



18 January 2013

Our Reference: DB 12-148

Director General  
Department of Planning and Infrastructure  
GPO Box 39  
Sydney NSW 2001

**Attention: Amy Watson**

Dear Amy,

- **Re: Response to Submissions Report Modification applications MP 08\_0245 and MP 08\_0260 for Cardinal Freeman Village at 137 Victoria Street, 4-10 Clissold Street and 102-102A Queen St, Ashfield**

Reference is made to the Response to Submissions report for the above applications submitted to the Department on 15 January 2013.

The attached letter is submitted as an addendum to the Response to Submissions Report. It provides a heritage assessment of the proposed height of Building 4 and is to be read in conjunction with Section 2.2 of the Response to Submissions Report.

Please do not hesitate to contact the undersigned should you require any further information and we thank you for consideration of this matter.

Yours sincerely  
**BBC Consulting Planners**

A handwritten signature in black ink, appearing to read 'Dan Brindle', with a small dot at the end.

**Dan Brindle**  
**Director**

Email [dan.brindle@bbcplanners.com.au](mailto:dan.brindle@bbcplanners.com.au)

**FIGURE 1**

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**Heritage advice from Graham Brooks and Associates**

18 January 2013



The Director General  
NSW Planning & Infrastructure  
23-33 Bridge Street  
Sydney NSW 2000

Dear Sir

**Section 75W Application  
Cardinal Freeman Village Concept Plan (MP08\_0245)  
and Project Application (MP\_0260)  
Supplementary Heritage Information**

At the request of our client, Stockland Pty Development Pty Ltd, Graham Brooks and Associates Pty Ltd has reviewed the Department of Planning and Infrastructure (DPI) letter, dated 19 December 2012, requesting additional information and clarification on some aspects of the application.

This includes the following, in relation to the listed heritage items within the site:

- *Additional consideration of the impacts of the increased height of Building 4 above the eaves line of the Glenworth House and Chapel. In particular, the following issues should be addressed:*
  - *Assessment of this aspect of the modification and its impact on the heritage item (it is noted that this was not dealt with in the Heritage Impact Statement prepared by Graham Brooks and Associates);*

The aim of the height guidelines formulated in the preparation of the approved Concept Plan was to ensure that the prominence of Glenworth House and the Chapel was retained in views from the surrounding streets and from within the site. To this end, the eaves line of Glenworth House and the Chapel (RL of 61.60) was identified as a suitable guideline for the design of future development.

Although the proposal for Building 4 exceeds this guideline a comparison of the approved and proposed street elevations, included in pages 28 – 30 of the *Section 75W Environmental Assessment* (BBC Consulting Planners, October 2012), shows there to be an overall improvement in these views. This has resulted from an increase in the setbacks from the Chapel and between the new buildings, and is particularly evident in the views from Victoria and Clissold Streets. Additionally, the consolidation of the building footprints has allowed the provision of increased areas of open space within the site from where the heritage items can be viewed and appreciated.

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Nominated Architect Graham Leslie Brooks  
NSW Architects Registration 3836

The higher component of Building 4 is setback from the eastern façade, which addresses the Chapel, and will not be readily perceived in views from pedestrian level in this location. The wall height of the eastern façade is set below the eaves level of the adjacent Chapel, with an RL of 60.80. The recessive upper level of the new building has a height of RL 64.30 which is below that of the ridge of the Chapel roof (RL 65.10) and parapet (RL 66.276) and the tower of Glenworth House (RL 68.578).

The tower, parapet, hipped roofs, and architectural detailing of the Chapel and Glenworth House will continue to be the dominant elements on the skyline of the Cardinal Freeman Village.

In this context the increased height of Building 4 is considered to be a minor variation to the height guidelines of the *Cardinal Freeman Village Heritage Management Strategy*, prepared by Graham Brooks and Associates in September 2009. The building design is consistent with the *Cardinal Freeman Village Conservation Management Plan* policies for retention of the setting of Glenworth House and the Chapel.

Thus, it is concluded that the increased height of Building 4 will have no adverse impact on the established heritage significance of these items.

Graham Brooks and Associates recommends the current Section 75W application be approved, subject to the conditions recommended in the Statement of Heritage Impact.

Yours faithfully

GRAHAM BROOKS AND ASSOCIATES



Gail Lynch  
Associate Director  
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