

HERITAGE COUNCIL OF NSW Approvals Committee

MINUTES OF MEETING

13 February 2008

Heritage Office, 3 Marist Place, Parramatta



PRESENT: Peter Mould (Chair), Reece McDougall, David Logan, Julie Bindon, Diane Jones

APOLOGIES: Chris Johnson

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

For Burnside Homes (War Memorial Home), Oatlands: Paul Davies and James Nicholson (Paul Davies Pty Ltd), Jane Woodruff (CEO, Uniting Care Children, Young People & Families Services), Rev Harry Herbert (Executive Director, Uniting Care NSW/ACT)

1. Opening – Welcome

The Chair opened the meeting at 1:10 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 5 December 2007

Members received a copy of the minutes.

Resolved:

that the Minutes of the meeting of 5 December 2007 be adopted.

3. Action Report

Members received a copy of the action report.

Resolved:

that the Action Report of the meeting of 5 December 2007 be adopted. It was noted that the sub-committee of the Approvals Committee met, reviewed and agreed that the revised plans for the White Horse Inn at Berrima were suitable and in accordance with the CMP. Delegation for approval was given to the Heritage Office.

4. Presentations

4.1 Burnside Homes (War Memorial Home), Oatlands – DA Referral

Jane Woodruff (Uniting Care) and project architect Paul Davies (Paul Davies Pty Ltd) outlined the need for additional office space on the site. While the need for the organisation to expand and change to meet contemporary standards and child protection legislation requirements grows, the organisation would prefer to continue to base their activities on this historic site. It is preferred that the central office be retained on site, which is currently based in the War Memorial building. The organisation considers that, by constructing a new building adjacent to the War Memorial Building, additional office space can be provided with minimal impact on the War Memorial Building. The site of the current car park space was selected as the most feasible location for the new building as it would retain open views across the site. The new building would provide fire stairs, services facilities and lift access to all levels of the new and existing building, with disability access via the basement car park of the new building. These access points would also allow disability access and covered access between the existing and new building. Further, the slope of the land allows the new building to effectively drop down one storey, thereby not competing with the War Memorial building in height. The new building will be set back slightly from the site boundary and neighbouring buildings will retain full solar access. Subdued materials would be used in the new building, noting that a mix of materials have been used in the construction of buildings on the site over time.

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

5.1 Macquarie Lodge, Arncliffe – IDA

The proposal was for stage one of a three stage development of the site involving the demolition of existing buildings and the construction of new residential aged care and independent living unit buildings of three and four storeys which, upon completion of the final stage 3 works, will provide for a total of 140 high and low care residential care facility bed spaces, on site parking for 97 vehicles and sympathetic alterations and additions to the existing heritage item Dappeto.

This application seeks consent for the proposed Stage 1 works and approval in principle for the proposed building envelopes and footprints for stage 2 and final stage 3 works. The stage 2 and stage 3 works will be the subject of further separate development applications to Council. Stage 1 works are for a 90 bed aged care facility in a three storey building with one additional floor partially below ground. The proposal requires demolition of Phillips House, James Cook Place and Macquarie Lodge that are part of the site's recent history from the 1960s.

It was noted that the porch in the current design would impinge on the view corridor to Dappeto. Also, a landscape plan would be required with a Section 60 application.

Resolved:

That the Heritage Council issue the following general terms of approval in relation to the subject development application (DA 2007/303):

- 1. The development being in accordance with the following documents:**
 - a) Drawings DA001 – DA113, DA202-DA204, DA 302, DA303 and DA 400 prepared by Thomson Adsett Architects;**
 - b) Drawings DD301, DD003 and DD114 prepared by Thomson Adsett Architects;**
 - c) Amended Development Application and Statement of Environmental Effects prepared by David Crane & Associates Pty Ltd;**
 - d) Heritage Impact Statement by Weir & Phillips Architects and Heritage Consultants;**
 - e) Supplement to Heritage Impact Statement by Weir & Phillips Architects and Heritage Consultants;**
 - f) Conservation Management Plan by Weir & Phillips Architects and Heritage Consultants.**
- 2. The porch attached to the proposed Stage 1 (Residential Aged Care) building shall be amended to ensure it does not encroach on significant views to and from the historic Dappeto as identified by the Conservation Management Plan;**
- 3. The setback to the proposed independent living units from Dappeto is not approved and would need to be the subject of further discussions prior to lodgement of a development application for stages 2 and 3;**

4. **A landscape design that maximises the soft landscaping and enhances the setting around Dappeto should be submitted with the Section 60 application;**
5. **The proposed development shall incorporate interpretation of the heritage significance of the subject site for the general public to the satisfaction of the Heritage Council;**
6. **Excavation for the proposed development shall be supervised by a suitably qualified archaeologist. If any significant relics are found then the work must stop immediately and the Heritage Council notified. The applicant is also advised that this may lead to substantial modification and further approval may be required before work impacting on significant relics can recommence on site; and**
7. **The Applicant must ensure that should any Aboriginal objects be uncovered, excavation or disturbance of the area stops immediately and the Department of Environment and Climate Change is informed in accordance with section 91 of the 'National Parks and Wildlife Act, 1974';**
8. **An application under section 60 of the NSW Heritage Act must be submitted and approved by the NSW Heritage Council prior to work commencing.**

5.2 Jadda Centre (Former Athenium Theatre) – IDA

The application sought approval for Stage 1 (of 3) works to conserve and renovate the Jadda Centre, each stage to be carried out as funding becomes available. Stage 1 works address the safety and maintenance of the building and will allow it to be reopened. This application was a successful alternative to demolition, which was proposed in 2003. Stage 1 will enable the building to be reopened and will generate support for later works in further stages.

