZABETH BAY

JOINT EXPERT REPORT

PREPARED BY:

For the Applicant

Alison McCabe (Town Planner)

Robert Staas (Heritage Specialist)

For Respondent

Julia Kingsbury (Town Planner)

Hendry Wan (Heritage Specialist)

Julia Pressick (Urban Design Specialist)

Richard Lamb (View Loss / View Sharing Specialist)

## JOINT REPORT OF TOWN PLANNING EXPERTS

### 1. Introduction

This matter relates to the deemed refusal by Council of Development Application D/2015/1200 for the internal and external alterations and additions to the existing residential flat building, the addition of two new levels containing four, three bedroom apartments to result in a total of 36 apartments at 13 – 17 Ithaca Road, Elizabeth Bay.

A Statement of Facts and Contentions was filed on the 1st April 2016.

The Section 34 Conciliation Conference was held on the 10<sup>th</sup> June 2016.

Further discussion between the experts also occurred on the 1<sup>st</sup> July 2016 and the 29<sup>th</sup> July 2016.

A Joint Conference was held on 9 November 2016 at City of Sydney offices and continued through email exchange and telephone communication.

### 2. Acknowledgement of the Code of Conduct

The experts have read the Uniform Civil Procedure Rules 2005 [NSW] Schedule 7 expert Witness Code of Conduct and agree to be bound by them.

### 3. Purpose of the Report

This report addresses the Statement of Facts and Contentions (SoFC) filed with the Land and Environment Court. The following report comprises comments made by:

- Ms Alison McCabe (**AM**), the Applicant's Town Planner;
- Mr Robert Staas (**RS**), the Applicant's Heritage Specialist;
- Ms Julia Kingsbury (**JK**), the Respondent's Town Planner;
- Mr Hendry Wan (**HW**), the Respondent's Heritage Specialist;
- Ms Julia Pressick (**JP**), the Respondent's Urban Design Specialist; and
- Mr Richard Lamb (**RL**), the Respondent's View Loss / View Sharing Specialist

The Experts conferred and identified the matters that they agree on, the matters that they disagree on and the reasons for such disagreements.

### 4. Amended Proposal

The application has been significantly amended and revised plans dated 12 October 2016 are being relied on for the purposes of this report (the amended scheme). Key features of the amended scheme for the proposal include the following:

- Deletion of one (top) storey (two apartments), from the original two storey addition, resulting in a reduction in the Floor Space Ratio and the Building Height (in metres and storeys) of the development;

- Shaved the south-east and south-west corners of the envelope of the revised single storey addition;
- Deletion of the east, south and west facing balconies from the revised single storey addition;
- Internal re-configuration of Apartments 33 and 34 to relocate non-habitable rooms (bathrooms) towards the rear of the units to delete any window opening facing south towards the 'Reef' residential building;
- Conversion of the previously proposed communal open space located in the south-east corner of the site to an area of private open space (courtyard) for Apartment 5.
- Internal alterations to the proposed layout of the apartment in the north-east corner of the retained structure;
- Significant alterations to the proposed external appearance and materials of the retained building and the revised single storey addition to include brickwork, black powder-coated aluminium panels, black metal balustrades, tinted/frosted glazing, glass balustrades and painted render;
- Revised landscaping; and
- Additional basement storage and bicycle parking facilities.

The following documents have been relied on:

Architectural Plans:

Drawing Number	Architect	Date
DA-300 Rev J	Joshua Farkash & Associates Pty Ltd	12/10/16
DA-301 Rev E	Joshua Farkash & Associates Pty Ltd	12/10/16
DA-302 Rev E	Joshua Farkash & Associates Pty Ltd	12/10/16
DA-303 Rev E	Joshua Farkash & Associates Pty Ltd	12/10/16
DA-304 Rev E	Joshua Farkash & Associates Pty Ltd	12/10/16
DA-305 Rev E	Joshua Farkash & Associates Pty Ltd	12/10/16
DA-306 Rev E	Joshua Farkash & Associates Pty Ltd	12/10/16
DA-307 Rev E	Joshua Farkash & Associates Pty Ltd	12/10/16
DA-308 Rev E	Joshua Farkash & Associates Pty Ltd	12/10/16
DA-400 Rev E	Joshua Farkash & Associates Pty Ltd	12/10/16
DA-401 Rev E	Joshua Farkash & Associates Pty Ltd	12/10/16
DA-402 Rev D	Joshua Farkash & Associates Pty Ltd	12/10/16
DA-500 Rev G	Joshua Farkash & Associates Pty Ltd	12/10/16
DA-501 Rev G	Joshua Farkash & Associates Pty Ltd	12/10/16

Landscape Plans:

Drawing	Landscape Architect	Date
15-015/L02 Basement Revision E	Jocelyn Ramsay & Associates Pty Ltd	17/10/16
15-015/L01 Ground Floor Revision C	Jocelyn Ramsay & Associates Pty Ltd	25/07/16
15-015/L04 Level 4 Revision B	Jocelyn Ramsay & Associates Pty Ltd	05/08/16

Stormwater and Flood Impact Assessment:

- Letter dated 10th October 2016 prepared by WMA Water.

View Analysis:

- Amended View Impact Analysis- Massing Overlays dated August 2016.

Shadow Diagrams:

- Plans No DA-600, DA-601, DA-602, all Revision A dated 29 June 2015, DA-700 Revision B and DA-701 Revision B dated 4 July 2016 prepared by Joshua Farkash & Associates Pty Ltd

5. Contentions

The Joint Expert Report addresses the contentions 1 to 14 contained in the Statement of Facts and Contentions, filed in response to the original plans. The details of the contentions have not been reproduced in this report. However, a summary of the key points has been included.

