

# HERITAGE COUNCIL OF NSW Approvals Committee



## MINUTES OF MEETING

3 October 2007

Department of Planning Head Office, Meeting  
Room 124, Level 1, 23-33 Bridge Street, Sydney

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**PRESENT:** Michael Collins (Chair), Susan Macdonald, Peter Mould, Julie Bindon, Diane Jones

**APOLOGIES:** Chris Johnson, David Logan, Janet Dore

**ALSO PRESENT:** Heritage Office: Vincent Sicari, Nikki Ward, Murray Brown, Adrian Hohenzollern

For Hornsby Signal Box: Sarah Marr (TIDIC), John McHugh

For ANZAC War Memorial: Bruce Pettman (Dept of Commerce), Terry King (Dept of Commerce), Chris Perrin (Trustees & State Secretary of RSL)

### 1. Opening – Welcome

The Chair opened the meeting at 1:45 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

Michael Collins

Item 6.1 – Michael Collins is a member of the Catherine Hill Bay IHAP and therefore has a conflict of roles with this item (item 4.4 of Heritage Council meeting, deferred to Approvals Committee)

Peter Mould

Item 7.2 – Design was prepared by the Government Architects Office.

## **2. Confirmation of Minutes**

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### **2.1 Approvals Committee Meeting of 30 August 2007**

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Members received a copy of the minutes.

Resolved:

that the Minutes of the meeting of 30 August 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 30 August 2007 be adopted

## **4. Presentations**

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### **4.1 Signal Box, Hornsby Railway Station – Relocation**

Sarah Marr and John McHugh (TIDIC) outlined the purpose and method of relocating the Signal Box at Hornsby Railway Station. The Signal Box was built in 1928 to replace a manual signal box. It was decommissioned in 1999, but has remained internally intact, making it unique in Australia. In order to create a new platform 5, a new Down Relief track and extend existing stabling facilities within the station grounds various options were considered. As the signal box is the last remaining complete power signal box in Sydney it was decided that the most beneficial outcome from a heritage and cost effective perspective would be to relocate the signal box intact to allow space for proposed development. The Signal Box was successfully moved on 11 September 2007 by excavating under the building, inserting jacks, transferring the building onto steel beams and transporting the structure on dollies. A concrete foundation was prepared for the building at its new location. The new location enables easy and safe public access to the building, while maintaining contextual relationship with the surrounding heritage buildings. Access to the building is now via Jersey Street. This is the first time a masonry building has been moved horizontally, intact, in Australia.

## **4.2 ANZAC War Memorial – Pre-DA**

Bruce Pettman (Department of Commerce) outlined the need for overdue repair, maintenance and OH&S works as well as disability access between the podium level and the basement level. A lift has been proposed to provide staff and people with disabilities access between the ground level, podium level and the basement level toilets. There are few places to insert a lift without major disturbance to building fabric. The preferred location was on the northern side of the marble stairs leading to the basement toilets. In this position the top of the lift shaft would impact on the exterior of the building in line with the internal staircase and between the external pilasters. Existing exterior cladding can be moved outward to encase the lift shaft, thereby having a minimal impact on the external façade of the building.

There is also an issue with future interpretation of the site with regard to diminishing access to ex-service personnel and spatial limitations for interpretation displays and educational facilities. There is also a need for additional space for offices and storage of collections. A Conservation Management Plan for the memorial and a Master Plan for Hyde Park are being prepared. A concept plan has also been prepared to propose an underground Interpretation Centre to provide for the required additional spaces, taking advantage of the topography of the park, to be built under the pavement surrounding the memorial rather than directly underneath it. Entrance points would be from ground level at points of lower topography in the grounds of Hyde Park in the area surrounding the memorial. An internal link to the memorial would also be provided. It is anticipated that such works could commence in conjunction with the proposed construction of a cascading fountain to the south of the memorial - part of the original plan for the memorial.

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

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### **5.1 Crown Hotel, Sydney – IDA**

The proposed works to the Crown Hotel involved an upgrade of the rooftop terrace, as well as increased access to the upper floors via a new lift and extension of existing stairs to the rear of the building. The dominant facades on Elizabeth and Goulburn Streets would not be affected but there will be some substantial additions to the Nithsdale Lane façade due to the addition of the liftwell and extended staircase.

**Resolved:**

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

- 1. All works shall be carried out in accordance with the following documentation:**
  - a) Drawings 1-9, project No 985, prepared by Simon A Wells & Associates Pty Ltd dated 21<sup>st</sup> July 2007.**
  - b) Statement of Heritage Impact prepared by K-Design, dated April 2007**

2. Prior to commencement of work a S60 application shall be lodged with and approved by the NSW Heritage Council under the Heritage Act 1977.
3. The following documentation and information shall be submitted for approval together with a section 60 application:
  - a) The design of the new Ground Floor bathroom facilities and Gaming area requires further design resolution.
  - b) Material sample board showing all internal and external finishes, materials and colours.