The Heritage Council acknowledged that this was a good outcome for the site and expressed a desire to provide interpretation of the site as part of its refurbishment.

Resolved:

That the Heritage Council approve the application with the following conditions

1. **All work shall comply with the following documentation:**
 - a) **Drawings DA01-00 to DA01-05 inclusive, dated 28 November 2007 prepared by Workshop 1 Pty Ltd, and**
 - b) **Statement of Heritage Impact, dated November 2007, prepared by Workshop 1 Pty Ltd.**

Further Information required:

2. **An internal elevation facing the stage indicating the outline of the original proscenium (if known) is to be submitted with the s 60 application for approval prior to works commencing.**
3. **An archival recording is to be undertaken, (including but not limited to measurements and colours) to record sufficient information as required to accurately reproduce the two diagonal walls to each side of the stage. Their removal is conditional to their reinstatement in future works. An investigation should be carried out which looks at the feasibility of relocating the disused diagonal walls to another location for display purposes. The archival and any possible relocation details are to be submitted with the s 60 application for approval prior to works commencing.**
4. **The development shall incorporate interpretation of the site to the satisfaction of the Heritage Council.**

Nominated Heritage Consultant

5. **All work shall be supervised by a qualified heritage consultant to ensure that the impact of the works on the heritage fabric of the site is minimised and all work has been carried out in accordance with the approved documentation and the conditions of this consent. The name and experience of this consultant shall be submitted to the Heritage Office, Department of Planning prior to works commencing.**
6. **Within one month of their removal, the Heritage consultant shall submit to the Heritage Office details of the storage and location of any salvaged fabric from the two diagonal walls to each side of the stage.**

Site Protection and Works

7. **Suitable measures shall be put in place prior to the start of works and throughout the duration of the proposed works to protect significant fabric at the property, both internally and externally.**

General

8. **An application under section 60 of the NSW Heritage Act has already been received. A copy of Junee Shire Council's determination must be submitted to be considered along with the already submitted documentation. The section 60 application must be approved by the Heritage Council of NSW prior to work commencing.**

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

6.1 Burnside Homes (War Memorial Home), Oatlands – DA Referral

The purpose of the proposal was to consolidate the administrative functions of Uniting Care (currently located in different former homes on the site) into one building. The former homes will then be available to be utilised for the delivery of welfare services. A fit-out was proposed for the War Memorial Home. A proposed new building would be built on the site of the current car park, (34 car spaces will be located at basement level) and would include staff facilities, meeting rooms, office space, and work station areas. Each successive floor gradually reduces in size and scale. The ground floor and first floor will be linked to the War Memorial Home by new openings.

The Heritage Council discussed issues regarding the connecting tower between the two buildings, the position of the new building relative to the War Memorial Home, design issues and disability access to the front door. Given the advanced nature of the development application, there was no objection to an additional building on the site and its general location, but a modification to the junction between the old and new buildings would be preferable. Also, it would be preferable to also provide disability access via the front door.

Resolved:

Given the state heritage significance of the building and the entire group, the Heritage Council is disappointed that it was not given the opportunity to assist at an earlier stage in the preparation of the design for the proposed new building.

- 1) The Committee supports the continuity of the historical use on the site and recognises the need for additional facilities to support this function.**
- 2) Due to its close proximity the new structure, by necessity, is an addition to the heritage building. In regard to the current proposal the Committee provides the following comments to assist in the finalisation of the design:**
 - a) More muted form and materials so the building is seen as a backdrop to the heritage building.**
 - b) Roof forms do not need to reflect existing roof forms and the design should allow the building to be less assertive.**
 - c) Revision of planning at the juncture of the new and old buildings to allow for their greater separation. This could be achieved by relocation of lifts and stairs away from the old building.**
 - d) The removal of the tower as an element in the composition of the new building to minimise visual impact.**

7.0 Matters for Consideration

NIL

8.0 Matters for Information

8.1 Rippon Grange, Wahroonga – Part 3A Referral

The proposal to adapt Rippon Grange for a seniors living 'resort' was refused by Ku-ring-gai Municipal Council and this refusal was upheld by the Land and Environment Court in two subsequent appeals. The major issues that arose with the development were:

- conservation of the house in its landscaped setting;
- retention of the blue gum forest on the site; and
- traffic issues associated with a substantial number of cars on the site.

The revised application for an aged care hospital seeks to use the existing hospital uses zoning and seeks to demonstrate that the people living on the site would be mostly non-drivers who would have a modest impact on traffic movements along the narrow streets in the site's vicinity.

The Heritage Office was asked to suggest Director General's assessment requirements to the Department of Planning in January 2008 responding to an aged care hospital proposal lodged under Part 3A of the *NSW Environmental Planning and Assessment Act, 1979*. The timing required did not allow for the matter to be referred to the Heritage Council before the Heritage Office responded. The Heritage Office noted that the design incorporated Heritage Council advice to limit development to the ridge height of Rippon Grange house. The massing is similar to that proposed under the seniors living scheme, except for more unrelieved bulk in the west wing and a new building near the corner of Water and Young Streets. A revised conservation management plan will be required with a heritage impact statement in the Director General's assessment requirements.

Resolved:

That the Heritage Council note this report.

9.0 General Business

NIL

There being no further business the Chair closed the meeting 3:15 pm.

Peter Mould Chair Approvals Committee Heritage Council of NSW	Next Meeting of the Approvals Committee 5 March, 2008 3 Marist Place Parramatta
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