

HERITAGE COUNCIL OF NSW

Approvals Committee



MINUTES OF MEETING

1 August 2007

Heritage Office, 3 Marist Place, Parramatta

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

APOLOGIES: Chris Johnson, Diane Jones

ALSO PRESENT: Heritage Office: Vincent Sicari, Nikki Ward, Rajeev Maini, Murray Brown, Adrian Hohenzollern, Brad Vale

For Sydney Opera House: Greg McTaggart (Sydney Opera House), Richard Johnson (JPW Architects), Alan Croker (Design 5 Architects)

For 80-84 Windmill St, Millers Point:
Graham Brooks and Jonathan Bryant (Graham Brookes & Associates)

1. Opening – Welcome

The Chair opened the meeting at 1:35 pm.

1.2 Confirmation and Timing of Agenda

The agenda was confirmed.

Declarations of Interest

Pecuniary Interests

NIL

Non Pecuniary Interests

NIL

Conflicts of Interest

NIL

2. Confirmation of Minutes

2.1 Approvals Committee Meeting of 4 July 2007

Members received a copy of the minutes.

Resolved:

that the Minutes of the meeting of 4 July 2007 be adopted with the addition of Peter Mould as an apology for that meeting.

3. Action Report

Members received a copy of the action report.

Resolved:

that the Action Report of the meeting of 4 July 2007 be adopted

4. Presentations

4.1 Sydney Opera House – Pre-DA

Greg McTaggart (of the Sydney Opera House) and Richard Johnson, Architect, presented a concept design for the proposed upgrade of the western foyer of the Sydney Opera House for disabled and universal access. Mr Johnson pointed out that the average age of patrons is 70 years or older. The proposal involves installing escalators to the side of the stairs in the box office foyer with a partition separating the escalators. Important views looking up the stairs would not be disrupted and escalators would be out of view from the lower level stairs. Handrails and the geometry of partitions are to be refined, with a site visit and geometric mock-up planned to coincide with Jan Utzon's upcoming visit to Australia in a few weeks. Resolution of partition wall geometry at Pre-DA stage is preferred. Escape doors would be widened to meet current standards, with the support structure to mimic existing bronze support structures.

4.2 80-84 Windmill Street, Millers Point – IDA

Graham Brooks, of Graham Brooks & Associates, presented the scheme for alterations and additions to 82–84 Windmill Street, and a new dwelling on 80 Windmill Street. He mentioned the context of recent development in the area, and deterioration on this site. The archaeological potential at the neighbouring former Whalers Arms site was outlined, as well as the significance of the historical Ferry Lane adjacent to the property and the impact the proposed development would have on each of these. Rather than attempting a solid book-end approach for the set of terraces, the applicant has favoured following the linear rhythm of the terrace facades at street level, with new architecture next to old. Painted and rendered masonry with timber louvers set in steel frames are to be used for the new extension to the end of the terraces facing onto Pottinger Street. Enclosure

of the rear balcony at 80 Windmill Street is intended to increase privacy to neighbouring properties in the block. The 1970's boardroom at the rear of the block is to be converted into additional bedrooms with an additional storey within a new raised roof pitched inversely to the original.

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

5.1 80-84 Windmill Street, Millers Point – IDA

The site containing two nineteenth-century terraces and a vacant site would be subdivided to become three dwellings with a new dwelling using contemporary design and fabric proposed for construction on the vacant site. It has a scale and form with some commonality to its neighbours, but different materials. The two existing terraces would be altered and extended at lower ground level with the balconies to be enclosed with louvers. At the rear of the site of the two existing terraces, a 1970's boardroom would be converted into units with an additional storey and heightened roof line.

The proposed new terrace was seen as being incongruous with the existing terrace block in terms of proportion, façade treatments and fine grade scale. The first floor balcony at 80 Windmill Street should be removed to reduce bulk. Also, the dormer window could be reduced in size.

Resolved:

Heritage Council provides the following general terms of approval:

- 1) With regard to the new dwelling proposed at 80 Windmill Street;**
 - a) The overall form and scale and materials of the proposed building are acceptable, however the Heritage Council is concerned that the proportions of the Windmill Street façade should be further developed to better respond to the proportions of the facades of the adjoining terraces. The elevations are to be revised to the satisfaction of the Director, Policy and Heritage Management, Heritage Office.**
 - b) The first floor balcony and awning to the rear of No. 80 Windmill Street are to be deleted as they are out of context with the character of the rear elevations of the adjoining terraces.**
 - c) The dormer window to the rear of the new building is to be reduced in size so that it is more consistent with the dormers in adjoining terraces.**
 - d) The dormer addition over the former board room building at the rear of no 80-82 Windmill Street should be recessed from the end (east and west) walls.**
 - e) An Archaeological Assessment of the site and impacts of the proposed development for the new terrace house must be submitted with the Section 60 application.**

