

# HERITAGE COUNCIL OF NSW Approvals Committee



## MINUTES OF MEETING

4 April 2007

Heritage Office, 3 Marist Place, Parramatta

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**PRESENT:** Michael Collins (Chair), Susan Macdonald, Peter Mould, Chris Johnson, David Logan, Julie Bindon, Janet Dore

**APOLOGIES:** Diane Jones

**ALSO PRESENT:** Heritage Office: Vincent Sicari, Nikki Ward, Murat Gul, Rajeev Maini, Brad Vale

Lidcombe Hospital: David Logan (Godden Mackay Logan), Kate Mountstephens (Allen Jack & Cottier), Wayne Pasalich (Project Manager), Cameron Jackson (Design Manager, Australand), Garth McKenzie (Planner), Kate Mountstephens (Architect)

University of Western Sydney: Judith Rintoul & Dick Nugent (Conybeare Morrison), Professor Kevin Sproats & Michelle Simmonds (University of Western Sydney – Parramatta Campus)

### 1. Opening – Welcome

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The Chair opened the meeting at 1:30 pm.

### 1.2 Confirmation and Timing of Agenda

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The agenda was confirmed.

## **Declarations of Interest**

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### **Pecuniary Interests**

Michael Collins

Items 4.3 & 7.1 – University of Sydney (Parramatta Campus) – Michael Collins acts as a consultant to UWS for various campus locations

David Logan

Items 4.2 & 5.2 – Lidcombe Hospital – Godden Mackay Logan are the Heritage Consultants to Australand on this project

### **Non Pecuniary Interests**

NIL

### **Conflicts of Interest**

Michael Collins

(as noted above)

## **2. Confirmation of Minutes**

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### **2.1 Approvals Committee Meeting of 7 March 2007**

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Members received a copy of the minutes.

Resolved:

that the Minutes of the meeting of 7 March 2007 be adopted.

## **3. Action Report**

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Members received a copy of the action report.

Resolved:

that the Action Report of the meeting of 7 March 2007 be adopted.

## **4. Presentations**

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### **4.1 Roxy Theatre, Parramatta – IDA**

No presentation was made to the Approvals Committee. The applicant, Chris Warhurst, was scheduled to make a presentation but was unable to attend due to illness.

## **4.2 Lidcombe Hospital – Pre-DA**

Stage 2 development on the site will involve subdivision, road works including parking spaces, infrastructure and adaptive reuse for residential and commercial use in and around the heritage precinct. The nurses' garden is to be reinstated and used to screen out the new building area. The heritage buildings on the site are still largely intact and in good condition. Four, more recent, buildings are proposed for demolition at a later stage, as well as a wing of the nurses' quarters. At least one building in the central core of the heritage precinct is to retain public access via commercial use. New buildings on the site would be used to create revenue for the maintenance of the existing heritage buildings. The village green and roads are to be dedicated back to Council, and the number of proposed parking spaces on site has been reduced in response to comment previously made. Some parking spaces will be located at the front of the buildings and are not expected to have a heavy impact on views to the buildings.

A brief overview was also provided for an upcoming Integrated Development Application for Lot 10. The house will not be subdivided and will be maintained for single purpose use. A new garden enclosure will be created with a low picket fence to be reinstated.

## **4.3 University of Western Sydney CMP and Draft Master Plan**

Janet Dore stood in as Acting Chair for this item as Michael Collins put forward a declaration of interest on the proposal.

An overview of the heritage components of the CMP for the site was provided. Points highlighted were the three historic precincts (1900 Ward Range, Intermediate and Orphan School precincts), the village green and the landscape setting of the site which has 4 conservation areas designated. Heritage buildings on the site remain relatively intact.

Potential development sites were also pointed out, with new buildings proposed mostly to the north and west of the site with scattered buildings closer to the river. Cross sections showing existing and proposed buildings demonstrated that new buildings would only be built to a height consistent with existing buildings, respecting SEPP 56 requirements regarding height restrictions. New buildings would mostly reinstate previous footprints.

The applicant stated that the proposed development is not expected to have any impact on the Orphan School area, including vistas from James Rouse Drive. A number of heritage vistas across the site will be enhanced with demolition of some buildings and setbacks imposed creating new open spaces. Avenue style planting of trees is proposed along entrance roads.

Problematic issues relating to on-site parking were raised. While the University would prefer the campus become a pedestrian only site the applicant acknowledged that it may be necessary at a later date to build a multi-storey car park (4.5 levels) on the western fringe of the site facing onto James Rouse Drive.

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

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### **5.1 Roxy Theatre, Parramatta – IDA**

The revised proposal for a shade structure for the forecourt was not considered sympathetic to the heritage significance of the forecourt of the Roxy Theatre. The Heritage Council agreed that the subcommittee of David Logan, Diane Jones and Susan Macdonald should advise on a brief for an architect, as requested by the applicant, to design a suitable shelter for the Roxy forecourt.

**Resolved:**

**That the Heritage Council defer consideration of the application pending the sub-committee's further consultation with the applicant.**

### **5.2 Lidcombe Hospital – Pre-DA**

The purpose of this report was to introduce the proposed development and provide an opportunity to the applicant to present their proposal to the Heritage Council and to receive some feedback prior to the final report is due to go to the Approvals Committee for determination on 2 May 2007.

Members of the Approvals Committee expressed concern that parking spaces at the front of buildings in the heritage precinct have the potential to have a negative visual impact on those buildings. However, Council has specified a certain number of parking spaces to be made available and that some parking be accessible from the front of buildings.

**Resolved:**

**That the Heritage Council:**

- 1. Note the report; and**
- 2. Provide comment to the proponent once the presentation is made.**

## **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 University of Western Sydney CMP and Draft Master Plan**

Janet Dore stood in as Acting Chair for this item as Michael Collins put forward a declaration of interest in the proposal.

The Conservation Management Plan and the Master Plan for the Rydalmere campus have been prepared to provide direction for future growth. The Conservation Management Plan (CMP) has been prepared in response to requests from the Heritage Council & the Heritage Office. It is expected to be a key document that would play an important role in the future development of this site.

The new Master Plan does well to address overall management of development for the site. It was suggested that the Master Plan should incorporate pedestrian and vehicular accessibility from surrounding areas including relationship with Rydalmere Railway Station and any bus stops in the vicinity.

Members of the Approvals Committee expressed some concern that proposed new buildings could close up open spaces on the site. Also, the possible western 4.5 storey car park could obstruct views to the campus from James Rouse Drive. Views from Victoria Road should be maintained. Further information on public transport and parking issues for the site are required to assess whether construction of the multi-level car park could be avoided.

**Resolved:**

The Heritage Council note the presentation.

## **8.0 Matters for Information**

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NIL

## **9.0 General Business**

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Further discussions regarding the Brewarrina Fishway will soon proceed with members of the Heritage Office to visit Brewarrina to talk with community members. Work was scheduled shortly to remove weeds in the vicinity of the fish traps. This action follows on from the 7 March 2007 resolution of the Approvals Committee.

There being no further business the Chair closed the meeting at 3:30 pm.

<p><b>Michael Collins</b>  <b>Chair</b>  <b>Approvals Committee</b>  <b>Heritage Council of NSW</b>  <b>Date:</b></p>	<p><b>Next Meeting of the Approvals Committee</b>  <b>2 May, 2007</b>  <b>3 Marist Place</b>  <b>Parramatta</b></p>
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