

**MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE**  
**Wednesday 6 March, 2002 at 1.15 pm**  
**Level 11 2-10 Wentworth Street, Parramatta**

**1. Attendance**

Mary-Lynne Taylor	Chair
Terry Barnes	
Garry Fielding	planningNSW
Dianne Jones	
Rod Leaver	
Reece McDougall	Assistant Director, Heritage Office

**Also in Attendance**

Susan Macdonald	Heritage Office
Lannie Purcell	Heritage Office
Gary Pringle	Heritage Office (Item 4.1)
Vincent Sicari	Heritage Office (Item 4.2)
Cathy Colville	Heritage Office (Item 6.1)
Alice Brandjes	Heritage Office (Item 8.1)

**1.1 Declarations of Interest**

Rod Leaver – Item 4.1, 30-38 Hickson Road, Millers Point  
Dianne Jones – Item 4.1, 30-38 Hickson Road, Millers Point

**1.2 Apologies**

Terry Barnes  
Chris Johnson

**2. Confirmation of the minutes of the previous meeting**

The minutes of 6 February 2002 were confirmed.

**3. Action Report**

Members noted the Action Report for 6 February, 2002.

**4. Integrated Development Applications/Section 60 and 132 Applications/Section 140 Excavation permits**

**4.1 30-38 Hickson Road, Millers Point - IDA**

Members considered a report on a development application for the above site. Gary Pringle of the Heritage Office informed members of the background to this application. He informed members that this application has been amended slightly to an earlier application for which general terms of approval were issued in March, 2001. The current application provides for demolition of all buildings on site, except those listed on the SHR and one which is subject to a long lease and conservation and reuse of the heritage buildings for residential and retail purposes. This application provides for mostly commercial use of the northern new building, rather than the predominantly residential use previously approved.

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**Resolved:**

**that the Heritage Council:**

**advise the Sydney City Council in accordance with section 91A of the Environmental Planning and Assessment Act that the Heritage Council of NSW proposes to approve the application under section 63 of the Heritage Act in the following general terms:**

- 1. the conservation and adaptive reuse of the heritage buildings on the site and the associated improvements to the forecourt and Jenkins Street must be completed prior to the occupation of the new buildings.**
- 2. The façade treatment of the proposed new buildings is to be redesigned to raise the height of the base treatment to the approximate height of the eaves of Building A, preferably using masonry materials and increasing the solid to void ratio of the Hickson Road facades, in order to better integrate the buildings with the heritage buildings on the site and streetscape.**
- 3. The design of the level of the proposed atrium roof on the eastern side and the floorplan of the south east corner of Building 1 are to be amended to improve the visibility of the stone wall along the Jenkins Street alignment when viewed from the proposed public stair and platform.**
- 4. The proposed canopy to be erected in the forecourt is to be deleted due to its unacceptable impact on the setting of the heritage items on the site.**
- 5. The installation of services and other new facilities necessary for the adaptive reuse of the heritage buildings on the site is to be carried out in such a manner as to minimise interference with significant fabric of the buildings and new fabric is to be distinguishable from original materials on close examination.**
- 6. A detailed landscape plan for improvements to the forecourt is to be submitted for the approval of the Heritage Council of NSW under section 60 of the Heritage Act. No parking or service vehicle access is to be provided to the forecourt area as this would detract from the setting of the heritage buildings.**
- 7. The existing stair and goods lift within Building A is to be retained as inadequate justification has been provided for their removal at this stage. An application for partial removal and interpretation of these features may be made to the Heritage Council of NSW under section 60 of the Heritage Act accompanied by appropriate justification.**
- 8. Detailed plans of the proposed verandah to be erected on the upper level of Building A and justification for the proposed new doorways to provide access to it are to be submitted for the approval of the Heritage Council of NSW under section 60 of the Heritage Act.**
- 9. If an excavation associated with the erection of a building extends below the level of the base of the footings of the heritage buildings on the site, the person causing the excavation to be made must protect the building from damage and if necessary must underpin and support the building in a manner approved by the Principal Certifying Authority.**

