

HERITAGE COUNCIL OF NSW

Approvals Committee

MINUTES OF MEETING

5 August 2009

Heritage Branch,
3 Marist Place, Parramatta



PRESENT: Peter Mould (Chair), Petula Samios, David Logan, Julie Bindon, Diane Jones

*It was noted that Julie Bindon was present for presentations but was unable to be present for determinations.

APOLOGIES: Neil McGaffin

ALSO PRESENT: Heritage Branch: Vincent Sicari, Nikki Ward, Graeme King, Gary Estcourt, Siobhan Lavelle, Stuart Read

For Wahroonga Railway Station: Matthew Jones & Wali Ahmed (Railcorp)

For Wahroonga Preparatory School: James Loxton (Wahroonga Preparatory School), Derek Raithby (G Gordon Fuller & Assoc)

For Windsor Bridge: John Navamani & Denis Gojak (Roads & Traffic Authority)

For Bourke Courthouse: Bruce Pettman (Govt. Architect's Office), Graham Gunner (Attorney General's Dept.), Jillian Comber (Heritage Advisor), Andrew Lewis (Mayor), Geoff Wise (Bourke Shire Council)

For Rathmines Memorial Bowling Club: John Mason (Mason Architects), Mike Usher (Rathmines Memorial Bowling Club)

For Tulloona: Jane Ainsworth (Ainsworth Heritage on behalf of NRMA Insurance)

For Victoria Bridge: Terry Agar (Penrith City Council), Cleveland Rose, (Consultant Urban Planner for Penrith City Council)

1. Opening – Welcome

The Chair opened the meeting at 2:00 pm.

1.2 Confirmation and Timing of Agenda

The agenda was confirmed.

Declarations of Interest

NIL

2. Confirmation of Minutes

2.1 Approvals Committee Meeting of 1 July 2009

Members had each received a copy of the minutes of the last meeting of the Approvals Committee.

Resolved:

that the Minutes of the meeting of 1 July 2009 be adopted.

3. Action Report

Members each received a copy of the action report from the last meeting of the Approvals Committee.

Resolved:

that the Action Report, noting actions undertaken since the meeting of 1 July 2009, be adopted.

4. Presentation

4.7 Victoria Bridge, Penrith – Pre-DA

The applicant would like to create a safe pedestrian and cycle path across the Victoria Bridge as a link in the Great River Walk circuit planned for the portion of riverbank between the Victoria Bridge and the Regentville Bridge along the Nepean River at Penrith. Funding for the works would be available through the Federal Government's economic stimulus package to Council which places a degree of urgency on timing for works to commence. The bridge has been nominated as a State Heritage Register item. The applicant put forward three possible options for the the pedestrian/cyclist path. Option 1 is to strap on a suspended pathway to the southern side of the bridge, option 2 involves creating a pathway over the Sydney Water pipe grid in the centre of the bridge, and option 3 is to strap on a suspended pathway to the northern side of the bridge. Concept designs were shown with advantages and disadvantages of each option outlined. Council sought 'in principal' support and a preferred option from the Heritage Council. The Approvals Committee indicated that option 2 was likely to be the preferred option.

That the Heritage Council provide the following advice to Penrith City Council:

- 1. The Heritage Council supports in principle the construction of a bicycle/pedestrian crossing of the Nepean River in the vicinity of the Victoria Bridge subject to appropriate detailing and the consideration of any relevant public submissions in due course;**

2. **The Heritage Council, having regard to the material currently available, considers Option 2 (the middle option) as being the most appropriate on heritage grounds subject to detailed design considerations;**
 3. **The Heritage Council considers Option3 as also being potentially acceptable subject to detailed design considerations;**
 4. **The Heritage Council regards the detailed design of any selected option as being crucial to the successful resolution of the proposed new crossing.**
- 5. Integrated Development Applications/Section 60 and 132 Applications/Section 140 Excavation permits**
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5.1 Wahroonga Railway Station, Wahroonga – S60

Wahroonga station is significant as one of a group of railway stations in excellent condition displaying a unity of island platform development rarely seen on the railway system. It has added significance because of its garden setting which is in keeping with the character of the Wahroonga area. These garden settings have been removed from many other railway stations throughout the state. The proposal is to remove the five mature Hills Fig trees as there is a management issue with roots lifting the station platform and tree canopies require constant trimming.