It is noted that there are no points of disagreement between the experts in relation to the contentions. The points of agreement are detailed in the following tables.

6. Curricula Vitae of the respective Experts are provided at Annexure A.

### **Contention 1: Floorspace variation – Sydney LEP 2012**

*The proposed development does not comply with the maximum floor space ratio for the site of 2.5:1 contained within the Sydney LEP 2012 Clause 4.4(2).*

#### **Points of Agreement**

1. **AM** and **JK** agree that the amended scheme proposes a floor space ratio (FSR) of 2.2:1 which is below the maximum permitted FSR for the site under the Sydney LEP 2012.
2. **AM** and **JK** agree that this matter is no longer a contention.

### **Contention 2: Building height in storeys and street frontage height**

*The proposed building height in storeys to Billyard Avenue is seven storeys which is not consistent with the height of the adjoining building and does not comply with the provisions for building height in the Sydney DCP 2012 Clauses 4.2.1.1(1) and (4).*

#### **Points of Agreement**

3. **AM** and **JK** agree that the amended scheme, which includes the deletion of one storey, complies with the maximum building height in storeys provision of the Sydney DCP 2012 of six (6) storeys and is compatible with adjacent building on Billyard Avenue.
4. **AM** and **JK** agree that this matter is no longer a contention.

### **Contention 3: View Impacts**

*The development will impact on the view and outlook from surrounding properties which is inconsistent with outlook provisions of 4.2.3.10(2), the building height objectives of clause 4.3(1)(c) of the Sydney LEP 2012 to promote the sharing of views nor adequately address the 'Tenacity Consulting v Waringah [2004] NSWLEC 140' view sharing principles.*

#### **Points of Agreement**

5. **AM** and **RL** agree that a comprehensive view analysis was undertaken from 24 – 26 Onslow Avenue, 27 Ithaca Road, 4 Ithaca Road, 20 – 22 Onslow Avenue and 19 Ithaca Road, for both the original scheme and the amended scheme to specifically address view impact issues and urban design issues.
6. **AM** and **RL** generally agree with the assessment of the view impact as detailed in the view analysis reports.
7. **AM** and **RL** agree there will be some impact on views principally those enjoyed from 19 Ithaca Road particularly Levels 2, 3, and 4 with levels 2 and 3 most severely affected and also 20-22 Onslow, particularly Unit 2D.

8. **AM** and **RL** acknowledge that any development, resulting in additional height on the subject site would have some impact on the views enjoyed from No. 19 Ithaca and to a lesser extent on those from other surrounding sites.
9. The amended scheme, including the revisions in response to view loss issues, has resulted in a development that complies with Council's development controls including a building height that is approximately 3.7m below the maximum height control of the Sydney LEP 2012 and compliant with the height in storeys control of the DCP and approximately 300m<sup>2</sup> below the maximum permitted FSR of the LEP.
10. **AM** and **RL** agree that the approach to the scheme had tested a range of design options including a narrower and taller addition and a shorter and wider addition. This resulted in the amended envelope for the amended scheme, which provides a balance between achieving some level of development and achieving acceptable view sharing.
11. **AM** and **RL** agree that the amended scheme achieves a higher, reasonable and acceptable level of view sharing, where it is reasonable to expect this in the light of the prevailing development standards and controls on built form for the site and in consideration of the planning principle in '*Tenacity Consulting v Waringah [2004] NSWLEC 140*'.
12. **AM** and **RL** agree that the amended scheme proposes a more skilful design than the design the subject of the SoFC, which includes:
  - A setback from the eastern and western alignment of the building;
  - Tapering of the envelope of the addition towards the rear of the site; and
  - An additional level that is limited to two thirds of the existing building footprint.
  - Reduction in the height of the building by a full storey.
13. **AM** and **RL** agree that the amended scheme is consistent with the promotion of the sharing of views in relation to the building height objectives of the Sydney LEP 2012. The scheme proposes an additional single level that through its siting and massing has consideration for the existing views and outlook from surrounding sites, is consistent with the outlook provisions of the DCP and adequately address the '*Tenacity Consulting v Waringah[2004] NSWLEC 140*' view sharing principles resulting in an a reasonable and acceptable impact on views.

#### **Contention 4: Communal open space, building separation and storage**

*The proposed communal open space does not comply with the minimum area of 25% of the site, is not located in a well designed, easily identifiable or useable area.*

*The southern and western setbacks of the proposed two levels does not comply with the building separation distances required under the Apartment Design Guide*

*The proposal does not provide adequate residential storage areas*

### **Points of Agreement**

14. **AM** and **JK** acknowledge that the provision of communal opens space in the amended scheme does not comply with the minimum requirements of the ADG. However in this instance it is considered to be acceptable for the following reasons:
- It is acknowledged that the proposal involves an existing building with minimal identifiable and useable existing communal open space;
  - The conversion of the proposed communal open space, originally proposed in the rear setback of the site, to private open space for the adjoining unit is a more appropriate outcome for the amenity of the occupants of this unit and the occupants of the adjacent site;
  - The only opportunity for a highly identifiable and useable area of communal open space is on the rooftop of the development, which is not considered to be an appropriate solution in this instance given the potential adverse impacts on the amenity of and the views enjoyed from surrounding sites.
15. **AM** and **JK** agree that the single storey addition proposed in the amended scheme complies with the building separation requirements of the ADG in regard to distances required from the side boundaries.
16. **AM** and **JK** acknowledge that the amended scheme reduces the setback of the single level addition to the southern boundary, however this distance is compliant with the ADG as this area of the building envelope is occupied by non-habitable rooms with no south facing windows.
17. **AM** and **JK** agree that the two new apartments contained within the proposed single storey addition comply with ADG storage requirements.
18. **AM** and **JK** agree that the storage facilities for the existing units have been improved to an acceptable level, with each unit being provided with a storage cage within the basement level.