## **5.2 Male Orphan School (land next to Bonnyrigg House) – S60**

The proposed subdivision of the site owned by the Department of Planning was envisaged as part of an overall proposal to create a larger curtilage around Bonnyrigg House. The subject land would be subdivided into 10 lots. Land not subdivided will become public open space controlled by Fairfield City Council (lot 19). The open space will preserve significant archaeological relics pertaining to the former use of the site.

The Approvals Committee had no objections to the proposal, but would like a S88B instrument considered with the Land Management Branch of the Department of Planning for the surrounding properties, to ensure significant views to and from Bonnyrigg House are not obstructed.

**Resolved:**

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

1. All work shall comply with the information contained within:
  - a) Site Plan showing proposed subdivision, prepared by Lean and Hayward Pty Ltd, dated 22<sup>nd</sup> June 2007, and
  - b) Heritage Impact Statement prepared by Paul Davies Pty Ltd, dated July 2007.
  - c) Schematic Site Plan, prepared by Geoffrey Britton, dated 2007.

**Further Information**

2. That discussions be held with the Land Management Branch of the Department of Planning to consider and resolve the most appropriate way of preserving the important views to and from Bonnyrigg House including, if thought reasonable, the imposition of restrictive covenants under S88B of the Conveyancing Act.

**Site Protection and Works**

3. Archaeological elements are to be adequately protected during landscaping works from potential damage. Protection systems must ensure historic fabric is not damaged. No removal of fabric is part of this approval and requires separate application.

## Commencement

4. This approval shall be void if the activity to which it refers is not physically commenced within five years after the date of approval, or within the period of consent specified in any development consent granted under the Environmental Planning and Assessment Act, 1979.

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

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### 6.1 Catherine Hill Bay – Revised Concept Plan proposal for residential developments

It was noted that the Approvals Committee was not quorate for this item.

The NSW Department of Planning (DoP) is seeking comment under the provisions of Part 3A of the EP&A Act 1979 on a revised Concept Plan and 4 Project Applications for residential developments at Catherine Hill Bay and Gwandalan. The revised Concept Plan has been developed by Rose Group in response to the Independent Hearing and Assessment Panels Interim report to the Minister dated 13<sup>th</sup> April 2007.

As the Approvals Committee was not quorate for this item, the members of the Committee recommended that the Heritage Office provide comments on the proposal under delegation on the advice of the Committee members present.

The members of the Committee, having regard to the comments of the Independent Hearing and Assessment Panel set up by the Minister and particularly Principle 4 of the Panel's Interim Report, note that the current scheme continues to be inconsistent with those principles and therefore endorse the comments set out below to be provided in a submission by the Heritage Office to the Department of Planning:

1. Whilst it is acknowledged that the revised Concept Plan is an improvement on the original proposal, concern is expressed in relation the development of Hamlet 1 relating to
  - a) the scale and density of residential development on the headland
  - b) the prominent location of the car park on the corner of Clarke Street and Montefiore Street
  - c) the prominent location and dense landscaping required to screen the residential development west of Hale Street
  - d) the amount of commercial space on the headland
2. It is therefore considered that the development of Hamlet 1 should focus more on the adaptive reuse of the Bin Building for retail/commercial uses in association with the reuse of the jetty. The headland should have no or minimal new development in accordance with the NSW Coastal Policy 1997 and be accessible to the public eg walking tracks & look out. Car parking area should be integrated within the development eg: located in association with open space areas and village greens within the individual hamlets to serve community needs

