

# HERITAGE COUNCIL OF NSW Approvals Committee

## MINUTES OF MEETING

2 February 2011

Heritage Branch,  
3 Marist Place, Parramatta



- PRESENT:** David Logan (Acting Chair), Julie Bindon, Diane Jones, Bruce Pettman (for Peter Mould), Petula Samios (Heritage Branch), Vincent Sicari (Heritage Branch), Giovanni Cirillo (Dep't of Planning)
- APOLOGIES:** Colin Rockliff and Peter Mould
- ALSO PRESENT:** Graham Williams (Heritage Officer - Minutes)  
Stuart Read (Heritage Officer - Items 5.1 & 7.2)  
Rajeev Maini (Senior Heritage Officer - Items 5.2 & 5.3)  
Shikha Jhaldiyal (Heritage Officer - Item 5.4)  
Alejandra Rojas (Heritage Officer - Item 7.1)

### **1. Opening – Welcome**

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The Acting Chair opened the meeting at 11:40am.

#### **1.2 Confirmation and Timing of Agenda**

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The agenda was confirmed.

Members did make comment of information comprising some of the agenda reports for the guidance of the preparation of future reports to the Approvals Committee. These comments included the length of some reports and that these could be shorter. The reports on proposals for Gleniffer Brae and the Flowers Ward of the Prince Henry site were cited as examples. The report on Linsley terrace was noted as a more concise example of supporting information pertinent to the application.

Members agreed that the inclusion of an "Executive Summary" of the application issue and a "Summary of Recommendation" were helpful inclusions in the agenda reports.

Comment was also made that the scale of reproduction of some drawings can be difficult to read and interpret.

#### **Declarations of Interest**

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Ms Julie Bindon declared her interest in the Graythwaite issue (Agenda Item 7.1). Mr David Logan declared his interest in the issue of Gledswood (agenda Item 7.2). Both members advised the meeting that they would each leave the meeting for the duration of the discussions of the respective issues.

## **2. Confirmation of Minutes of Meeting of 1 December 2010**

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Members had each received a copy of the minutes of the last meeting of the Approvals Committee, held on 1 December 2010.

It was noted that the minutes of 1 December be amended to note that Mr Giovanni Cirillo had left the meeting after the discussion of item 5.3 Potts Hill Reservoir Nos. 1 & 2 due to other commitments and thus had not been present for the discussion of subsequent items. Noting this minor amendment the Committee resolved to adopt the previous meeting's minutes.

**Resolved:**

**The Committee resolved that the Minutes of the meeting of 1 December 2010 be adopted.**

## **3. Action Report**

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

**Resolved:**

**That the Action Report, noting actions undertaken since the meeting of 1 December 2010, be adopted.**

## **4. Presentations**

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### **4.1 Gleniffer Brae, Wollongong.**

**State Heritage Register listed item No. 00557  
New Arts Faculty for the University of Wollongong  
– Pre s60 Presentation**

### **4.2 Commonwealth Bank at 48-50 Martin Place, Sydney.**

**State Heritage Register listed item No. 01427  
– Pre DA Presentation**

### **4.3 Linsley Terrace, 21 Lower Fort Street, Millers Point, Sydney.**

**State Heritage Register listed item No. 00883  
S60 application**

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

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### **5.1 Gleniffer Brae, Wollongong.**

**State Heritage Register listed item No. 00557  
New Arts Faculty for the University of Wollongong– S60**

Gleniffer Brae listed on the State Heritage Register, for its association with Arthur Hoskins, founder of the Australian Iron and Steel works at Port Kembla. The grounds were landscaped, over time, the well-known landscape designer/master gardener, Paul Sorensen.

Gleniffer Brae is owned by Wollongong City Council and located above the Wollongong Botanic Gardens. Although the Glennifer Brae estate originally included the present Botanic Gardens, it is only the western portion of the estate, surrounding the Gleniffer Brae mansion, which is listed on the State Heritage Register.

Wollongong City Council has entered into discussions with the University of Wollongong for the sale of a portion of the site, subject to the SHR listing.