### **Contention 5: Car Parking and Bicycle Parking**

*The proposed car parking exceeds the maximum number of residential car parking bays as permitted under Sydney LEP 2012 clause 7.5(b).*

*The proposal does not provide sufficient bicycle parking spaces as required under Sydney DCP 2012 clause 3.11.3.*

### **Points of Agreement**

19. **AM** and **JK** agree that the amended scheme improves the proposals provision of bicycle parking facilities for residents and visitors and the number of car parking bays for visitors to adequately satisfy the transport and parking objectives of the Sydney DCP. Subject to the recommended conditions of consent the proposal's provision of car parking bays and bicycle parking facilities is considered acceptable.



### **Contention 6: Contribution to Heritage Conservation Area**

*The proposal fails to conserve the heritage significance of the heritage conservation area including associated fabric, setting and views.*

*The proposed design does not enhance the character and heritage significance of the Elizabeth Bay and Rushcutters Bay Heritage Conservation Area nor respond positively to the character of adjoining and nearby buildings.*

*The proposed design is not compatible with the surrounding contributory buildings and does not complement and respect the character of the Elizabeth Bay and Rushcutters Bay Conservation Area*

#### **Points of Agreement**

20. **RS** and **HW** agree that the amended scheme responds positively to the locality and is more sympathetic to the heritage conservation area by way of scale, proportions, facade treatment, materiality and colours including the primary use of brick detailing which is sympathetic to other contributory buildings in the conservation area and the immediate locality.
21. **RS** and **HW** agree that the amended scheme will enhance the character of the locality as it improves the existing neutral, but visually prominent and unremarkable, building.
22. **RS** and **HW** agree that the amended architectural response will result in a positive contemporary addition to the conservation area, which will be compatible with the mixed character of the conservation area and the immediate locality.

### **Contention 7: Streetscape Character**

*The development does not contribute to the quality of the established character of the streetscape in terms of scale, finish and architectural character or relate to neighbouring buildings.*

*The scale, modulation and facade design of the development does not respond to the context of the immediate locality.*

#### **Points of Agreement**

23. **AM** and **JP** agree that significant amendments have been made to the architectural character and scale of the development.
24. **AM** and **JP** agree that the proposal has been revised significantly to achieve a more compatible development through the reduction of scale by the deletion of one level, changes in materials and finishes and the articulation of the facades, including improvements in the appearance of the existing building.
25. **AM** and **JP** agree that the revised scheme is more compatible with the existing character of the area and is of a higher level of detailing which is sympathetic to other buildings in the immediate context.
26. **AM** and **JP** agree that the revised scheme has resulted in a development that will make a positive architectural contribution to the locality.

### **Contention 8: Tree Management**

*The existing trees within the Billyard Avenue setback area should be retained.*

#### **Points of Agreement**

27. **AM** and **JK** agree that the amended scheme appropriately retains existing trees located within the Billyard Avenue setback.
28. **AM** and **JK** agree that the revised scheme provides an appropriate landscaped setback which is consistent with the setting of the existing building.

### **Contention 9: Design Excellence**

*The development is not considered to exhibit design excellence.*

#### **Points of Agreement**

29. The experts agree that the amended scheme satisfies the requirements of the design excellence provision of the Sydney LEP 2012 including in regard to:
  - The standard of architectural design, materials and detailing;
  - The response to the heritage and streetscape issues;
  - Built form, massing and presentation;
  - Improvement on the internal amenity of the existing apartment which is more compliant with contemporary amenity standards; and
  - Retention of existing mature vegetation and integration of proposed landscaping, ensuring a continuation of the current landscaped presentation to the street.

### **Contention 10: Inaccurate Information**

*The maximum building height limit of 22 metres has not been correctly illustrated on the proposed plans.*

#### **Points of Agreement**

30. **AM** and **JK** acknowledge that the proposed building height has been calculated by the difference between the basement level and the uppermost RL of the lift overrun and agree that the revised scheme is well under the 22 metre building height control of the Sydney LEP 2012.

**Contention 11: Insufficient Information - Solar and Daylight Access of Neighbouring Properties**

*Insufficient information has been provided to demonstrate that the development will not reduce any existing solar access non-compliance of a neighbouring property.*

**Points of Agreement**

31. **AM** and **JK** acknowledge that hourly shadow diagrams have been provided and agree that the diagrams demonstrate that the amended scheme, being a single level addition to an existing five (5) level building, will not detrimentally impact on the solar access of neighbouring buildings.

**Contention 12: Insufficient Information – Flood Assessment Study**

*Insufficient information has been provided to demonstrate that the development manages and mitigates flood risk.*

**Points of Agreement**

32. **AM** and **JK** agree that a Flood Assessment Study has been provided and agree that appropriate conditions of consent for specific design modifications have been proposed to manage and mitigate the flood risk of the site in accordance with the recommendations of the study.

**Contention 13: Insufficient Information – View Loss Impact**

*Insufficient information has been provided to illustrate the view loss impact on surrounding developments*

**Points of Agreement**

33. **AM** and **RL** acknowledge that a view analysis for the original and the amended scheme have been provided and agree that this matter is no longer a contention.

**Contention 14: Approval would not be in the public interest**

*Approval of the development would not be in the public interest*

**Points of Agreement**

34. **AM** and **JK** agree that the amended scheme, including the reduction in height, the removal of the side and rear balconies of the addition, the increase in the number of visitor car parking bays, the retention of additional trees and the improved compatibility of the appearance of the development to be more sympathetic to the existing character of the heritage

conservation area, adequately addresses the concerns raised in the submissions received by Council in response to the original proposal.