Presentation

The proponent pointed out that the Fig trees are substantial in size and that the community enjoy their presence on the station platform. Safety concerns were also outlined regarding trip hazards, canopies interfering with line of sight and low shrubs on the platform taking up a large area of the narrow ends of the platform leaving little room for passengers boarding and alighting from trains. Further, some of the roots of the Fig trees are stretching out across the platform almost as far as the edge and, if allowed to continue growing, would destabilise the foundation walls to the platform adjacent to the rail tracks. The applicant has undertaken community consultation and has consulted arborists with regard to various possible options to resolve the issues relating to safety and damage. The arborist recommended against root pruning as this would destabilise the trees due to their large canopies. Further, the applicant was advised that the trees are too established for a root barrier to be applied. The applicant, therefore, proposes to remove the trees and replace them with Magnolias which would contribute to the landscape of the platform and be sympathetic to the surrounding area. Following this the platform would be re-surfaced.

Consideration

The Approvals Committee would like to seek independent advice from an arborist to investigate any possibility of the trees remaining in-situ in response to the considerable community interest in keeping the trees on the platform as part of the character of the station and local area. Final determination could be delegated to the Director, Heritage Branch, Department of Planning.

Resolved:

That the Heritage Council defer the application for the following reasons:

- 1. The Heritage Council considers the fig trees to be an important aspect of the heritage significance of the station;**
- 2. Nevertheless the Heritage Council considers the safety considerations of the operation of the station to be a primary concern;**
- 3. While the Heritage Council appreciates the information presented by the applicant, the Heritage Council wishes to receive an independent arborist's report for further consideration;**
- 4. Upon receipt of this report the Heritage Council delegates the determination of the application to the Director of the Heritage Branch;**

5.2 Wahroonga Preparatory School, Wahroonga – IDA

As a group, and individually, the complex of buildings on this site, designed by John Shedden Adam, are of high social significance for their continuing use as the local Church and for their exceptional aesthetic significance. The group of buildings have retained a high degree of integrity. The applicant proposes additions and alterations to an existing 1960s 2 storey school building by increasing the floor areas of storeys 1 and 2 and wrapping three facades of the building in vitrabond aluminium cladding.

Presentation

The applicant stated that the works were a matter of urgency as funding would be linked to the Federal Government's 'Education Revolution' grants to schools. The applicant's preferred pallet of bright colours was based on colours used in a later addition stained glass window in the church. The colours also reflect the school building standing apart as a distinct architectural design from the other buildings on the site, being a more recent addition to the complex. Further, as it is a school for younger children, the school would like to create a bright, cheerful and fun learning environment for the children. Pre-finished fibre cement panels would be used to create the new facades as this fabric facilitates application of the desired colours. The school building is hidden from views from the street and only comes into view when walking up the driveway. The colour scheme would be seen only by neighbouring properties adjacent to the rear of the St Johns Presbyterian Church and Wahroonga Preparatory School property.

Consideration

The Approvals Committee considered that it may be necessary to pull back the level 2 and 3 canterlevered extension parallel to the Church Hall building in order to allow for scaffolding. The Committee also expressed the view that if the bright colour scheme were to be applied then an interpretive panel could be installed to explain the link between the selected colour scheme and the stained glass windows of the church. The Committee would also like a Work Method statement to be submitted for construction and future maintenance.

Resolved:

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

All work shall be in accordance with drawing DA 01d dated March 2009, and drawings DA 04g & DA 06a dated April 2009, prepared by GGF Architects, except where amended by the conditions of the required section 60 application which shall include detailed and finalised drawings, including a facade cladding system and colour scheme as recommended by the Heritage Council.

