

HERITAGE COUNCIL OF NSW Approvals Committee

MINUTES OF MEETING

5 October 2011

Heritage Branch,
3 Marist Place, Parramatta



PRESENT: Peter Mould (Chair), Julie Bindon, Diane Jones, David Logan, Petula Samios (Heritage Branch), Giovanni Cirillo (Department of Planning & Infrastructure)

APOLOGIES: Colin Rockliff

ALSO PRESENT: Vincent Sicari (Manager, Conservation Team)
Graham Williams (Heritage Branch - Minutes)
Shikha Jhaldiyil (Heritage Branch – Items 4.1 & 5.1)
Gary Estcourt (Heritage Branch – Items 4.2 & 5.2)

1. Opening – Welcome

The Chair opened the meeting at 1:20 pm.

1.2 Confirmation and Timing of Agenda

An amended agenda was provided to the committee members. The amendment was the substitution of a presentation (Agenda item 4.4) on the Bloomfield Hospital Aged Housing subdivision proposal for the previously proposed presentation by the Australian Rail Track Corporation (ARTC) on redundant signal boxes. The amended agenda was confirmed.

1.3 Declarations of Interest

Ms Julie Bindon declared an interest in the issue of Bloomfield Hospital, Orange – Subdivision for Aged Housing (Presentation item 4.4, discussion item 5.3).

It was agreed that Ms Bindon would leave the meeting prior to the Committee's discussion of the item.

2. Confirmation of Minutes of Meeting of 7 September 2011

Each Member had each received a copy of the draft minutes 7 September 2011, this being the previous meeting of the Approvals Committee.

Resolved:

The Committee resolved that the Minutes of the meeting of 7 September 2011 be adopted.

3. Action Report

As part of the agenda papers each Members had received a copy of the Action Report, which detailed actions taken since the last meeting of the Approvals Committee.

Resolved:

That the Action Report (noting actions undertaken since the meeting of 7 September 2011) be adopted.

4. Presentations

4.1 Manly Wharf – IDA

A presentation was made to the Committee on proposals for additions and alterations to the 1990s East Esplanade building at Manly Wharf. The East Esplanade building, which contains several retail shops, cafes, bars and restaurants, adjoins the heritage significant Manly Wharf and is within the State Heritage Register listing curtilage of Manly Wharf. The presentation team comprised Ms Kerime Danis (Heritage Planner of City Plan Services Pty Ltd), Mr Ian Poole (Architect, MPR Design Group) and Marcelo Ramirez (Client, TMG Developments Pty Ltd).

The presentation displayed to the Committee plans and diagrams of the proposed additions and modifications. The proposal was further illustrated to the Committee with recent photographs of the property contrasted with photomontages of the effect of additions.

The major elements discussed in the presentation were the addition of a further storey with a new roofline in an alternating shallow “hill and valley” form and alterations to the East Esplanade entrance area, where this adjoins the heritage wharf building. Following questioning from the Committee its members were advised that a consideration in the proposed new roofline design was to enable views to the harbour, over the roof and between the roof valleys, from neighbouring residential units. The Committee was also advised that alterations to the entrance area were proposed to remove existing design “clutter”, such as a canopy and louvres, and simplify the design to be sympathetic with the art-deco lines of the Manly Wharf building.

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Committee member Ms Diane Jones joined the meeting at 2:00pm for the following presentations and discussions of agenda items.

4.2 Evans Head Memorial Aerodrome Retirement Village – IDA

Mr Michael Taylor, Director of TSA Management Pty Ltd gave the Committee a presentation on the RSL Lifecare proposal for the construction of an integrated retirement village, named “Whispering Sands Village” in the southern portion of the Evans Head Memorial Aerodrome. Along the southern boundary of this portion of the site, fronting Currajong Street, is an associated proposal for a further subdivision area to construct 24 Torrens Title homes for sale.

Mr Taylor displayed plans of the proposed developments and diagrams of ANEF noise contours overlaid on the aerodrome layout. The continued operation of the aerodrome in relation to the proposed retirement village was discussed. The

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presentation noted an updated Noise Management Plan and Noise Disclosure Statement distributed to Committee members at the opening of the meeting.

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The Committee raised the proposal for creating an "Air-park" at the aerodrome, enquiring whether the presenter or his client's, RSL Life, had a position as regards the air-park proposal. It was noted that RSL Life were aware of the proposal and this scheme had been taken into account in the development of the updated Noise Management Plan and Noise Disclosure Statement. Comment was made that modern aircraft regularly using an air-park were likely to be less noisy than the vintage aircraft visiting in the annual "Great Eastern Fly-in" event.

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4.3 Opera Australia – Opera on Sydney Harbour – Introduction to outdoor venue proposal for Farm Cove, Royal Botanic Gardens.