35. **AM** and **JK** agree that the amended scheme is consistent with the main planning framework applicable to the site, and therefore results in a development that could be reasonably expected on this site, which has been designed to minimise potential impacts on the amenity of surrounding developments including overlooking, overshadowing and view sharing.

Experts for the Applicant:



Alison McCabe  
Town Planner for the Applicant  
Dated: 22 November 2016



Robert Staas  
Heritage Specialist for the Applicant  
Dated: 22 November 2016

Experts for the Respondent:



Julia Kingsbury  
Town Planner for the Respondent  
Dated: 22 November 2016



Hendry Wan  
Heritage Specialist for the Applicant  
Dated: 22 November 2016



Julia Pressick  
Urban Design Specialist for the Applicant  
Dated: 22 November 2016



Richard Lamb  
View Loss / View Sharing Specialist for the Applicant  
Dated: 22 November 2016

ANNEXURE A

Alison McCabe  
Director



Alison has over 30 years of experience in statutory and strategic planning for state and local government and private practice. In conjunction with Stuart McDonald, Alison started SJB Planning (NSW) in 2005. Prior to this, she was Director of Environmental and Community Management for Leichhardt Council. Alison is experienced in all facets of urban and regional planning, including local government administration and statutory processes, policy development, public participation, appeals and conflict resolution.

#### Qualifications

2006	Graduate Diploma in Environmental Law, Sydney University
1992	Bachelor of Urban and Regional Planning University of New England, Armidale

#### Professional Associations

Member of Planning Institute of Australia

#### Career

2005 –	Director, SJB Planning
2002 – 2005	Director Environmental and Community Management, Leichhardt Council
1999 – 2002	Manager Assessments, Leichhardt Council
1997 – 1998	Senior Environmental Planning Officer, Department of Urban Affairs and Planning
1997 –	Town Planner, Leichhardt Council
1993 – 1996	Senior Town Planner, BSD Consultants Pty Ltd, Perth
1989 – 1993	Manager Planning, North Sydney Council
1988 – 1989	Senior Planner, North Sydney Council

1986 – 1988	Town Planner, Woollahra Municipal Council
1985 – 1986	Town Planner, Rockdale Council
1981 – 1985	Trainee Town Planner, Cessnock Council

#### Professional Involvement

2010 –	Lecturer, Development Control Short Course, University of Technology Sydney
1999 – 2009	Visiting Associate, Certification Short Course, University of Technology Sydney
1999 & 2005	Lecturer, Planning Law Short Course University of New South Wales

#### Positions Held

2010 –	Honorary Appointment, Associate, UTS Centre for Local Government
2009 –	State Appointed Member, Southern Joint Regional Planning Panel
2008 –	Member, SEPP65 Panel Lake Macquarie Council
2008 – 2013	Board Member, Building Professionals Board
2010 – 2012	State Appointed Member, Cessnock City Council Planning Panel
2009	Member, Burwood Town Centre Administrator
2008 – 2009	Member, Burwood Town Centre Planning Panel (s118)
2008	Member, Independent Expert Panel Elsie Street Burwood (s75G)
2008	Member, Exempt and Complying Development Technical Panel
2004	Working Party Member, Parramatta Road Taskforce
1999 – 2004	Member of Part 4 Reference Group, Planning NSW
1993	Working Party Member, Development of Australian Standard Effects of Obtrusive Light
1992	Working Party Member, New Controls for Outdoor Advertising NSW DoP



Alison McCabe  
Director

## Experience Overview

- Experienced in all facets of urban and regional planning, including local government administration and statutory processes, policy development, conservation, land use and social planning, public participation, master planning, subdivision design, demographic analysis, appeals and conflict resolution
- State and Local Government liaison at Ministerial and Councillor level
- Extensive experience in legislative framework for development, rezoning and master planning processes in NSW
- Project management and coordination of studies involving multidisciplinary teams for a range of development
- Assessment and preparation of development applications, master plans and rezoning proposals
- Expert witness for the Land and Environment Court. Review, development and implementation of process and procedures involved in Local Government, particularly statutory and regulatory functions
- Preparation of policy advice on a range of planning and legislative issues including: the preparation of regulations, training and briefing councils, community and development industry, briefings on new legislation and preparation of guidelines on aspects of specific legislation
- Management of a variety of urban and regional planning projects with an emphasis on statutory planning and Local Government studies and major projects

## Development Applications

- Ongoing planning advice for St Basils projects at Randwick, Bexley, Lakemba and Annandale
- Preparation of GPT / UrbanGrowth Stage DA - Newcastle East End

## Planning Proposals / Rezoning

- Peer review of Planning Proposals for Camden Council and Ryde Council

## Strategic Planning / Studies

- Statutory Planning Advice and DCP preparation for El Caballo Blanco Lands and Gledswood in Camden
- Statutory Planning Advice and preparation of the SEPP for NW and SW Release Areas
- Review of Waterways Planning Controls for Hornsby Shire Council

## Court Work / Public Hearings

- Public Hearings for Hornsby Shire Council and Willoughby Council for reclassification of land from community land to operational land
- Expert witness for both government and private clients - housing, RFB, waste facilities

## Planning Advice / Due Diligence

- Audit of DCP procedures for Wagga Wagga City Council
- Ongoing planning advice for Turner Road release area in SW Growth centre for Sekisui House and Paynter Dixon Golf
- Advice on DA condition structure and planning provision to accommodate development change
- Ongoing planning advice for redevelopment of the St Ives Shopping Village

