



140 Edinburgh Road  
Castlecrag NSW 2068  
24 November 2017

**Re: Telopea Precinct, Proposed Changes to the Parramatta Local Environment Plan for Telopea and the Stage 1 Masterplan prepared by the Department of Planning and Environment in consultation with NSW Land and Housing Corporation (LAHC) and the Parramatta City Council.**

Thank you for the opportunity to comment on the proposed amendments to the *Parramatta Local Environmental Plan 2011* (Parramatta LEP) for Telopea. This submission is from the Walter Burley Griffin Society, which aims to promote the preservation and conservation of landscape designs, buildings and other works designed by or having a connection with the Griffins and to encourage an appreciation and respect for Griffin heritage in Australia, the USA and India.

We have examined the documents relating to the proposed amendments to the Parramatta LEP 2011 on the website of the Department of Planning, and from these we understand that the proposed SEPP will aim to provide around 3,500 to 4,500 new social, affordable and market dwellings in the Stage 1 area over the next 20 years.

In the context of the increased urban density that will follow the adoption of the Stage 1 Masterplan for Telopea, the Society wishes to urgently draw your attention to the heritage significance of the Winter House/*Redstone* at 34 Adderton Road, Telopea, within the subject area. We note that Urbis has prepared a Heritage Opportunities and Constraints Overview for the Telopea Master Plan study area for the purpose of this urban redevelopment project. The house has been recognised with the highest level of heritage significance in New South Wales when it was listed on the State Heritage Register for "its aesthetic qualities as a fine work of architecture and an outstandingly intact example of Walter Burley Griffin's small-scale house design". *Redstone* is also accordingly listed as a local heritage item of State significance in the current Parramatta LEP.

The Society submits that the Winter House/*Redstone* deserves the maximum heritage protection that can be offered by the State and local government provisions for heritage conservation. We request that it should be given particular respect and special consideration in order to protect its significance for future generations.

The proposed zoning and maximum building height (with or without incentive bonus) under the Masterplan would adversely affect the State Heritage Listed property *Redstone*. The Society expresses grave concerns that the proposed development standards around *Redstone* will destroy its heritage value which is inextricably linked its open setting as conceived by the architect. We request that serious consideration be given to minimising the impact of the proposed surrounding development, with its potential to irrevocably destroy an essential element of *Redstone's* heritage, its open setting.

## History

*Redstone* is also known as The Winter House as it was designed and built for Edward and Greta Winter and family in 1935. The family home, located on a gentle rise of the Parramatta Valley, was designed for an open orcharding/farming setting of Dundas–Telopea with distant views down undulating hills towards the river. *Redstone* is unique in being the only Griffin-designed building in Western Sydney. It is also the only Griffin house in Australia and USA that has not had any substantial alterations. It is still occupied by members of the Winter family who have meticulously preserved it, engaging specialist architect, Ian Stapleton (Clive Lucas Stapleton Architects) to oversee maintenance. The second and third generations after Edward and Greta Winter have been highly committed to its integrity and worked to obtain listing on the Parramatta LEP as a Local Heritage Item and listing on the NSW Heritage Register (NSW State Register, SHR 01795). The listing was announced by the then Minister for Planning, The Hon. Kristina Keneally MP at an event at the house on 9th January 2009.

The sandstone for the house was quarried from the grounds of a nearby property in Telopea. The original specification and original coloured contract drawings are still in the Winter family's possession and have informed maintenance and restoration work, carried out with utmost care by the family, over the decades.

## The threat under the Master Plan for Telopea

To minimise impact on *Redstone's* heritage value, the proposed large scale development in its vicinity should not affect the essential element of its open setting. Sympathetic and effective control on heights, bulk and scale of surrounding development is needed.

The Society recommends that the height of surrounding buildings needs to be modulated so that building heights increase in a graduated manner with heights increasing as distance increases away from *Redstone*, as shown on the attached maps showing proposed amended heights and Zoning controls:

- The R2 low density residential zoning currently including *Redstone* and the two adjacent blocks to the north (36 Adderton Road and 2 Winter Street) and two adjacent blocks to the east (1 and 3 Manson Street) could be extended to include the block on 5 Manson Street.
- The proposed zoning of R4 beyond this buffer zone would allow for a steep rise in building heights to 15 to 22 metres with the exception of the southern side of Manson Street between Adderton Road and Burke Street; this latter area is proposed to be R3 (11 metres maximum height). We recommend that there should be an extended transitional zone of R3. This includes:
  - Area to the north of *Redstone*, along Winter Street and including part of Polding Precinct, permitting heights of 11- 15 metres;

- Extension of R3 zoning of area bounded by Manson Street, Adderton Road, Burke Street and a line extending from Cunningham Street south westerly intersecting with Adderton Road, limiting heights to 11 metres;
- Extension of R3 zoning to the area bounded by Manson, Burke, Cunningham Streets and Chestnut Avenue permitting heights of 11-15 metres.

The recommended changes would result in increase in building heights in a graduated manner as distance from *Redstone* increases, from 9 metres then to 11 metres and then 15 metres.

In addition, it must be ensured that the tallest permissible future buildings of up to 65 –70m north east from the *Redstone* heritage house, do not overshadow the house and open space around it beyond what is permissible.

It is also of concern that the vehicular traffic from the entire Northern part of the Telopea Master Plan area will be diverted along Marshall Street through relocated Wade Street to Manson Street and to Adderton Road. The Society strongly objects to the widening of Manson Street and to creating a major traffic intersection in the immediate proximity of the Griffin house.

The house and its site should remain screened from the street by a dense landscape buffer.

These recommendations would go some way towards preserving *Redstone's* heritage value, by not overwhelming its essential element of an open setting, as conceived by Griffin.

*Redstone* is a unique and intact 20<sup>th</sup> century design of historical, architectural and cultural significance to Western Sydney, to New South Wales and to Australia. Its essential character, its relation to its surroundings, must be preserved for future generations.

## Conclusion

The Society recognises the requirement for higher density in some areas of Sydney, but is deeply concerned about the zonings presently proposed under the Stage 1 Master Plan for Telopea within the visual curtilage of the Winter House/*Redstone*, which would allow medium density and high density development in close proximity.

The proposed zonings appear to lack full understanding of the history and unique significance of the modest single-storey heritage-listed item and its precinct, and of the need to protect it from intrusive development in the immediate future and in the longer term.

We request that the Winter House/*Redstone* within its historic setting, is given maximum heritage protection under the new planning controls for this area.

Yours sincerely,



Kerry McKillop  
Secretary  
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[www.griffinsociety.org](http://www.griffinsociety.org)