The University requested the opportunity to make a presentation to the Heritage Council to ascertain the "in-principle" support of the Heritage Council prior to detailed negotiations moving forward and for detailed planning, architectural and heritage applications to be prepared.

A presentation was made to the Committee prior to the discussion of this agenda item. The presentation team were Mr Warwick Mayne-Wilson (of Mayne-Wilson & Associates), Ms Chery Kemp (Paul Davies Pty Ltd), Mr Terry Graham (Graham, Bell and Bowman Architects) and Mr Bruce Flint and Mr Tony Johnson (both representing the University of Wollongong).

A presentation concerned the proposal for the University of Wollongong to have constructed on the site;

- a. new Arts Faculty buildings on a portion of the Gleniffer Brae site, to the south of the heritage listed Gleniffer Brae mansion;
- b. a new glazed pavilion, for dining and functions, adjacent (western side) to the mansion;
- c. the construction of car parking areas associated with the proposed additions and;
- d. use University's use of the mansion house for function, meetings and conferences.

The Committee sought further details from the presenters on landscape proposals in relation to the 2007 Conservation Management Plan (CMP) and to Sorensen's original landscape proposals and plans.

The members were advised that the 2007 CMP pre-dated the development proposal and that there did not appear to be Sorensen documentation as it was not Sorensen's practise to prepare such plans.

Following the presentation members considered the recommendation made in the agenda papers to form a sub-committee to visit the site to better understand the character of the site and potential effects of the proposal on the house and grounds.

**Resolved:**

**That the Heritage Council:**

- 1. Request the Heritage Branch to review compliance of the proposed development with the existing Conservation Management Plan policies;**
- 2. Nominate a sub-committee to visit the site and provide further advice on the appropriateness of the proposed development.**
- 3. Nominate Mr Peter Mould, Mr Colin Rockliff, Ms Julie Bindon and Ms Diane Jones for this sub-committee.**

**5.2 Commonwealth Bank at 48-50 Martin Place, Sydney.  
State Heritage Register listed item No. 01427  
– S96 Application**

The Committee received a presentation from representatives of the Commonwealth Bank and Tanners Architects for the project to install a number of glass-walled sales studios (sales offices) in the ground-floor banking chamber.

The presenters were Megan Jones and George Phillips (of Tanner Architects), Michelle Silbery and Mr Tyrone (Commonwealth Bank of Australia) and Mr Paul van Ratingen (JPW).

An earlier presentation had been made to the Committee at the meeting of 13<sup>th</sup> October 2010.

The Committee commented upon the need to retain the open character of the public banking chamber and that further details on the proposed sales-office installations would be required for better assessment. Suggested modifications to the proposed sales studios, to better retain the open character, were subsequently made to the applicants.

The presentation made to the Committee's February 2011 meeting sought to update the Committee on the modifications made to the proposal for the banking chamber studios. These modifications included lowering the height of the glass-walling of the studios. The presenters advised that consideration had been given to using graphics of historic scenes on the studios' glass-walling to give a sense of privacy to each studio.

Comment was made by the Committee that one of the plan drawings needed amendment to show the correct, symmetrical relationship with the windows and mullions.

The presenters also suggested making a presentation to the Committee on forthcoming proposals for the office fit-out of the upper floors.

Following the presentation the Committee considered the modified proposal for the sales studios. The Committee formed the view that frameless screening, without a top rail is preferred, and that the treatment of the screen graphics should be simpler than the suggestion made by the presenters. It was also considered that base fixing of the studio walling further off the column bases would also be preferable.

The deletion of two studios from the initial proposal was also requested by the Committee.

The Committee made the following resolution on the application for the installation of the banking chamber sales studios.