## Policy Advice / State Planning

- Ongoing planning advice for DP&I - Bush Fire Regulation Implementation
- Preparation of SEPP amendments for Alex Avenue, Riverstone, Riverstone West and Box Hill for DoP
- Overview of preparation as part of a Panel for the LEP, DCP and s94 Plan for Burwood Town Centre

# Robert Staas

## DIRECTOR

QUALIFICATIONS: BArch, MBEEnv, Dip Cons (York)  
 PROFESSIONAL AFFILIATIONS: FRAIA  
 PUBLICATIONS: Care of Church Buildings  
 NSW Heritage Office Publication (Joint Author)  
 Architectural Styles in Mosman  
 Mosman Municipal Council  
 Dupains Sydney (Joint Author)  
 EXPERTISE: Heritage, Conservation, Residential and Church

*Architecture is "firmness, commodity, and delight."*

VITRUVIUS

Robert, a director of NBRS+PARTNERS since 1986, is a nationally recognised heritage expert.

After graduation in 1975, Robert furthered his academic qualifications undertaking a Graduate Diploma in Conservation Studies from York University in the UK and a Master of the Built Environment (Building Conservation) from UNSW.

Robert is a Heritage Consultant and Fellow of the Royal Australian Architects with more than 30 years experience in the identification and management of built heritage items of all types and periods. He has extensive experience in design documentation and project administration of projects for both Government and private sectors.

Robert has specialist expertise in providing conservation and Heritage planning advice including acting as Advisor to Mosman Council and formerly as Heritage Advisor to Hawkesbury City Council. He is also engaged by numerous local councils and government agencies to provide specialist advice.

Robert works through creative partnerships bringing his unique heritage expertise to ensure a positive impact on creative life changing environments.





# Robert Staas

DIRECTOR



## Professional Experience

### CONSERVATION PLANNING

*Provision of planning advice for significant heritage sites throughout Australia but especially in NSW. Preparation of Conservation Management Plans, Statements of Heritage Impact & Curtilage Studies, Provision of Heritage Strategies for Government Departments, public consultation for Heritage Sites & Due Diligence Assessments.*

Australian Broadcasting Corporation  
 Reserve Bank of Australia  
 Reserve Bank of Australia, Head Office  
 Reserve Bank of Australia, Business Recovery Site  
 State Library of NSW  
 Carlton & United Breweries Broadway  
 Kambala School, Rose Bay - 'Tivoli'  
 Kambala School, Rose Bay - Redevelopment  
 NSW Department of Health - Lidcombe Hospital  
 Invocare - Northern Suburbs Crematorium  
 Invocare - Northern Suburbs Crematorium  
 Condolence Centre  
 The Infants Home Ashfield  
 Achieve Australia Crowle Home, Meadowbank  
 Australian Catholic University, Strathfield  
 Broadway Holdings (Former Grace Bros), Broadway  
 Council of the City of Sydney, Wynyard Park  
 Marrickville Council - Petersham Park  
 Marrickville Council - Camperdown Park  
 University of Western Sydney - Hawkesbury Campus  
 Clarins Development - Sir Joseph Banks Hotel  
 NSW Department of Lands - Sydney & NSW Regional Lands Offices  
 Bovis Lend Lease - Westralia Square, Perth  
 Bovis Lend Lease - Red Cow Hotel Penrith  
 Leightons Pty Ltd - The KENS Site, Sydney  
 St Stephens Uniting Church Macquarie Street  
 The Scottish Hospital, Paddington  
 Wentworth Memorial Church, Vaucluse  
 'Midenbury' ABC Site, Toowong  
 Elsternwick Fire Station, Melbourne

### RESTORATION & CONSERVATION

*Detailed research, assessment, documentation & contact administration of conservation works to heritage items.*

Bovis Lend Lease - Red Cow Hotel Penrith  
 Broadway Holdings Pty Ltd - Broadway Shopping Centre & Unilodge Buildings  
 St Marks Church Darling Point  
 St Marks Cottage Darling Point  
 St Marks Rectory Darling Point  
 Holy Innocents Church Rossmore  
 St Stephens Uniting Church, Macquarie Street  
 'Bishopscourt' Darling Point  
 Leichhardt Council - Fenwick's Boat Shed, Balmain  
 Central Bus Layover Mortuary Station  
 'Craignairn' Burns Road, Wahroonga  
 The Grace Building, York Street, Sydney  
 Erskine Street Terraces, Sydney  
 YHA - Daking House, Rawson Place, Sydney  
 Central Agency House, Druitt Street, Sydney  
 University of Sydney - Anderson Stuart Building  
 University of Sydney - Main Quadrangle Buildings  
 St Johns College, Sydney  
 Sky Gardens, Pitt Street, Sydney  
 The Astor, Macquarie Street, Sydney  
 Shore School - Chapel Windows

### HISTORIC ENVIRONMENT INFILL DEVELOPMENT

*Design of sensitive new structures to fit with significant heritage environments.*

St Johns Church Camden  
 St Simon & St Jude Bowral  
 Willoughby Uniting Church  
 Our Lady's Nurses of the Poor, Waverley  
 St Swithuns Church, Pymble  
 St Johns College, Sydney  
 St Johns Church, Ashfield  
 'Carleton' Development, Ashfield

### ADAPTIVE RE-USE

*Providing creative advice for the adaptation of historic environments for viable new uses.*

Clarins Developments - Sir Joseph Banks Hotel Botany  
 University of Sydney, Medical School - Anderson Stuart Building  
 Mark Foys Warehouse, Sydney - Sydney Mansions  
 1888 Hotel - The Clarence Bonded & Free Stores, Pyrmont

### EXPERT ADVICE

*Advise to clients concerning conservation works & supply of specialised materials & tradesmen & expert evidence in the NSW Land & Environment Court*

Australia Post - Review & advise re historic Post Offices throughout Australia including the provision of specialist advice on conservation of materials & historic colour schemes.

