

HERITAGE COUNCIL OF NSW Approvals Committee

MINUTES OF MEETING

1 June 2011

Heritage Branch,
3 Marist Place, Parramatta



PRESENT: Peter Mould (Chair), Colin Rockliff, Petula Samios (Heritage Branch), Giovanni Cirillo (Department of Planning & Infrastructure)

APOLOGIES: Julie Bindon, Diane Jones & David Logan

ALSO PRESENT: Vincent Sicari (Manager, Conservation Team)
Graham Williams (Heritage Branch - Minutes)
Alejandra Rojas (Heritage Branch – Items 4.1 & 7.1)
Claudine Loffi (Heritage Branch – Item 7.2)

1. Opening – Welcome

The Chair opened the meeting at 12:20pm.

1.2 Confirmation and Timing of Agenda

The agenda was confirmed.

Declarations of Interest

Nil.

2. Confirmation of Minutes of Meeting of 6 April 2011

Members had each received a copy of the minutes of the previous meeting of the Approvals Committee, held on 6 April 2011.

Resolved:

The Committee resolved that the Minutes of the meeting of 6 April 2011 be adopted.

3. Action Report

Members each received a copy of the action report detailing actions since the previous meeting of the Approvals Committee.

Resolved:

That the Action Report (noting actions undertaken since the meeting of 6 April 2011) be adopted.

4. Presentations

4.1 Graythwaite Estate, North Sydney. Conservation Management Plan.

A presentation was made to the Committee by Mr George Phillips of Tanner Architects, accompanied by Mr Sean Williams, also of Tanners Architects, and Dr Timothy Wright of Sydney Church of England Grammar School, (Shore School) North Sydney. The Approvals Committee subsequently considered the application as agenda item 7.1.

5.0 Integrated Development Applications/Section 60 and 132 Applications/Section 140 Excavation permits

Nil

6. Development Application Referrals and Major Project Application Referrals under Part 3A of EP&A Act

Nil

7.0 Matters for Consideration

**7.1 Graythwaite Estate – Edward & Union Streets, North Sydney –
Application for Endorsement of Conservation Management Plan**

At its meeting of 2nd March 2011 the Committee received a presentation on the Sydney Church of England Grammar School, "Shore" School proposal to redevelop portions of the "Graythwaite Estate" site for new school buildings, to adaptively restore "Graythwaite" house for school administration and to carry out several associated landscape works.

A Part 3A Concept Plan and Project Application for the Graythwaite Estate had been submitted to the Heritage Council, for comment, by the Department of Planning. The General Requirements of the Part 3A application included the need for a Conservation Management Plan (CMP) to be prepared and endorsed by the Heritage Council. The Part 3A application was considered by the Approvals Committee at its 2nd March 2011 meeting.

In its resolution on Part 3A application advice to be made to the Department of Planning the Committee included its comment that; *"The Conservation Management Plan should be reviewed and amended to fully reflect the heritage significance of the site. In particular the significance of the cultural landscape of the upper terrace and the Tom O'Neil Building should be reviewed..."*

Consequent to the Approvals Committee's March 2011 resolution the Sydney Church of England Grammar School (the Shore School) submitted a new CMP for the Graythwaite Estate and sought Heritage Council endorsement.

A further presentation was made to the Committee by Mr George Phillips of Tanner Architects on behalf of Shore School (see item 4.1 above). The presentation centred on modifications made to the initial proposals, in the light of comments made by the Committee on the Part 3A application, and incorporated in the principles of the new CMP.

The Agenda report on the new CMP, considered by the Approvals Committee following the presentation, advised that the new CMP had addressed concerns raised by the Committee which had resulted in:

- a larger area of the site identified as being of high significance;
- a wider range of options for buildings of moderate significance;
- additional information in relation to the potential for archaeological heritage (prepared by Mary Casey);
- The areas identified as appropriate for new development had remained as previously submitted, excepting, the removal of any development potential on the lower terrace;
- Guidance for new development had been amended with details, such as building envelopes, removed in favour of principles for new development.

The Agenda report concluded that, in consideration of these changes, the submitted CMP was suitable for endorsement by the Committee.

The Committee debated as to whether the new CMP contained suitably strong provisions to guide the development of new building on the site.

The Committee agreed that new additions to the site should be of a scale and modulation to respond to and respect the heritage item which is Graythwaite House. The Committee also specified that the building of a new structure as a large and monolithic building on a single footprint should be avoided. The height of new building should not exceed two-storeys above the natural ground level.

