

Planning NSW
GPO Box 39
Sydney NSW 2001

10 November 2009

Attention: Mr Daniel Keary
Director, Government Land and Social Projects Assessment

Dear Mr Keary

**MAJOR PROJECT 07_0151:
PROPOSED PRIVATE HOSPITAL,
35-47 WATER STREET, WAHROONGA**

We make the following response to matters relating to Cultural Heritage included in your letter dated 18 September 2009.

Our recommendation is that Killara Cottage is retained and conserved on the site. While the Playroom has heritage significance, its removal will have positive benefits in terms of enhancing the immediate curtilage of the house known as Rippon Grange and for reconstruction of original garden elements and the setting of the house. Killara Cottage is considered worthy of retention because it provides tangible evidence of the valuable role played by the general community in supporting the John Williams Memorial Hospital with financial and other support. The Cottage is also an evocative element, recalling the children who were patients at the Hospital and will be an immediate and accessible interpretive device to visitors and residents alike. The Cottage should remain on the north eastern side of the site, but should be relocated so that it does not obscure the interpretation afforded by the reconstruction of the grounds, possibly to the north of its present location and closer to Water Street.

In regard to the first floor of Rippon Grange, proposed uses were summarized in the Environmental Assessment Report prepared by BBC Planning (April 2009), which accompanied the application for the development. The uses include management and administrative offices, consulting rooms and areas for use of staff. These uses are well served by the existing plan layout and therefore will have little or no impact on the heritage significance of the first floor.

In regard to the long term maintenance of the cultural and natural heritage of the site, this can be achieved through appropriate conditions of consent referring to the VMP, the SIS, the CMP and a revised statement of commitments.

Yours faithfully

ROD HOWARD & ASSOCIATES PTY LTD



Roy Lumby B Arch, M Arch
Associate