Vincent Sicari, of the Heritage Branch, gave a brief introduction to the Committee of the Opera Australia proposal to provide outdoor opera performances in the setting of Farm Cove and the Royal Botanic Gardens. The Committee was advised that in its basic concept and location, near the Fleet Steps, the proposal is similar to the outdoor cinema which has operated for some years as part of the Festival of Sydney.

Ms Louisa Robertson of Opera Australia and Mr Jamie Twist of the Royal Botanic Gardens & Domain Trust presented a PowerPoint display of artist's impressions and plan drawings of the "Opera on Sydney Harbour" proposal. The Committee was advised that within the waters of Farm Cove the proposal consists of a moored floating stage with orchestra pit flanked on either side by lighting and sound towers. The two towers would be demountable but would require anchoring fixtures within the cove. Seating for 3000 and refreshment areas would be provided in the area of the gardens on either side of the Fleet Steps. These would be assembled for the duration of the period of 18 evening performances, over 27 February to 25 April, and dismantled and removed from the area for the remainder of the year. The Committee was further informed that "Opera on Sydney Harbour" proposal, at this stage, is envisaged to operate in the February to April season for three successive years.

The Committee enquired of the presenters whether public daytime access would be retained along the Farm Cove seawall path. The presenters advised that this would remain open to the public during daylight hours.

It was noted in the discussion that an archaeological assessment would likely be required for the Farm Cove anchoring points for the light and sound towers.

4.4 Bloomfield Hospital – Subdivision for Specialist Supported Housing.

Rob Webb (Project Director, Gale Planning), Otto Cserhalmi (Heritage Consultant, OCP Architects) and Daniel Ouma-Machio (Manager, Housing NSW) formed the presentation team for the proposal to subdivide a portion of the Bloomfield Hospital site to construct a group of Specialist Supported Living Services (SSLS) homes for Housing NSW.

The Committee was advised that the proposal is to construct six homes, to provide supported living for up to six people per home, with a further building for administration/support services. The layout of the homes had been chosen to present as normal a residential-style environment to the residents as practicable. The Committee was informed, in response to a question from the Committee, that the arrangement of the proposed buildings was governed by several issues, these

being the location of a nearby drainage swale, the relatively level area available and the desire to create the residential-style environment.

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

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5.1 Manly Wharf - IDA

The Committee discussed the presentation on the proposal for alterations and additions to the existing 1990s East Esplanade building of Manly Wharf.

The Committee debated the multiple-pitched roof form proposed for the additional storey raising concerns as to the potential conflict of this roof form on the otherwise horizontal forms of the heritage wharf building and the East Esplanade building. The Committee was of the view that an alternative roof form be explored, noting that a flat roof may be acceptable.

The Committee agreed to defer further consideration of the application pending the exploration of roof-form options.

RESOLVED

That the Heritage Council Approvals Committee defer the application for the following reason:

The proposal in its current form will have an unacceptable level of visual impact on the Manly Wharf Building. The following design modifications are recommended to mitigate the impact:

- 1. The proposed new roof to the first floor addition of the eastern wing should be redesigned to be in sympathy with the horizontal aspects of the original Manly Wharf Building. Options for a flat or low pitch roof should be explored such that the height of the overall roof is reduced, and the composition is more horizontal.**
- 2. The proposed design of the north western new entry to the eastern wing should be amended to decrease the visual clutter at the junction of the original section of the Manly Building and the Eastern Wing. In particular, new elements should be recessed into the eastern wing building to minimise the visual impact, and consideration should be given to removal of existing detracting elements.**
- 3. Detailed design of the new addition should be sympathetic to the character of the original Manly Wharf Building in terms of its distinct horizontal emphasis provided by the facade treatment of grooved weatherboarding. This could be reflected in the treatment of the new balustrades and external walls.**

5.2 Evans Head Memorial Aerodrome Retirement Village – IDA

Following the receipt of the earlier presentation the Committee further considered the RSL_Lifecare IDA proposal to construct an integrated retirement village in the southern portion of the Evans Head Memorial Aerodrome and further subdivide this area to construct 24 Torrens Title homes for sale.

Members had been given at the start of the meeting a set of late papers, provided on behalf of the applicant by Mr Michael Taylor on the afternoon of the day prior to the meeting. These papers comprised an introductory letter and copies of a Noise Management Plan and Noise Disclosure Statement.

Concern was expressed as to the current proposal's inclusion of a proposal to subdivide a portion of the site between the retirement village site and the boundary road for individual housing lots.

Reference was accordingly made to the Approvals Committee's May 2010 meeting at which the Committee considered a concept plan for the construction of a residential airpark at the site. At that meeting it was agreed that any proposals for future development at the site must consider the entire Aerodrome and not deal with it in a piecemeal way.

It was noted in the discussion that the Heritage Agreement for the site had not been registered by Richmond Valley Council, as owner of the aerodrome site. The Committee was concerned that the processing of applications prior to the registration of the Agreement could invalidate the basis of the Agreement.