**Resolved:**

**That the Heritage Council recommend to Sydney City Council that the application be approved with the following conditions:**

- 1. The subject development being carried out in accordance with drawings AR.DA.2001 C, AR.DA.2002 C, AR.DA.2003 C, dated September 2010 prepared by Tanner Architects;**

**as amended by the following conditions:**

2. **First two sales studios located in the south west corner be deleted;**
3. **The design and detailing of the screens shall be further modified to be as frameless as possible and in particular there shall be no top-rail, and the obscuring graphic shall be simplified with a view to reducing the overall visual impact to the satisfaction of the Director, Heritage Branch;**
4. **The proposed sales studios shall be designed to be reversible leaving no permanent damage to the significant fabric to the satisfaction of the Director, Heritage Branch;**
5. **Drawing AR 2003 C shall be corrected in relation to the position of windows so that screens are symmetrical with windows and mullion**
6. **An application under section 65A of the NSW Heritage Act must be submitted and approved by the NSW Heritage Council prior to work commencing.**

Members further agreed that they had no objection to the receipt of a further presentation on proposals for the upper floors office fit-out. They did not consider that there was a need to form a sub-committee at this point in time.

### **5.3 Lawson House, 212 – 218 Cumberland Street, The Rocks – IDA for two additional floors**

The application was for the addition of two further floors above the existing roof and parapet line.

The question was raised in the Committee as to existing height controls for the Cumberland Street, The Rocks location. The general view of the proposal formed by the Committee was that the proposed new lower storey was too close to the existing parapet. The Committee considered that the proposal would have an adverse heritage impact and could not be approved in its current form. The Committee deemed it preferable that any rooftop addition should be lower in overall height, be of one storey, have a greater setback from the existing parapet line and should respond to the alignment of the street.

The Committee made the following resolution in the light of these concerns.

#### **Resolved:**

1. **The Committee considers that the proposed development has adverse heritage impact and cannot be approved in its current form;**
2. **The Heritage Council, therefore defers the application and requests consideration of the following matters:**
  - a) **Any roof top addition should be lower in height and set back further from the street frontages. It should also respond to the geometry of the Heritage building;**
  - b) **Careful consideration should also be given to the manner in which the roof top addition responds to the adjoining buildings;**
  - c) **The addition should be single storey and comply with the existing height limits.**

#### **5.4 Linsley Terrace, 21 Lower Fort Street, Millers Point – S60**

Mr Clive Lucas (Clive Lucas, Stapleton & Partners) made a presentation to the Committee on the proposal for the addition of an upper floor "clip-on" extension to the rear of number 21 of the State Heritage Register listed "Linsley Terrace". The proposed extension is to provide bathroom facilities on the first floor.

Mr Lucas stated that the proposed extension was traditional in the area of The Rocks and as such had been designed in this traditional manner. He advised that the interior of the property had remained completely intact with original features since construction in the 1830s. He stated that such interior survival was more important than the rear exterior of the building. He further advised that Sydney City Council had no, in-principle, objection to the addition but considered that the design of the support frame could be improved.

Mr Lucas advised that a proposal for a skylight, in the front roof, to naturally light and ventilate an attic room had not found favour with Sydney City Council.

Following the presentation the Committee considered the merits of the application, noting that the skylight was not part of the present application, and made the following resolution.

**Resolved:**

**That the Heritage Council approve the application with the following conditions:**

- 1. All work shall comply with the information contained within:**
  - a. Drawing No 113410/2/F dated 6/09/2010 prepared by Clive Lucas, Stapleton & Partners;**
  - b. Statement of Heritage Impact dated 31 August 2010 prepared by Clive Lucas, Stapleton & Partners Pty Ltd;**
  - c. Heritage compliance of proposed conservation works dated 22 October 2010 prepared by NBRSPartners;**
  - d. Heritage Impact Statement Schedule of Repair Works dated September 2007 prepared by Orwell & Peter Phillips Architects; and**
  - e. Conservation Management plan dated September 2007 prepared by Orwell & Peter Phillips Architects.**

**EXCEPT AS AMENDED by the following conditions of this consent:**

- 2. The skylight to the eastern roof is not part of this approval;**
- 3. The design of the new 'clip-on' toilet shall be further resolved to minimise impacts on the rear facade. In particular, the supports shall be carefully placed and designed to avoid blocking the new window opening to the southern wall of the rear toilet block;**
- 4. Detailed drawings of proposed works including the new dormer window, the 'clip-on' shower room, new enclosed dining verandah, and the summer house to the rear shall be submitted to and approved by the Director, Heritage Branch or her nominee prior to the commencement of work;**
- 5. Details of the reconstruction works including the timber louvered and panelled partitions to the ground floor verandah and first floor balcony shall be submitted to and approved by the Director, Heritage Branch or her nominee prior to the commencement of work;**