Reserve Bank of Australia - Continuing advice on works to listed heritage buildings & the moveable heritage contained within them.

Robert Staas has more than 25 years experience in providing expert evidence in the NSW Land & Environment Court for both Applicants & Respondents in matters of varied size & complexity & works with a variety of specialist Solicitors & Barristers in the preparation of cases for appeals.

Robert Staas has acted as Heritage Advisor to Hawkesbury Shire Council & to Mosman Council.

### HERITAGE INTERPRETATION

*NBRS+PARTNERS prepare Interpretive Plans and Strategies & carry out archival records in accordance with the NSW Heritage Office Guidelines to meet the conditions of approval for developments involving heritage items. Often this involves commissioning other specialists & suppliers to achieve a finished installation.*

Orica Industries - Decommissioned Plant, Botany  
 Manly Pavilion, Manly  
 Villawood Detention Centre  
 Greengate Hotel, Killara  
 Top Ryde Shopping Centre  
 St Ignatius College, Riverview

# Julia Kingsbury

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## Contact Details

Address: Town Hall House, 456 Kent Street, Sydney NSW 2000

Phone Number: (02) 9246 7240

Email: [jkingsbury@cityofsydney.nsw.gov.au](mailto:jkingsbury@cityofsydney.nsw.gov.au)

## Qualifications

2010

**Curtin University of Technology WA**

Degree with Honours in Urban and Regional Planning

2002 – 2005 and 2008

**Curtin University of Technology WA**

Successful completion of 3 and a half years of Degree in Urban and Regional Planning

## RELEVANT EXPERIENCE

**2015 – Current**

Senior Planner – City of Sydney

**2013 – 2015**

Manager Planning – Town of Claremont

**2006 – 2013**

Planning Officer / Senior Planning Officer – City of Perth

**2006**

Planning Officer – City of Swan

**2003 - 2006**

Town Planning Assistant / Planning Officer – City of Perth

# HENDRY WAN

## Curriculum Vitae

Profile summary	<p>Hendry Wan is a heritage specialist with key skills and experience in:</p> <ul style="list-style-type: none"><li>▪ meeting heritage objectives and implementing heritage provisions;</li><li>▪ assessment of heritage significance of places and environs;</li><li>▪ assessment of heritage impact of proposed works;</li><li>▪ high level and detailed heritage advice and strategic heritage planning advice;</li><li>▪ drafting and implementing conservation policy;</li><li>▪ conservation planning and change management;</li><li>▪ management and implementation of best practice conservation approach and processes;</li><li>▪ community engagement and management of stakeholder expectations of heritage matters;</li><li>▪ understanding and meeting local, State and Commonwealth statutory processes, compliance requirements and heritage considerations.</li></ul>
Relevant employment history	<ul style="list-style-type: none"><li>• Heritage Specialist, City of Sydney (2015 – present) Assessment of aspects of development applications and other works where they involve heritage issues as well as providing heritage advice to pre DAs and potential proposals. Involvement in NSW Land and Environment Court Class 1 Appeals.</li><li>• Heritage Contractor, City of Sydney (2014 –2015) Supervision and management of the review of 73 heritage conservation areas in the City of Sydney LGA. This involved leading a team of thirteen to survey 22,000 properties for their respective contribution grading (Contributory, Neutral, Detracting) to conservation areas and potential conservation areas.</li><li>• Heritage Consultant, Design 5 – Architects Pty Ltd (Chippendale, Sydney, NSW) (1999 – 2013) <i>Design 5 is a leading firm in the field of specialist conservation, adaptive re-use and associated new works, heritage assessments and conservation management planning.</i> Preparation of heritage assessments, Conservation Management Plans and Statements of Heritage Impact, and providing heritage advice for conservation works, adaptive re-use and new works at places of significance. Preparation of Statements of Evidence for court challenge in NSW and Tasmania.</li></ul>
Qualifications	<p>Master of Heritage Conservation (graduating on the Dean’s List of Excellence in Academic Performance) University of Sydney</p> <p>Bachelor of Science (Architecture) Honours University of New South Wales</p> <p>Bachelor of Science (Architecture) University of Newcastle</p> <p>Graduate Certificate in Survey Design and Data Analysis University of New South Wales</p>
Continuing post-graduate education	<p>Master of Urban Policy and Strategy (anticipated completion Semester 2 2016) University of New South Wales</p>
Professional affiliations	<p>Full member of Australia ICOMOS (International Council on Monuments and Sites) Member of National Trust of Australia (NSW) Affiliate (Level 2) member of Australian Institute of Architects Member of Docomomo Australia (Documentation and Conservation of buildings, sites and neighbourhoods of the Modern Movement) Member of Twentieth Century Heritage Society of NSW Member of Walter Burley Griffin Society Incorporated</p>

**HENDRY WAN** has been involved in the preparation of numerous heritage studies and reports as the main or second author or as part of a larger team, most frequently working with Alan Croker, Director of Design 5 – Architects. He has made significant or substantial contribution to the following Design 5 heritage and architectural projects from 1999-2013.