Except as amended by the following conditions:

- 1. The colours of the cladding material shall be in accordance with proposal 4a.**
- 2. The building extension of the proposed building on the side adjacent to the Upper Hall shall be withdrawn a further 500mm from the hall building.**
- 3. An interpretation panel relating to the proposed building and its relationship with the heritage buildings shall be submitted for approval with the section 60 application.**
- 4. A work method statement relating to the future maintenance of the new cladding panels shall be submitted for approval with the section 60 application.**
- 5. The applicant shall take adequate measures to ensure that protection is provided to items of heritage significance during the construction period.**
- 6. The WPS block shall be photographically recorded prior to and during the construction period. Copies of these records shall be forwarded to the Heritage Branch and Ku-ring-gai Council.**
- 7. An application under section 60 of the NSW Heritage Act, including those requirements listed under condition 1 of this recommendation, must be submitted and approved by the NSW Heritage Council prior to work commencing.**

5.3 Tulloona, Goonellabah – S60

Tulloona is a rare surviving house from the late Victorian period and one of the oldest known residences in the Lismore urban area. The applicant proposes to replace hail damaged roofing (which currently comprises short corrugated sheeting) with long sheets of Colorbond.

Presentation

A brief history of the use and ownership of the house was provided. It does not appear that the original corrugated iron roof of the house was painted and the proponent is not sure when it was first painted. The roof sustained hail damage in the October 2007 storms resulting in denting and pitting of the roof. Wind storms have caused lifting of edges of the sheets, resulting in internal damage to

the house. The roof structure remains in good condition. Climatic conditions and extreme weather patterns in the area are of concern in the Lismore area when consideration is given to appropriate roofing materials. Many locally heritage listed houses in the area have had Colorbond roofing approved due to the extreme weather conditions. The applicant has received advice that corrugated galvanised steel would not provide the additional strength that is required. It is acknowledged that the use of Colorbond would result in a loss of shadowlines resulting from short sheets of corrugated iron and consequently there would be a change to the external appearance of the building. However, the applicant prefers the use of Colorbond steel due to its cost effectiveness and minimal maintenance requirements. A light colour, such as light Birch Grey, or a colour to match the present Brunswick Red would be used.

Consideration

The Approvals Committee commented on potential problems with the use of Colorbond due to metal incompatibility with regard to existing gutters, flashings and downpipes. Concern was also raised that the proposal may not include reinstatement of historically accurate gutters and downpipes. The Committee questioned issues regarding provision of warranties, but considered climatic conditions and the owner's desire for a Colorbond roof. Reinstated roof fixtures would need to be as close as possible to those originally used on the house, which the owner would need to research. Final materials, finishings and details of future maintenance would be subject to the approval of the Director, Heritage Branch, Department of Planning.

Resolved:

That the Heritage Council approve the proposal with the following conditions:

- 1. All work is to be carried out in accordance with the Statement of Heritage Impact and Addendum, June & July 2009 as prepared by Ainsworth Heritage.**
- 2. All details of the proposed roof, including guttering profiles and downpipe profiles shall be identical to that which is existing. This detailing shall be submitted to the Director of the Heritage Branch for approval under delegation prior to construction commencing.**
- 3. All work shall be done in accordance with current standards.**

5.4 Rathmines Memorial Bowling Club, Rathmines – IDA

The Rathmines RAAF seaplane base is the most intact example of an RAAF WWII seaplane base in Australia and was the longest serving base in Southern Hemisphere during WWII. The current proposal is for Alterations and additions to the Memorial Bowling Club (former Officer's Mess). The proposed works will proceed in three stages with a lounge added to the SE side of the building and a new entry and restaurant on the NW side.