- 6. Any items of significance, such as roofing, wall masonry etc., which are to be replaced or removed shall be labelled stating where they were originally positioned, and safely stored on site;**
- 7. A paint schedule shall be submitted to and approved by the Director, Heritage Branch or her nominee prior to the commencement of work. Housing NSW shall be consulted and their recommendations sought with regards to the paint schedule;**
- 8. A qualified heritage consultant shall be appointed to oversee the works, and be nominated for approval by the Heritage Branch;**
- 9. The nominated heritage consultant shall provide advice on the detail design resolution of new elements and inspect the demolition and removal of material to ensure that no unapproved loss of significant fabric or elements occurs (to minimise impacts on significant fabric and to manage the implementation of the conditions of approval);**
- 10. All work shall be carried out by suitably qualified tradesmen with practical experience in conservation and restoration of similar heritage items. The nominated heritage consultant shall be consulted prior to the selection of appropriate tradesmen;**
- 11. An archival record of all affected portions of the site is to be prepared, in accordance with NSW Heritage Branch guidelines for an item of State significance, and submitted to the Director of the Heritage Branch for approval within 3 months of completion of works. The recording is to include images taken prior to works, during the works and include existing elements being removed that may reveal other materials or structural systems that are not obvious from the current condition. A copy shall be submitted to the City of Sydney;**
- 12. Significant built elements are to be adequately protected during the works from potential damage. Protection systems must ensure historic fabric is not damaged or removed;**
- 13. The Applicant must ensure that the nominated Archaeologist, Tony Lowe (Casey & Lowe Pty Ltd), is present during the course of all excavation works in areas affected by the proposed works. If any relics are discovered during excavation works or within the interstitial spaces of the building, work must cease immediately and the Heritage Branch is to be notified in accordance with section 146 of the Heritage Act. An archaeologist at the NSW Heritage Branch should be consulted about the procedure to be undertaken prior to the recommencement of works;**
- 14. Should any Aboriginal objects be uncovered, excavation or disturbance of the area is to stop immediately and the Environmental Protection and Regulation Group of the Department of Environment, Climate Change and Water is to be informed in accordance with section 89A of the 'National Parks and Wildlife Act, 1974'; and**
- 15. This approval shall lapse if the activity to which it refers is not physically commenced within five years after the date of the approval or within the period of consent specified in any relevant development consent granted under the Environmental Planning and Assessment Act, 1979, whichever occurs first.**

## **5.5 Flowers Ward Residential Adaptation, Prince Henry site, Little Bay – IDA Application**

The application considered by the Committee was for the adaptive re-use of Flowers Wards 2, 4, 5 and 6 and the Hills Theatre building for residential dwellings. The application also proposed the provision of surface car parking and landscaping.

The application was for an amended proposal. A previous application, under s60 of the Heritage Act, had been considered the Heritage Council, at the meeting of 3 February 2010, to be unacceptable for its impact on the character of the Flowers Wards.

The amended proposal considered at the February 2011 meeting reduced the number of proposed unit. An attendant reduction in the number of canvas screens and planter box partitions on verandahs would, in turn, help to mitigate the visual impacts when viewed from the streetscape. Also the reduction in the number of units and removal of the mezzanines will reduce the loss of significant internal fabric in both the open layout 'Nightingale Wards' and roof spaces.

In view of these changes the report submitted to and considered by the Committee recommended that the application be approved.

The Committee queried the omission in the application of mention of any air-conditioning or mechanical ventilation proposals for the proposed units. In its resolution the Committee, therefore, agreed to the inclusion of condition 16 to require a separate application to be submitted for any proposed for the addition of air-conditioning or any other mechanical services.