### **External development assessment for City of Sydney**

Terrace houses at 32-44 Church Street, Camperdown  
Shops at 56-76 Oxford Street, Darlinghurst

### **Statement of Evidence for court challenge**

Parliament Square, Hobart  
Cremorne Point Kiosk, Wharf Road, Cremorne Point

### **Review of heritage listing**

King George Tower (former), 388 George Street, Sydney  
Commonwealth Bank Building, 46-48 Market Street, Sydney

### **Heritage inventory**

Walter Burley Griffin Inventory (NSW & ACT)  
Alpha House, The Meeting Place Precinct, Botany Bay National Park, Kurnell  
House at 31 Sturdee Lane, Elvina Bay

### **NSW State Heritage Register nomination & listing**

*As part of the preparation of Conservation Management Plans, heritage places are also assessed to determine if they reach the threshold for nomination/listing to the State Heritage Register or the National Heritage List where relevant.*

Royal Edward Victualling Yard (REVY), Darling Island, Pyrmont  
Macquarie Grove Servants' Quarters and Nursery, Macquarie Grove Road, Camden  
Hassall Cottage, Macquarie Grove Road, Camden  
Denbigh, 421 The Northern Road, Cobbitty

### **Conservation Management Plan & Statement of Heritage Impact**

Sydney Opera House  
153-159 Clarence Street, Sydney (former Red Cross House)  
Parliament Square, Hobart  
The Lodge, Canberra  
Kirribilli House, Kirribilli  
British Medical Association House, 135-137 Macquarie Street, Sydney  
House at 27 Turner Avenue, Haberfield  
'Woodlands', house at 1 Werona Avenue, Killara  
Morpeth House, Closebourne House & St John's College site, Morpeth  
Bushells Warehouse and Bushells Place, 86-88 George Street, The Rocks  
Tennis Courts at Bella Vista Oval Extension, Bella Vista Farm Park, Bella Vista  
St Benedict's Catholic College, 229 Macquarie Grove Road, Camden  
House at 186 Hawthorne Parade, Haberfield  
Camden Aerodrome History Hut, Macquarie Grove Road, Camden  
Denbigh, 421 The Northern Road, Cobbitty  
Warehouse building at 30 Balfour Street, Chippendale (now White Rabbit Gallery)  
Moran Art Gallery at Liner House, 13-15A Bridge Street, Sydney  
House at 21 Rush Street, Woollahra  
House at 31 Sturdee Lane, Elvina Bay  
Bent Street Development (1 Bligh Street), Sydney  
Stables at 177A Albion Street, Surry Hills  
House at 21 Boyce Street, Glebe  
House at 58 St Marks Road, Randwick  
UNSW New Accommodation Site

Redleaf (Woollahra Council Chambers), 536-548 New South Head Road, Double Bay

Sir David Martin Reserve, New Beach Road, Rushcutters Bay  
Terrace houses at 152-154 Jersey Road, Paddington  
Palm Beach Pavilion, Ocean Road, Palm Beach  
Nock & Kirby Building (former), 413-421 George Street, Sydney  
Quong Sin Tong Monument, Rookwood Cemetery, Rookwood  
Barney Kearns Steps between Parriwi Road and Kiora Avenue, Mosman

Commonwealth Bank Building, 46-48 Market Street, Sydney  
Warehouse building at 49-59 O'Riordan Street, Alexandria  
Warehouse buildings at 12-18 Meagher Street, Chippendale  
Convent of the Immaculate Conception (former), 14 Jane Street, Balmain

Exeter Farm, Meurant's Lane, Parklea, Blacktown  
History House, 133 Macquarie Street, Sydney  
St Scholastica's Convent & College and Toxteth, 2-4 Avenue Road, Glebe

Cleopatra, 118-124 Cleopatra Street, Blackheath, Blue Mountains  
The Maltings, off Old Hume Highway, Mittagong  
Government building at 132 George Street, The Rocks

### **Heritage assessment & Heritage advice**

St Matthew's Church, 1331 Botany Road, Botany  
Sydney Opera House  
Lennox Bridge, Church Street, Parramatta  
Childcare Feasibility Study, Pyrmont  
Royal Edward Victualling Yard (REVY), Darling Island, Pyrmont  
153-159 Clarence Street, Sydney (former Red Cross House)  
Liner House, 13-15A Bridge Street, Sydney  
House at 6 Dalhousie Street, Haberfield  
Tasmanian Museum and Art Gallery, Hobart  
The Reserve Bank of Australia, 65 Martin Place, Sydney  
Varroville, St Andrew's Road, Varroville  
Stone building at 1A Victoria Street, Paddington  
8 Chifley Square, Sydney  
The Meeting Place Precinct, Botany Bay National Park, Kurnell  
House at 10 Dunara Gardens, Point Piper  
House at 182 Old South Head Road, Vaucluse  
House at 18 Victoria Street, Watson's Bay  
House at 20 Victoria Street, Watson's Bay  
Block of flats at 657 Pacific Highway, Killara  
House at 661 Pacific Highway, Killara  
Boatshed (private) at The Tor Walk, Castlecrag

### **Heritage interpretation**

153-159 Clarence Street, Sydney (former Red Cross House)  
Liner House, 13-15A Bridge Street, Sydney  
Sussex Hay Centre (former), 405-411 Sussex Street, Haymarket, Sydney  
Newington Armory Lodge Accommodation, Sydney Olympic Park  
The Rocks Centre, 22-26 Playfair Street, The Rocks  
Married Quarters (former) at 1 Fraser Road, RMC Duntroon  
Commercial Banking Company of Sydney (former) at 343 George Street, Sydney

### **Historical research**

*Most of the Conservation Management Plans, Heritage Impact Statements and Heritage Assessments involved original historical research of primary, secondary and tertiary sources and included research at libraries, archives and other repositories as well as online searches.*

# JULIA PRESSICK

## CURRICULUM VITAE

### **CONTACT** | CITY OF SYDNEY

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Sydney NSW 2000  
02 9288 5930  
jpressick@cityofsydney.nsw.gov.au

### **EDUCATION** | UNIVERSITY OF NSW BACHELOR OF ARCHITECTURE (HONS1)

1999 Eric Daniels Award for Residential Design

### **EXPERIENCE** | URBAN DESIGNER, CITY OF SYDNEY

Planning Assessments – Urban Design and Heritage team  
2010 - PRESENT

Responsible for the assessment of stage one and two development applications from an urban design perspective, as well as the recommendation of design alternatives to minimise adverse impacts where they arise. My experience includes the assessment of complex mixed use developments, multi-unit residential developments, small scale residential, commercial and industrial proposals.