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10. Vibration and structural monitoring is to be undertaken within the heritage buildings on the site during critical and sensitive phases of the excavation and foundation construction to ensure that site conditions do not lead to vibration levels that have a detrimental impact on the structural fabric of the buildings.
11. The archaeological excavation, analysis and recording must be undertaken in strict accordance with the recommendations specified in the *Development Application Stage 1 Masterplan Archaeological Research Design* prepared by Godden Mackay Logan, October 2000.
12. The archaeological recommendations outlined in section 6.6 of the *Development Application Stage 1 Masterplan Heritage Impact Statement*, prepared by Godden Mackay Logan, October 2000, must be implemented.
13. This archaeological program is valid only while the approved excavation is being carried out under the direction of the nominated Excavation Director.
14. Should intact remains of the annuli be discovered, then work must cease in the affected area(s) and the Heritage Office contacted for advice. In situ retention and interpretation of select remnants of the annuli may be required.
15. Should substantial intact archaeological deposits or features not identified in the Archaeological Assessment be discovered, work must cease in the affected area(s) and the Heritage Office contacted for advice. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.
16. The Excavation Director must remain present during the course of all excavation works in the archaeologically sensitive areas of the proposed development.
17. The Excavation Director must be allowed access to archaeological deposits at all times during mechanical excavation and mechanical excavation must cease at the request of the Excavation Director, to allow for investigation of archaeological remains.
18. At the completion of archaeological works an interpretation strategy for the site must be prepared and implemented to the satisfaction of the NSW Heritage Council. The strategy should help the public understand the history and significance of the site and must include recommendations regarding the display of selected artefacts and/or other relevant material to help achieve this.
19. The applicant must endeavour to ensure that any unexcavated artefacts, structures and features are not subject to deterioration, damage or destruction.
20. The applicant shall be responsible for the safe-keeping of all relics recovered from the site.
21. The Excavation Director shall be responsible for ensuring that the artefacts are cleaned, stabilised, identified, labelled, catalogued and stored in a way that allows them to be retrieved according to both type and provenance.
22. The applicant shall ensure that the final report is prepared, to publication standard, within one (1) year of the conclusion of the project unless an extension of time is approved by the Heritage Council. Two copies of this report must be submitted to the Heritage Office. A further copy must be lodged in the local library or another appropriate local repository in the area in which the site is located.

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- 23. The final report shall include:**
  - I. An executive summary**
  - II. Due credit to the client paying for the excavation on the title page**
  - III. An accurate site location and site plan**
  - IV. Historical research, references, and bibliography**
  - V. Detailed information on the excavation including the aim, the context for the excavation, procedures, analysis, treatment of artefacts (cleaning, conserving, sorting, cataloguing, labelling, scale drawings, photographs, repository)**
  - VI. Nominated repository for the items**
  - VII. Detailed response to research questions**
  - VIII. Details of how this information about this excavation has been publicly disseminated.**
- 25. If any Aboriginal relics are uncovered, excavation or disturbance of the area is to stop immediately and the National Parks and Wildlife Service is to be informed in accordance with Section 91 of the National Parks and Wildlife Act, 1974.**
- 26. An application under section 60 of the Heritage Act must be approved by the Heritage Council of NSW prior to the commencement of construction.**
- 27. Note that the Heritage Council and the Heritage Office reserve the right to inspect the site and records at all times and access any relics recovered from the site.**

### **4.2 1 Martin Place, Sydney (Sydney GPO) proposed tenancy No. 4 Cafe – ground floor - IDA**

Members considered a report on a development application for a cafe on the Martin Place side of the former GPO building. The cafe would occupy the ground floor and lower ground floor on the north west corner connected by a new steel stair. The application provides for a new kiosk and seating in the internal courtyard space and seating in the colonnade facing Martin Place.

Members noted that a Heritage Council subcommittee visited the site in September 2001 and generally supported the proposal. Members expressed concern at the number of tables and chairs and the probable impact on pedestrian movements in the colonnade, concerns shared by submissions received concerning the proposal. They also expressed concern at the impact of the proposal on the heritage quality of the building and the colonnade.

**Resolved:**

**That the Heritage Council:**

- A. provide Sydney City Council with the following General Terms of approval:**
  - 1. all work shall be generally in accordance with the recommendations contained within the Statement of Heritage Impact, dated 14 December 2001, prepared by Clive Lucas Stapleton and Partners Pty**

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Ltd, the Drawing Nos: DA-1001 Issue 1 dated 25/10/01, DA-1101 Issue 2 dated 23/10/01, DA-1201 Issue 2 dated 23/10/01, DA-1202 Issue 2 dated 23/10/01, DA-1601 Issue 2 dated 23/10/01, DA-1602 Issue 2 dated 23/10/01, DA-1603 Issue 2 dated 23/10/01, DA-1702 Issue 0 dated 23/10/01, DA-6401 Issue 1 dated 23/10/01, DA-6701 Issue 1 dated 25/10/01, DA-6702 Issue 1 dated 25/10/01, prepared by mcconnellrayner; and the Statement of Environmental Effects, dated 14 December 2001 prepared by mcconnellrayner; except as altered by the conditions of this consent;