### **Resolved:**

**That the Heritage Council recommend to Randwick City Council that the application be approved with the following conditions:**

#### **1. All work shall comply with the following documentation:**

- a) **Project No. S10882/05: Drawing Nos: DA-0-001[2]; DA-1-001[2]; DA-1-002 [2]; DA-2-200 [2]; DA-2-201[2]; DA-2-400 [2]; DA-2-401 [2]; DA-2-500 [2]; DA-2-501[2]; DA-2-600[2]; DA-2-601[2]; DA-2-700 [2]; DA-5-210[2]; DA 5-410[2]; DA-5-510 [2]; DA-5- 610 [2]; DA-5-710 [2]; DA-6-001[2]; DA-6-002 [2] dated 12/11/2010 by Bates Smart.**
- b) **Project No. 08502795.01: Drawing Nos: L-001, Issue G; L-301, Issue F; L-302, Issue G; L-303, Issue F dated 4/09/2008 by Edaw Aecom.**
- c) **Statement of Environmental Effects: Adaptive Reuse of Flowers Wards Prince Henry at Little Bay, November 2010 by RPS Group.**
- d) **Statement of Heritage Impact 'Flowers Wards and Theatre Building dated November 2010 by Otto Cserhami & Partners.**
- e) **Drawing Nos: Internal Detail 2278DT-01 06 of 08 Rev 1; Levels and Contours 2278DT-01 Sheet 06 of 08 by Strata Surv dated December 7 January 2008.**
- f) **Finishes Schedule – External by Bate Smart dated 5/12/2008.**
- g) **Plan Showing Detail, Levels and Contours for Lots 52-55 & 57-59 in DP 270427, Drawing no 2278DT-01, Sheet 2 of 10, Rev. L1 dated 07/12/2008 by Strata Surv, Sydney;**
- h) **Specific Element Conservation Policy for Flowers Ward 6 and Hill Building 2 dated March 2006 prepared by Godden Mackay Logan Pty Ltd;**

- i) **Draft Maintenance Plan prepared by PTW Architects and GML Pty Ltd;**
  - j) **Access Assessment Report Multi Residential Development dated 8 March 2006 by prepared by Accessibility Solutions Pty Ltd; and**
  - k) **Hydraulic Services Plans, Drawing Nos. 08S007-SKH01, Rev A; 08S007-SKH02 Rev A; 08S007-SKH03, Rev A; 08S007-SKH04 Rev A; 08S007-SKH05 Rev A; 08S007-SKH06 Rev A; 08S007-SKH07 Rev B; 08S007-SKH08 Rev B; 08S007-SKH09 Rev B; 08S007-SKH10 Rev A; 08S007-SKH11 Rev B dated 28 March 2008 prepared by Hughes Trueman Pty Ltd.**
2. **The Foundation Stone must be reinstated in its original location in the centre of the east entry steps to Flowers Ward 5 building. The present doorway in the east stair to Flowers Ward 5 must be removed and the opening adapted to accommodate the foundation stone as originally detailed. This work must be implemented in accordance with clause 4.3.6 Foundation Stone, Flowers Ward Group SECP, April 2006.**
  3. **The open space areas abutting the east and west facades of the flowers Wards that are currently designated as court yard (cy) on the draft strata plans for the proposed development shall be placed in a common property strata title and the final subdivision plans and any subsequent title deeds.**
  4. **A link between Flowers Ward 4 and Operating Theatre No. 2 must be established and details submitted for approval as part of a section 60 application.**
  5. **A heritage consultant shall be nominated for the works. The consultant shall have appropriate qualifications and experience commensurate with the scope of the works. The name and experience of this consultant shall be submitted to the Heritage Branch for approval with the section 60 application.**
  6. **The consultant shall advise on the detail design resolution of new elements, undertake on site heritage inductions, inspect removal works, construction of new elements, design and installation of services (to minimise impacts on significant fabric and views) and manage the implementation of the conditions of approval).**
  7. **All works are to be implemented in accordance with the Flowers Ward Group Specific Element Conservation Policy (SECP) dated April 2006, Flowers Ward 6 SECP dated March 2006 and Hill Theatre 2 SECP dated March 2006;**
  8. **The conservation works must include proposed painting schedules guided by the historic colour scheme analysis and paint scrapes prepared in consultation with the nominated heritage consultant.**
  9. **The conservation works must to be completed before the issue of an occupation certificate.**
  10. **Any site specific interpretation (proposed themes and media), proposed way signage and street furniture at the Flowers Wards Group site are to be in accordance with the Prince Henry site Interpretation Strategy dated October 2005 prepared by Musecape and submitted to Randwick City Council for approval prior to works commencing.**