Presentation

The proponent showed historic photographs demonstrating previous stages of construction at the site as well as virtual images illustrating the proposed additions from critical lines of view around the building. The new restaurant would be built as an extension onto the existing north west end of the building

which was a later addition. A new entry point would be created as part of the extension as there is currently no entry access at this end of the building. The extensions for functional use are required to allow the club to be more financially viable.

Consideration

The Approvals Committee considered that the original building had a very simple gable pavilion structure and new additions should reflect a similar language. Therefore, the proposed extensions should be redesigned to reflect the original nature of the site with simple gabled roof forms and simple junctions showing separation of new parts from old. Final determination of the application would be delegated to the Director, Heritage Branch, Department of Planning.

Resolved:

That the Heritage Council defer the application for the following reasons:

- 1. The proposed development is inappropriate in terms of its bulk and scale and articulation with the existing building. The application can be delegated to the Director of the Heritage Branch for determination subject to the following conditions:**
 - a) The works shall be redesigned to reduce their bulk and scale and provide a better articulation with the existing building;**
 - b) The proposed extensions should reflect the original nature of the site with simple gable roof forms and simple junctions and links with the existing building, reinforcing the pavilion characteristics of the site;**
 - c) Appropriate conditions are imposed to ensure that any potential archaeological resources that may be impacted by these works are adequately recorded prior to removal;**
 - d) Appropriate conditions are imposed to ensure that significant site elements such as the Boiler House, remnant vegetation and existing drains and gutters are protected during works.**

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

NIL

7.0 Matters for Consideration

7.1 Denbigh, 421 The Northern Road, Cobbitty – CMP

Denbigh is of State significance as an intact example of a continuously functioning early farm complex (1817-1820s) on its original 1812 land grant. It contains a rare and remarkable group of homestead, early farm buildings and associated

plantings. The applicant sought Heritage Council endorsement of a Conservation Management Plan to plan for the continuing conservation and use of Denbigh.

Consideration

The Approvals Committee supported endorsement of the CMP.

Resolved:

That the Approvals Committee as delegate of the Heritage Council endorse the conservation management plan "Denbigh Conservation Management Plan," prepared by Design 5 Architects in 2008 for the owners of Denbigh, subject to the conditions detailed below being addressed to the satisfaction of the Director of the Heritage Branch:

- 1. Detailed items and corrections noted in the Conservation Management Plan Assessment Checklist.**

7.2 Windsor Bridge, Windsor – Pre-DA

As a landmark in one of the state's important historic towns Windsor Bridge is significant for its historic, technical, aesthetic and social importance. It is the oldest existing crossing of the Hawkesbury River. Adjacent to the bridge is the historic Thompson Square, the only remaining civic space as laid out by Governor Macquarie. This precinct provides a vital contribution to the early Colonial character of Windsor. The proposal has been submitted by the applicant to advise the Heritage Council about options released by the Roads and Traffic Authority related to a proposed new bridge at Windsor.

Presentation

As part of a stakeholder consultation process, the Approvals Committee was presented with the nine options under consideration by the RTA to provide upgraded access across the Hawkesbury River at Windsor. Through the consultation process the RTA would like to reduce the list of options down to three. The chosen three options would then be re-submitted for comment along with full details of where approach roads would be located and what the bridge would look like according to its respective position.

Consideration

The Approvals Committee indicated a preference for options one and six, and option nine if one and six are not possible. The Approvals Committee would like the final three options selected as a result of public and stakeholder consultation to be submitted to the Heritage Council for consideration.

Resolved:

That the Heritage Council

- 1. receive and note the information provided in the brochure regarding options for a new Bridge at Windsor by the RTA;**
- 2. advise the RTA as part of this initial consultation phase that preferred options on heritage grounds would be Option 9, the refurbishment of the existing bridge and those options such as 6 or**

8 which limit or avoid disruption within the Macquarie-era town of Windsor.