3. The adaptive reuse of the Bin Building for mixed use with viewing platform should be limited to a height and scale no greater than previously existed on the site when used as part of the Colliery.
4. The original Concept Plan allowed for 1400m<sup>2</sup> of commercial area and the revised Concept Plan has increased the maximum to 1800m<sup>2</sup>. This amount of commercial floor space conflicts with Key Planning Principle 9 of the Panel's report and therefore should be reduced.
5. The original Concept Plan showed the Bath House and Lamp House on the former Moonee Colliery site as being retained and adaptively reused, as part of the development proposal. These buildings do not appear to be part of the revised Concept Plan. It is recommended that these buildings be retained as they are some of the last surviving examples of the areas coal heritage and they should be adaptively reused and form the basis of a coal heritage precinct in association with the residential development.
6. As part of any future development of the area, an Interpretation Strategy should be prepared for the area and include the former Moonee Colliery site, Wallarah House, Jetty Masters House, Bin Building, Colliery railway, coal loader jetty and any other relevant heritage items to be retained.
7. As the Colliery railway line is no longer used for coal transport the rail corridor provides an exciting opportunity for the development of a rail trail as part of the proposal which could form part of the open space network within the proposed new development (for further details refer to web site [www.railtrails.org.au](http://www.railtrails.org.au)). The establishment of Rail Trails in NSW is being dealt with by the NSW Department of Lands, contact person Col Roberts on 02 6332 8486 or email [col.roberts@lands.nsw.gov.au](mailto:col.roberts@lands.nsw.gov.au).
8. The development of Hamlet 2 should be kept below the ridgeline of Montefiore Street.
9. Conditions should be included on any approval to address building height and materials, side and rear setbacks, fencing, landscaping and site coverage.
10. The entry into Catherine Hill Bay along Montefiore Street is an important vista and any new residential development of Moonee Hamlets; in particular sites 4 & 5 should be screened from the street by a 10-15m buffer strip of vegetation so any building form is kept below the ridgeline and not detract from the scenic approach into Catherine Hill Bay village.
11. The revised Concept Plan has a discrepancy in the total number of dwellings as shown in the table on page 47 - two different figures are shown for the total number of dwellings for the development eg: 650 and 600. This figure should be clarified to avoid confusion as it could result in more dwellings in the individual hamlets than would be allowed under the MOU.

## **7.0 Matters for Consideration**

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### **7.1 White Horse Inn, Berrima – Formation of sub-committee and site inspection**

The applicant has requested the Approvals Committee defer consideration of the amended proposal for the "White Horse Inn" to 7 November 2007 meeting as both the applicant and owner are unavailable to attend the 3 October 2007 meeting. The applicant has further requested that a subcommittee of the Approvals Committee attend a site visit of the "White Horse Inn". The applicant also suggested that it may be useful to have Wingecarribbe Shire Council representatives including the Heritage Advisor Peter Kabaila and the Chairperson of the Heritage Committee present at the site visit to enable the Approvals Committee to have a better understanding of local issues.

The Approvals Committee had concerns with the current proposal in terms of bulk, scale, design and impact on the heritage White Horse Inn building. It was agreed to send a subcommittee of the Approvals Committee to discuss the issues on site prior to the November Heritage Council meeting.

**Resolved:**

**That the Heritage Council resolve:**

1. to defer, at the request of the applicant, Approvals Committee of the Heritage Council consideration and determination of an amended proposal for the "White Horse Inn" 3 Market Place Berrima under the Heritage Act 1977 to its 7 November 2007 meeting ; and
2. that the Approvals Committee of the Heritage Council form a subcommittee comprising Diane Jones, Peter Mould and Julie Bindon to undertake a site visit of the "White Horse Inn" 3 Market Place Berrima prior to the 7 November 2007 meeting.

### **7.2 ANZAC Memorial, Hyde Park – Pre-DA**

The proposed lift will improve access within the memorial and, along with overdue repair and maintenance works, will not have an unreasonable impact on the existing building.

The proposed Interpretation Centre would help to reinforce the dual purposes of the Memorial as both a shrine of remembrance and as an education and exhibition facility through the physical separation of these spaces and the different qualities they require. The new facility would be located underground but within the park area.

The Approvals Committee supported repairs and access works and noted the concept proposal for the exhibition centre. The Approvals Committee agreed that, should the exhibition centre go ahead, works should be co-ordinated with construction of the cascading fountain while the area is already being disturbed for earth works.

**Resolved:**

**That the Heritage Council:**

1. note the presentation,
2. support in principle the proposed changes to increase accessibility
3. support in principle the concept proposal for an interpretation centre and in this regard the Heritage Council notes that further refinement is deserved of the proposal and the need for integration of the proposal with the cascading fountain proposed by the City of Sydney to complete the Dellit design
4. requests that the Heritage Office in conjunction with the Trustees of the ANZAC Memorial, progress the State Heritage Register nomination of the memorial.

## **8.0 Matters for Information**

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### **8.1 Hornsby Signal Box, Hornsby Railway Station – Pre-DA**

The proposal involved the relocation of the Hornsby Power Signal Box as a result of the construction of Platform 5 at Hornsby Railway Station and a new track through the station. It was found that the only viable option was the realignment of the new track through the footprint of the Signal Box. The Heritage Office met with the Transport Infrastructure Development Corporation in 2006 to discuss a work method statement for the relocation of the Signal Box. It was concluded at these meetings that the justification for the relocation of the heritage item was acceptable.

**Resolved:**

1. The Heritage Council note this report.

## **9.0 General Business**

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NIL

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

<b>Michael Collins</b> Chair Approvals Committee Heritage Council of NSW Date:	<b>Next Meeting of the Approvals Committee</b> 7 November, 2007 3 Marist Place Parramatta
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