Experience as an expert witness in the Land and Environment Court on numerous s34 mediations and hearings for the City.

### **SENIOR ASSOCIATE | URBAN DESIGNER, OCULUS LANDSCAPE ARCHITECTURE + URBAN DESIGN**

2005 - 2010

Responsible for the design and management of a number of residential, mixed use and infrastructure masterplans, structure plans, design guideline documents and research projects throughout NSW, Western Australia, Victoria, and Auckland, NZ.

2015 AILA VIC Awards – Urban Design (Victoria Harbour – City Quarter) in assoc with ASPECT Studios

2011 AILA NSW Awards – Urban Design Award (Victoria Harbour ) in assoc with ASPECT Studios

2011 Planning Minister's Award (Planning Excellence Victoria Awards) in assoc with ASPECT Studios

### **URBAN DESIGNER, ARCHITECTUS**

2002 - 2005

Refined skills in analysis, design and testing of built form controls for residential, mixed use and infrastructure masterplans, structure plans, design guideline documents, design reviews and research projects in Sydney, Melbourne and Auckland.

**GRADUATE ARCHITECT | URBAN DESIGNER**, URBAN DESIGN ADVISORY SERVICE (UDAS), NSW DEPARTMENT OF PLANNING (THEN PlanningNSW)  
2001 - 2002

Developed skills in analysis, design and testing of built form / public domain strategies and controls as well as an understanding of state and local planning systems through involvement in the production of masterplans, building envelope studies, urban design guidelines and community consultation workshops, development application reviews and design competitions.

## **SELECTED PROJECTS**

**OCULUS** in association with COX + HASSELL  
Sydney Metro Stage 2 (Central – Westmead) Masterplan Report and Environmental Assessment

**OCULUS** in association with Allen Jack + Cottier  
Albury Lavington CBDs Masterplan for Albury Council

**OCULUS** in association with ASPECT Studios  
Victoria Harbour Masterplan, Melbourne Victoria for Lend Lease

**OCULUS** in association with Allen Jack + Cottier  
Alkimos Local Structure Plan, Perth, Western Australia for Landcorp

**OCULUS**  
McKeachie’s Run (Aberglasslyn) Masterplan for Stockland

**OCULUS**  
Anselmi Ridge Masterplan, Guidelines and Design Review Panel, Auckland New Zealand for McConnell Property

**OCULUS**  
McLennan Masterplan, Auckland New Zealand for McConnell Property and Housing NZ

**ARCHITECTUS**  
Indicative Land Use Framework Plan, Defence Site Maribyrnong for Department of Defence

**URBAN DESIGN ADVISORY SERVICE**  
Rozelle Hospital Master Plan, 2002 for NSW Department of Health

**URBAN DESIGN ADVISORY SERVICE**  
Draft Development Controls and Design Guidelines for six SEPP 53 sites in Ku ring gai for PlanningNSW

**URBAN DESIGN ADVISORY SERVICE**  
SEPP 65 Residential Flat Design Patternbook for PlanningNSW

## ANNEXURE A

CV Dr Richard Lamb (RL)

### Summary Curriculum Vitae: Dr Richard Lamb



#### Summary

- Professional consultant specialising in visual and heritage impacts assessment and the principal of Richard Lamb and Associates (RLA).
- Senior lecturer in Architecture and Heritage Conservation in the Faculty of Architecture, Design and Planning at the University of Sydney 1980-2009.
- Director of Master of Heritage Conservation Program, University of Sydney, 1998-2006.
- 30 years' experience in teaching and research in environmental impact, heritage and visual impact assessment.
- Teaching and research expertise in assessment and interpretation of heritage items and places, cultural transformations of environments, conservation methods and practices.
- Teaching and research experience in visual perception and cognition, aesthetic assessment and landscape assessment.
- Supervision of Master and PhD students postgraduate students in heritage conservation and environment/behaviour studies.
- Member of the Environment and Behavior Studies disciplinary group. The field is based around empirical research into human aspects of the built environment, in particular aspects of aesthetic assessment, visual perception, landscape preference and environmental psychology.
- Richard Lamb provides:
  - professional services, expert advice and landscape and aesthetic assessments in many different contexts
  - Strategic planning studies to protect and enhance scenic quality and landscape heritage values
  - Scenic and aesthetic assessments in all contexts, from rural to urban, provide advice on view loss, view sharing and landscape heritage studies
  - Expert advice, testimony and evidence to the Land and Environment Court of NSW and Planning and Environment Court of Queensland in various classes of litigation
  - Specialisation in matters of heritage landscapes, visual impacts, and urban design
  - Appearances in over 200 court cases, submissions to several Commissions of Inquiry and the principal consultant for over 500 consultancies.
- Qualifications
  - Bachelor of Science - First Class Honours, University of New England
  - Doctor of Philosophy, University of New England in 1975
  - Accredited Administrator and Assessor, Myers Briggs Psychological Type Indicator
- International Journals for which Publications are Refereed
  - Landscape & Urban Planning
  - Journal of Architectural & Planning Research
  - Architectural Science Review
  - People and Physical Environment Research
  - Journal of the Australian and New Zealand Association for Person Environment Studies
  - Journal of Environmental Psychology
  - Australasian Journal of Environmental Management
  - Ecological Management & Restoration
  - Urban Design Review International