- 3. advise the RTA that further assessment will be necessary to adequately address the potential impacts and possible benefits of a refined list of options, especially those which would affect Thompson Square.**
- 4. advise the RTA that more detailed assessment including Statements of Heritage Impact and adequate field survey must be undertaken to assist in refinement of a 'short list' of options by the RTA prior to the selection of any preferred option.**
- 5. advise the RTA that the Heritage Council or the Approvals Committee would be prepared to receive a presentation at a later stage of the project.**

7.3 Bourke Courthouse – Unauthorised Work

The Bourke Court House is significant as an outstanding example of a Federation free style public building within Australia, significant within the historic townscape of Bourke. It has a lengthy history of provision of justice in the district. The Heritage Branch was informed that unauthorised works were taking place on the 19th of June. The works included erection of plasterboard partition walls, construction of two new interview rooms within the main court room, and removal of some significant court furniture. The works would normally require an approval from the Heritage Council. No approval was sought by the Attorney General's Department. The purpose of this submission was to advise the Heritage Council about options proposed by the Attorney General's Department in response to the works carried out.

Presentation

Members of Bourke Shire Council, the Attorney General's Department and the Government Architect's Office as well as the Council Heritage Advisor attended to outline the extent of unauthorised works carried out at the Court House as well as the heritage impact. Some suggestions for alternative design solutions to meet the needs of the current occupants, in a way that would respect the historical character and significance of the building, were also made. The Heritage Council's preference was to restore the courthouse to its original state as the work carried out, materials used and proportions were not consistent with those of the original building design and may hinder its future use as a court house. The Bourke Shire Council would like to be involved in the restoration process, in consultation with the Heritage Branch. The Attorney General's Department is in the process of taking measures to provide training for relevant officers in regard to the approvals process for proposed works to heritage buildings to ensure future care is taken to follow the correct procedures.

Consideration

The Approvals Committee determined to advise to the Attorney General's Department that works to the Court House are considered detrimental and that an application for appropriate works in accordance with the CMP should be submitted to the Heritage Council for its consideration.

Resolved:

That the Heritage Council

1. **receive and note the information provided;**
2. **advise the Attorney General's Department that, on the information provided, it considers the works as executed to be detrimental to the significance of this important courthouse.**
3. **advise the Attorney General's Department that the Heritage Council would be prepared to receive a new application in due course with an amended scheme in accordance with the Conservation Management Plan.**

8.0 Matters for Information

8.1 140 Marsden St, Parramatta – Archaeological Site

State significant historical archaeological remains 1790s European settlement in Parramatta were excavated within the site in 2005. Those revealed along the Macquarie Street frontage of the site were extremely rare and were exceptionally well-preserved.

While there are existing approvals for commercial development on the site, recent purchasers of the site, Crown Group, have indicated that they would be looking for a new scheme involving residential development. Crown has initiated discussions with the Heritage Branch to investigate opportunities to use heritage incentives or other mechanisms to assist with the requirement that the in-situ early historic fabric and excavated structures are incorporated into the new development.

Resolved:

That the Heritage Council:

1. **note the information in the report.**

8.2 Long Gully Bridge, Cammeray – Anti-Suicide Fencing

Long Gully Bridge is assessed as being of State significance, and whilst not listed on the SHR at this time, it is the intention of the RTA to nominate the bridge for listing in the near future.

A Coronial Inquest into a death by suicide from the Long Gully Bridge recommended that a safety barrier be designed to prevent or impede jumping from the bridge. The RTA will be holding a public design competition for the safety barrier to be judged by a panel made up of stakeholders.

Resolved:

That the Heritage Council:

- 1. Note the information in the report.**
- 2. Note that the preferred option from the design competition would be presented to the Heritage Council for comment in the future.**
- 3. Write to the RTA supporting the design competition and offering further comment once a proposal is available.**

9.0 General Business

NIL

There being no further business the Chair closed the meeting at 5.35 pm.

Peter Mould Chair Approvals Committee Heritage Council of NSW	Next Meeting of the Approvals Committee September, 2009 3 Marist Place Parramatta
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