2. the seating in the colonnade of the GPO building shall be restricted to a total of 4 tables with two chairs each, with each table being positioned in front of each of the 4 pilasters on the external wall of the proposed cafe;
3. the approval for the seating in the colonnade shall be valid for one year only to enable the impact on the heritage values of the place to be reviewed and assessed;
4. an application under section 60 of the NSW Heritage Act shall be submitted and approved by the NSW Heritage Council prior to work commencing. The Section 60 application shall include details and specifications of the proposed works including the changes to the heritage fabric of the GPO building;
5. a heritage consultant shall be nominated to advise on design resolution and on conformity to the conservation management documents. The name and experience of this consultant shall be submitted to the Heritage Council of NSW for approval with the Section 60 application;
6. the nominated heritage consultant shall provide written confirmation to the Heritage Council of NSW that the detailed design is in conformity with the conservation management documents and all statutory approvals prior to construction commencing.
7. the nominated heritage consultant shall provide written confirmation to the Heritage Council of NSW that the works are in conformity with the conservation management documents and all statutory approvals prior to occupation;
8. no work shall commence on the building until an archival photographic record of the parts of the building proposed for alteration has been prepared, submitted and approved by the Heritage Council of NSW;
9. changes to heritage fabric of the GPO building shall be recorded during the course of construction and refurbishment, including any significant fabric/detail uncovered during the course of the work. The archival record shall be prepared in accordance with Heritage Council guidelines and copies lodged with the Heritage Council of NSW;
10. all work involving heritage fabric shall be superintended by the nominated conservation consultant;

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11. work on the GPO building shall be carried out by suitably skilled tradespeople with proven practical experience in the conservation and restoration of heritage buildings of similar age and quality; and
12. an interpretation strategy shall be prepared for the place, submitted for the approval of the Heritage Council of NSW and implemented prior to occupation of the tenancy.

**B The Heritage Council requests Sydney City Council to refer any future applications for seating in Martin Place to it for comment.**

**5. Development Application Referrals**

Nil

**6. Planning Instruments/Heritage Studies**

**6.1 Cooks Cove Draft REP and Master Plan**

Members considered a report on Draft Regional Environmental Plan No. 33 – Cooks Cove and Master Plan for rezoning, affecting the Arncliffe Market Gardens, 212 West Botany Street, which are listed on the State Heritage Register (SHR).

Members noted that the draft REP and Master Plan have been publicly exhibited. The REP contains appropriate provisions for the conservation and management of the market gardens, however, the Master Plan does not fulfill the requirements of the REP as it appears to propose total demolition of the market garden.

Members noted that because of the legislative timeframe in which submissions on the draft plans had to be received, the Heritage Office prepared a submission on behalf of the Heritage Council.

The Heritage Office will be meeting with Sydney Harbour Foreshore Authority to discuss the issues associated with the Master Plan.

**Resolved:**

**that the Heritage Council:**

- 1) **Endorse the submission prepared on its behalf by the NSW Heritage Office (as a delegate of the NSW Heritage Council) in response to the public exhibition of Draft REP No. 33 – Cooks Cove and accompanying Draft Master Plan, based on the exhibited material; and**
- 2) **note that the submission was prepared by the NSW Heritage Office as a delegate of the NSW Heritage Council to comply with the legislative time frame provided under the provisions of the Environmental Planning and Assessment Act 1979 (as amended) for the receipt of submissions in response to the public exhibition of the draft Plans.**

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**7.1 Matters for Consideration**

**7.1 Performance indicators for processing of applications within statutory and other timeframes**

Members considered a report on performance indicators on processing applications. They noted the table of performance indicators for the period 1.1.02 to 26.2.02 and the issues raised in the report, especially those relating to difficulties in accurately reporting over a short period of time.

**Resolved:**

**That the Heritage Council:**

- 1. note the performance indicators for the period 1.1.02 to 26.2.02.**
- 2. to request the Heritage Office to further refine the table for their consideration.**
- 3. To request the Heritage Office to report again in July 2002.**

**8. Matters for Information**

**8.1 North Head Quarantine Station, Manly – update report**

Members noted an update report on the North Head Quarantine Station, Manly. They noted that discussion has been held with the developer and other parties concerning modifications to the application and the application has now been amended. Discussion with the applicant was to be held the next day and the next submission to the Commission of Inquiry will be based on those discussions.

Members also noted that the Heritage Office would be represented at a workshop organised by the local member, David Barr.

The next critical date for the Commission is 26 March, when a site inspection will be held. The date for submissions in reply is expected to be in early April.

**Resolved:**

**to note the information in this report.**

**9. General Business**

**10. Next meeting**

The Chairman closed the meeting at 2.30pm. The next meeting is scheduled for Wednesday 1 May 2002.

**Signed:**

**Date**