11. Any ground disturbance and excavation undertaken as part of the proposed works is to be undertaken in consultation with the La Perouse Local Aboriginal Land Council (LPLALC) and, where requested, be subject to LPLALC and archaeological monitoring.
12. Should Aboriginal objects be found, the Department of Environment and Conservation (DEC) is to be informed (as required by the provisions of the NSW National Parks and Wildlife Act 1974). Subject to an assessment of the extent, integrity and significance of any exposed objects, applications under either Section 87 or Section 90 of the National Parks and Wildlife Act may be required before work resumes.
13. If any relics of state significance are uncovered, further excavation must stop and the Heritage Office notified immediately. Further approval will need to be obtained from the NSW Heritage Council as changes to the design and scope of the proposed works may be required depending upon the significance of the relics found.
14. Suitable clauses are to be included in all contractor and subcontractor contracts to ensure that on-site personnel are aware of their obligations and requirements in relation to the relics provisions of the Heritage Act and the National Parks and Wildlife Act 1974.
15. Appropriate protective measures shall be included in the Master Program and Site Co-ordination Plan to ensure that significant built and landscape elements are not damaged during construction. Significant fabric (such as retaining walls, kerbs, gutters and significant paving) in the vicinity of the development and wherever construction vehicles are used should be protected during excavation and construction works.
16. A separate application needs to be submitted for any air-conditioning or any other mechanical services.
17. An application under section 60 of the NSW Heritage Act is to be submitted and approved by the NSW Heritage Council prior to work commencing.

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

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**Nil**

## **7.0 Matters for Consideration**

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### **7.1 "Graythwaite", Union Street, North Sydney - CMP**

Ms Julie Bindon declared her interest in the Graythwaite issue at the introduction of agenda items (Agenda item 1) as she is a neighbour of the property. She accordingly left the meeting before the discussion of the issue by the remaining Committee members.

The State Heritage Register listed 2.7 hectare property contains the main two storey residence and detached stables (1830's), coach house (1867) and

twentieth century additions. The site includes extensive terraced landform and gardens affording harbour views and vistas to the south and west.

The Graythwaite site was recently purchased by the Sydney Church of England Grammar School (SCEGS).

The Members noted that although the applicant had earlier agreed to having the CMP endorsed, prior to a Part 3a concept plan being lodged with the Dept of Planning, this was not the case and the Part 3A was presently on exhibition.

The CMP as provided to the Heritage Branch was considered to be deficient in a number of areas and would need to be addressed by the applicant before the Approvals committee could consider it.

The Committee also agreed that it was therefore important for the HC to provide comments to the Dept in regards to the exhibited Part 3A matter and asked if an extension of time could be arranged."

### **Resolved**

#### **That the Heritage Council:**

- 1. Advise the Department of Planning that the Heritage Council considers this site to be of major heritage significance. In particular the grounds around Graythwaite need to be considered and managed to retain the significance and setting of the item.**
- 2. Advise the Department of Planning that it is considered that there is insufficient information to appropriately assess the impacts of the proposed building envelopes.**
- 3. Advise the Department of Planning that the Heritage Council is therefore not in a position to endorse the Conservation management Plan in its current form.**
- 4. Advise the Department of Planning that the Heritage Council requires further information on the following matters:**
  - a. The impacts of sight lines of all new structures;**
  - b. The impacts on landscape and setting of Graythwaite;**
  - c. Consideration should be given to views to and from the site;**
- 5. Advise the Department of Planning that the Heritage Council considers that it would be inappropriate for this application to be determined prior to the endorsement of the Conservation Management Plan.**

#### **7.2 "Gledswood", Camden – Draft CMP and Heritage Agreement**

Mr David Logan had declared his interest in the issue of Gledswood early in the meeting (Agenda Item 1). He accordingly left the meeting prior to the discussion of this item. As Mr Logan had been acting chair of the meeting until this item the remaining members agreed that Mrs Petula Samios chair the discussion of the item.