The Approval Committee considered amended wording for the proposed additional policies for the North West site out of session and agreed that the changes did not significantly change the intent of the additional policy for new development in this area. As such the final resolution on the CMP was as follows:

RESOLVED

That the Heritage Council Approvals Committee:

- 1. Endorse the CMP subject to the following additional CMP policies which are to be included in the final version of the CMP, Section 6.6.5 – North West Area:**
 - a. New development on the north west slope should be of a scale and modulation which reflect the scale and modulation of existing buildings within the upper terrace of the Graythwaite site.**
 - b. New development is predominantly two storeys in height , reflects the sloping topography and does not present a dominant visual impression of a multi-storey building when viewed from significant vantage points.**
 - c. The total footprint of new development on the north west slope should be broken up to ensure new buildings do not appear as large monolithic structures.**
- 2. Endorse the revised site-specific exemptions.**

7.2 St Patrick's Estate, Manly – Kelly House

Endorsement of Conservation Management Plan

At the commencement of the meeting a late "green-paper" Agenda report regarding the issue of endorsement of a Conservation Management Plan was tabled. Each member present was then given a copy of the report to inform the Committee's latter discussion of the proposal.

In its resolution of December 2010, to recommend to the Minister the listing of the St Patrick's Estate on the State Heritage Register, the Heritage Council included authorisation to delegate endorsement of the October 2010 Conservation Management CMP, prepared by Tanner Architects and dated October 2010, to the Director of the Heritage Branch. This endorsement authorisation was conditioned on the completion of a number of changes including the negotiation and inclusion of guidelines in the CMP regarding redevelopment of the "Kelly House". This building is dormitory building for the St Patrick's Estate and is located to the east of the landmark Seminary building "Moran House" and the "Cerretti Memorial Chapel".

The Committee was advised that the Heritage Branch had negotiated with Tanners Architects regarding redevelopment guidelines for "Kelly House" and that the Heritage Branch now sought Heritage Council Approvals Committee comment on the negotiations to date.

The report considered by the Committee included elevation and plan sketches, by Tanners Architects, of Kelly House, as it currently exists, in relation to Moran House and the Cerretti Chapel and the conjectured eastern and southern additions to Kelly House. The conjectured elevation and plan additions sketch illustrated a proposal for a new eastern wing and infill to mirror in its basic form and proportion the existing western Kelly House building. The plan sketch also illustrated the footprint areas for three projecting wing additions at the southern (rear) façade of Kelly House. The sketch plan as provided by Tanners Architects and viewed by the Committee did not illustrate the projected heights or proportions of the three southern wing additions.

The additions are intended to provide extra accommodation required for students attending the hospitality management college operated in the nearby Moran House.

The Committee was advised that key issues discussed by the Heritage Branch, to date, with the proponent include:

- Maintaining important views to heritage buildings, near and far;
- Scale, length and height of Kelly House additions;
- Additions need to remain subservient in scale to Moran House;
- Reducing the length of the front elevation of the extended Kelly House.

The Committee was of the view that the geometry of the proposed additions seemed to be appropriate. It agreed that design principles would need to be defined and that these could be worked out by the Heritage Branch. These principles would include in the definitions the height of addition and their extent to the east, north and south of the current Kelly House.

The Committee further agreed that the CMP, modified to include parameters for the extensions to Kelly House, should be advertised for public comment, prior to further consideration by the Heritage Council.

RESOLVED:

The Heritage Council Approvals Committee advise the Heritage Branch that it:

1. Notes that:

- a) **Only minor works without a material impact on heritage significance can be exempted by specification in an endorsed CMP under Standard Exemption 6, and that this development therefore would not qualify for exemption.**
- b) **Even if included in an endorsed CMP, the proposed development would require an application for Heritage Council approval, advertising for public comments and Heritage Council assessment in accordance with the Heritage Act provisions.**

2. Recommends that:

- a) **The CMP include specific written conservation policies to set limits on the placement, scale, bulk, height and design of additions to Kelly House in order to conserve the heritage significance of the item, as distinct from specifying development potential.**
- b) **The CMP may specify minor works to Kelly House, which do not have a material impact on heritage significance, for consideration for exemption under Standard Exemption 6 or as additional site specific exemptions.**
- c) **Drawings specifying development potential be removed from the CMP. These are best developed and submitted following CMP endorsement as a pre-application proposal for Heritage Branch comment.**
- d) **The CMP be advertised for public comment prior to consideration for endorsement should it specify development potential for major works as outlined in the submitted sketches.**

8.0 Matters for Information

Nil

9.0 General Business -

There being no further business the Chair closed the meeting at 1:45pm.

Peter Mould Chair Approvals Committee Heritage Council of NSW	Next Meeting of the Approvals Committee 6 th July 2011 3 Marist Place Parramatta
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