- 2) With regard to the alterations proposed for 82–84 Windmill Street:
- a) All work shall be in accordance with:
 - i) Drawings 82–84 Windmill Street, Millers Point DA01–DA13 Issue B dated 20.06.07 by the Blackmore Design Group;
 - ii) Statement of Environmental Effects by Londitude Planning Pty Ltd, except where inconsistent with a) above; and
 - iii) Statement of Heritage Impact by 80–84 Windmill Street, Millers Point by Graham Brookes and Associates Pty Ltd, except where inconsistent with a) above.
 - b) A heritage consultant shall be nominated for the project. 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 Director of NSW Heritage Office for approval prior to the commencement of the works.
 - c) The nominated heritage consultant shall advise on the detailed design solutions and conduct weekly inspections of the works on site.
 - d) The nominated heritage consultant shall provide written certification (within 1 month of the completion of the works described in the documents under Condition 5) that the subject works have been carried out in conformity to the conditions of this consent. The nominated heritage consultant will conduct regular monitoring of the works with site inspections.
 - e) Removal of deteriorated elements shall be carried out by hand unless an alternative technique is approved by the nominated heritage consultant.
- 3) An application under section 60 of the *NSW Heritage Act* must 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

6.1 Duke Street, Morpeth – DAR

Morpeth has been identified by Maitland Council as being of state heritage significance but is not currently listed on the SHR. An application proposing a traditional 'new urbanism' approach to a seniors living area has been submitted. The application is for 175 self contained dwellings for senior citizens, a commercial centre comprising a medical room hairdresser, café and corner store and an associated community building containing meeting rooms, dining, lounge and bar facilities, billiards room and a separate gym and indoor/outdoor pool. The proposal is considered to be inconsistent with the policies of the Development Control Plan prepared and endorsed by Maitland Council. It is considered that the

proposed expansion strategy has the potential to have a detrimental impact on the setting and integrity of the historic town of Morpeth.

Resolved:

That the Heritage Council advise Maitland City Council that it:

- 1) **Notes that Morpeth is listed on Maitland Local Environmental Plan as a conservation area of state significance;**
- 2) **Notes that the Heritage Council is not a consent authority in this instance and its role is limited to providing comment;**
- 3) **Commends Maitland City Council in its management of the heritage values and setting of Morpeth over the past twenty five years;**
- 4) **Supports the use of the Morpeth Management Plan (2000) and the Morpeth Development Control Plan as a guiding document for assessing any proposed development within the historic town of Morpeth.**
- 5) **Notes that the proposed expansion strategy is contrary to the Morpeth Management Plan (2000) and the Morpeth Development Control Plan and has the potential to have significant detrimental impact on the setting and integrity of the historic town of Morpeth.**

6.2 John Street Morpeth – DAR

The application proposes alterations to the heritage item located at 5 John Street for conversion into office space, including opening of three doors and insertion of new windows in existing openings. A new part two/part three storey seniors living building at the rear of the property was also proposed containing 56 units, shared sitting rooms, outdoor living spaces and living/dining areas.

The proposal is considered to be inconsistent with the Morpeth Development Control Plan and would likely be detrimental the rural setting of not only the subject heritage item but also the town of Morpeth. The area in the vicinity of the subject heritage item can be characterised by one-two storey small residential buildings. The proposed new building is inconsistent with the established character of the area and other buildings in the vicinity in terms of scale and bulk.

Resolved:

That the Heritage Council advise Maitland City Council that it:

- 1) **Notes that Morpeth is listed on Maitland Local Environmental Plan as a conservation area of state significance;**
- 2) **Notes that the Heritage Council it is not a consent authority in this instance and its role is limited to providing comment;**
- 3) **Commends Maitland City Council in its management of the heritage significance of Morpeth and its setting to date;**
- 4) **Supports the use of the Morpeth Development Control Plan as a guiding document for assessing any proposed development within the historic town of Morpeth.**
- 5) **In addition the Heritage Council advises that the proposed building containing 56 units is inconsistent with the established character and built scale of the area and is likely to have detrimental impact on the setting of the heritage item at 5 John Street and the historic town of Morpeth.**

7.0 Matters for Consideration

7.1 Sydney Opera House – Pre-DA

It is proposed to remove parts of two grand stairs leading up from the box office foyer to the theatres and install two escalators and associated walls. The works will also involve some structural works underneath the two stairs to support the remaining parts. The Approvals Committee agreed to a site visit to coincide with the visit of Jan Utzon to Australia to view and discuss a mock-up of the partition wall for the escalators. Approvals Committee members expressed a preference for the geometric contouring of the partition wall to match the inset contour of the hood above the stairs.

Resolved:

- 1) That the Heritage Council note the presentation; and
- 2) Request the Executive Director, Heritage Office, Department of Planning, or his nominee, to determine the application on receipt of a formal application.

8.0 Matters for Information

NIL

9.0 General Business

NIL

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

Michael Collins Chair Approvals Committee Heritage Council of NSW Date:	Next Meeting of the Approvals Committee 30 August, 2007 Regional Visit Griffith
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