Mrs Samios and Mr Vincent Sicari also gave members further description of the site, from their recent visit to the site, in relation to photographs and diagrams contained in the agenda report.

The Committee agreed that some limited residential development is acceptable on Gledswood, however, guidelines or controls on its location, extent, height, setbacks (e.g. to the entrance drive/building complex), arrangement (e.g. cluster dwellings), materials and form are necessary.

The Committee considered the current CMP, overall, to be reasonable, with qualifications regarding the location and form of new housing.

The Committee made the following resolution.

**Resolved:**

**That the Heritage Council:**

- a) **Request the applicant to further consider the significance of the area of proposed housing to the west of the site in terms of the potential impacts on views to and from the site and the setting of Gledswood House;**
- b) **Advise the applicant that in principle and on the information currently available, the area of proposed housing to the south of Gledswood House may be developable;**
- c) **Give conditional endorsement of the CMP subject to more work being required to parts of it, namely:**
  - 1) **supplementing figure 5.3 at a finer scale, further work identifying and mapping views and vistas within and particularly from the SHR curtilage outward, (e.g. as listed in section 7.4.6, subsection 3 page 120) and any relevant conservation policies to retain, regain or manage these (with particular reference to heights and setbacks of any proposed new housing on the estate and adjacent to it on Sekisui P/L owned lands;**
  - 2) **demonstrating how the Landscape Conservation Policies in section 6 of the 2005 Clive Lucas, Stapleton & Partners Landscape Conservation Management Plan have been synthesised with those in section 7 of the 2008 CMP, or revising section 7's policies to do so;**
  - 3) **identifying the current condition and prioritised (short, medium and long-term) conservation works required (e.g.: pruning, removal, replanting, mulching, fertilising for trees/shrubs, such as those shown in figure 5.2 in the homestead environs) of all significant landscape elements across the SHR curtilage, including paving, drives, paths, possible archaeological sites or remains of known earlier structures or elements, movable heritage items (as done for built heritage items in Appendices A & B of the 2008 CMP – this could form the basis of the proposed Landscape Maintenance Plan recommended in section 7.4.6 subsection 21, page 121);**
  - 4) **fleshing out in detail the preliminary prescriptions of Table 2 (outline schedule of works – landscape items; and Table 3 – other required reports and assessments) in the 2008 CMP);**
  - 5) **demonstrated connections between a revised CMP 2008, the draft DCP, heritage agreement and a VPA covering adjacent Sekisui P/L lands, ensuring cultural heritage value conservation is part of the VPA, linking the Sekisui P/L lands and the SHR curtilage to Gledswood's ongoing conservation and management. These connections need to explain how the draft LEP and DCP controls have been informed by the relevant significance and conservation policies in the CMP section 7;**
- b) **notes that Sekisui P/L and Camden Council are negotiating over finalisation of a Voluntary Planning Agreement for lands**

- surrounding Gledswood with a timeframe of six months given by the Department for completion of this task;
- d) notes that a draft Heritage Agreement will be presented for comment at future time.

## **8.0 Matters for Information**

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Nil

## **9.0 General Business -**

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### **Proposed Site Visits**

It was agreed that the properties of "Fernhill" and "Glenmore", both at Mulgoa, be inspected on 8<sup>th</sup> February at 2:00 pm.

Members Julie Bindon, David Logan, Bruce Pettman and Petula Samios agreed to form the sub-committee for the visits.

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

<b>Peter Mould</b> <b>Chair</b> <b>Approvals Committee</b> <b>Heritage Council of NSW</b>	<b>Next Meeting of the Approvals Committee</b> <b>2nd March 2011</b> 3 Marist Place Parramatta
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