In August 2005 the Heritage Council gave conditional endorsement to a Plan of Management (PoM) that included the option for a retirement village in this portion of the Aerodrome. The PoM was given final endorsement by the Heritage Council in April 2011 subject to the signing of a Heritage Agreement for the site.

The Committee agreed that rather than refuse the application, as had been recommended in the agenda report to the Committee, that it defer further consideration to the next meeting of the Committee on 2nd November 2011.

RESOLVED

That the Heritage Council Approvals Committee defer the application for the following reasons:

- 1. Heritage Agreement has not yet been registered on the title of the Aerodrome and any subdivision prior to registration of this Agreement would invalidate it.**
- 2. Richmond Valley Council does not yet have approval under the Heritage Act for the subdivision of the southern portion of the property.**
- 3. The draft Fly Neighbourly Agreement (FNA) that has been provided does not appear to be consistent with Section 8 of the Plan of Management (PoM); and information has not been provided to assess how the FNA has been prepared in accordance with these principles.**
- 4. There has been no time to independently assess the adequacy of the proposed S88B Instrument to be placed on the title of the new lots and the Heritage Branch will need to seek legal advice on the form and adequacy of the proposed Instrument.**
- 5. The required information relating to noise disclosure and complaints management has not been provided by the proponent.**

Prior to the Committee's discussion of the following issue, Bloomfield Hospital – Subdivision for Specialist Supported Living Services group homes, Ms Bindon left the meeting.

5.3 Bloomfield Hospital – Subdivision for Specialist Supported Living Services group homes.

Housing NSW has submitted a proposal to subdivide land within the Bloomfield Hospital SHR site as the location for Specialist Supported Living Services (SSLS) group residential homes on large lots. Approval at this time had been sought for subdivision only with further detail on construction to be submitted at a later date.

The subject site is approximately 2 hectares within the large expanse of "Institutional Parkland" which is an area of informal plantings of mature indigenous and exotic mature trees and grassed lawn.

Previous Heritage Council resolutions have recommended that no further development occur within this site until a management plan has been prepared clearly identifying a hierarchy of heritage values across the site and having this assessment inform areas for future development potential. Such a management plan is yet to be provided by Health NSW for consideration.

The Committee noted that the proposed subdivision is contrary to the Conservation Management Plan (CMP) policy which does not support subdivision of the site.

In relation to subdivision, the relevant CMP policy states that:

Further subdivision within the primary heritage curtilage is not recommended as this may compromise the ability to manage the heritage values of the place in a cohesive way. However, regardless of the number of owners or managers, it is important that all parties are aware of the significance of the site as a whole as well as its component parts. All owners, managers and occupiers should use this CMP to inform decision making and be aware of cumulative impacts across the site that may have unintended heritage impacts.

It was also noted that there have been two other recent applications approved for additional facilities within the Institutional Parkland area, these being the Cancer Care West Facility (2010) and Ronald McDonald House (2011).

The Committee noted its concerns that as several applications had now been submitted for proposals for new developments in the area this seemed to represent a piecemeal approach without the benefit of a guiding management plan.

The Committee agreed to defer further consideration of the application pending further information on the development of a management plan.

RESOLVED

That the Heritage Council Approvals Committee defer the application for the following reasons:

- 1. Previous Heritage Council resolutions have recommended that no further development occur within this site until a management plan has been prepared clearly identifying a hierarchy of heritage values across the site and having this assessment inform areas for future development potential. Such a management plan is yet to be provided by Health NSW for consideration.**

2. **The Committee noted that the proposed subdivision is contrary to the Conservation Management Plan (CMP) policy which does not support subdivision of the site.**
3. **It was also noted that there have been two other recent applications approved for additional facilities within the Institutional Parkland area, these being the Cancer Care West Facility (2010) and Ronald McDonald House (2011).**
4. **The Committee noted with concern that several applications had now been submitted for proposals for new developments in the area and this appears to represent a piecemeal approach without the benefit of a guiding management plan.**

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

Nil

7.0 Matters for Consideration

7.1 Demolition of redundant railway signal boxes

A brief introductory paper had been included in the meeting agenda papers on the Australian Rail Track Corporation (ARTC) proposal to demolish several redundant signal boxes in various railway heritage precincts.

The Committee agreed to defer consideration of this matter to a future meeting, pending the receipt of further detailed information.

Resolved

That the Heritage Council Approvals Committee:

1. **Defer consideration of this matter to a future meeting.**

8.0 Matters for Information

Nil

9.0 General Business -

There being no further business the Chair closed the meeting at 4:00 pm.

Peter Mould Chair Approvals Committee Heritage Council of NSW	Next Meeting of the Approvals Committee 2 November Heritage Branch, 3 Marist Place, Parramatta
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