

# HERITAGE COUNCIL OF NSW

## Approvals Committee



## MINUTES OF MEETING

1 July 2009

Heritage Branch,  
3 Marist Place, Parramatta

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

**APOLOGIES:**

**ALSO PRESENT:** Heritage Branch: Vincent Sicari, Nikki Ward, Katrina Stankowski, Siobhan Lavelle, Rajeev Maini

For ASN Building & Greenway Lane, The Rocks: Debra Dawson (Sydney Harbour Foreshore Authority), James Phillips (Weir Phillips Architects)

### **1. Opening – Welcome**

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The Chair opened the meeting at 12:15 am.

#### **1.2 Confirmation and Timing of Agenda**

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The agenda was confirmed.

#### **Declarations of Interest**

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Peter Mould – Item 5.2 – The Government Architects Office has been involved with the design for the new additions to Pier 4/5.

### **2. Confirmation of Minutes**

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#### **2.1 Approvals Committee Meeting of 3 June 2009**

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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 3 June 2009 be adopted.**

### **3. Action Report**

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Members each received a copy of the action report from the June 2009 meeting.

**Resolved:**

**that the Action Report, noting actions undertaken since the meeting of 3 June 2009, be adopted.**

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

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#### **5.1 Former ASN Building & Greenway Lane, The Rocks – S60**

The site is historically significant for its associations with the first colonial architect Francis Greenway. The site, including Greenway Lane, demonstrates an approach to town planning typical of development in the Rocks. The proposal involves conversion of the rubbish room at the Former ASN Hotel into accessible toilet/parents room and the addition of a structure to provide a disabled access way through Greenway Lane.

#### **Presentation**

The proponent outlined the Sydney Harbour Foreshore Authority's (SHFA) aim to provide accessible toilets and a parents' room within the vicinity of the markets and restaurants in the area. Currently access to the two other accessible toilet facilities in The Rocks is subject to the business hours of the buildings they are located in. SHFA aims to provide facilities that could be accessed beyond general business hours to provide equity in attracting people with disabilities to the area, in particular evening patronage of restaurants in the area. The Proponent recognises that there may be a need to install improved lighting and 'occupied' signage to the lane way.

The proponent requested that the proposed to dismantle the access ramp after 5 years be removed as while SHFA intends to remove the structure as soon as alternative facilities in the area are constructed, this maybe longer than 5 years. Due to economic circumstances the applicant is unsure when it may be possible to build or make available alternative facilities. The proposed structure would be completely reversible.

The proponent suggested that the access ramp be built of galvanised steel to address the issue of blending the colour with the existing colour of the lane way.

#### **Consideration**

The Approvals Committee expressed concern about the visual impact of the access ramp on the historic Greenway Lane. In order to ensure the temporary nature of the structure, discussion took place regarding a time limit being placed on its life span. An alternative location for accessible toilets in the vicinity should also be determined and established as soon as possible.

**Resolved:**

The Heritage Council considers that the proposed ramp would have a significant impact on the historic character of Greenway Lane and therefore is only prepared to approve the ramp on the basis that it is temporary and fully reversible i.e. would not cause any impact whatsoever on significant fabric. The Heritage Council's purpose in approving the temporary use is to provide an opportunity for SHFA to secure an alternative facility.

On this basis, the application is approved with the following conditions:

1. The accessible walkway in Greenway Lane is to be a temporary structure. The walkway is to be in place for a maximum of two years only. At the end of this time all materials associated with the construction of the walkway are to be removed, with Greenway Lane being restored to its former appearance.
2. The design of the walkway is to be amended to minimise its visual and physical impact. The materials and finish of the access walkway must be chosen to blend in visually with the aesthetic and historic feel of the walkway. A brushed steel finish is required, as opposed to a painted metal finish.
3. All materials, finishes and engineering design details for this walkway and associated elements such as lighting and signs must be reviewed by the Fire Access and Services Advisory Panel of the Heritage Council and approved by the Heritage Council or its delegate prior to construction commencing.
4. Existing interpretive material in the laneway must be repositioned within the Laneway to minimise any issues with viewing or access. A sign shall be placed indicating that this structure is temporary.
5. All heritage work shall be supervised by a qualified heritage consultant to ensure that the impact of the works on the heritage significance of the building is minimised and all work has been carried out in accordance with the approved documentation and the conditions of this consent.
6. All work shall be carried out by suitably qualified tradesmen with practical experience in conservation and restoration of similar heritage items. The nominated heritage consultant in Condition 5 shall be consulted prior to the selection of appropriate tradesmen.
7. The Applicant must ensure that a site specific induction is provided for all personnel involved in the works which includes a comprehensive briefing on the requirements of the 'Heritage Act, 1977' and on the significance of the former ASN Hotel building and Greenway Lane, both individually and as part of the Rocks precinct.
8. Significant built elements are to be adequately protected during the works from potential damage. Protection systems must ensure historic fabric is not damaged or removed.
9. The before, during and after, the works shall be photographically recorded to an archival standard in accordance with the Heritage Council document, *How to prepare archival Records of Heritage Items*. The original copy of the archival record shall be deposited with the Heritage Branch, an additional copy shall be provided to the City of Sydney Council.
10. This approval shall be void if the activity to which it refers is not physically commenced within five years after the date of the approval or within the period of consent specified in any relevant development consent granted under the *Environmental Planning and Assessment Act, 1979*, whichever occurs first.

## **5.2 Pier 4/5, Walsh Bay – S60**

It was noted that David Logan chaired the meeting for this item.

The current proposal is for alterations and additions to existing pier 4/5 to provide a new accessible lift. The lift is to service the ground floor, first floor and first mezzanine.

### **Consideration**

The Approvals Committee agreed that a glass enclosure for the new lift would be the most ideal fabric, allowing transparency and giving the lift an industrial look to match the character of the existing wharf buildings. Final selection of design elements should be submitted to the Director of the Heritage Branch for final approval. The Approvals Committee supported the proposal.

### **Resolved:**

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

- 1. The proposed works shall be in accordance with the following documents:**
  - a) Drawings DA.A01B to A04B dated 30 March 2009 prepared by NSW Government Architect's Office;**
  - b) Heritage Impact Statement dated March 2009 prepared by Graham Brooks and Associates;**
  - c) Statement of Environmental Effects dated March 2009 prepared by BBC Consulting;**
  - d) Conservation Management Plan dated March 2007 prepared by Graham Brooks and Associates (not endorsed by the Heritage Council);**

**Except as amended by the following conditions:**

- 2. Design of the proposed lift and other design elements, such as balustrades and hand rails, including specification of the glass, (which should be as transparent as possible), shall be further developed to ensure that they complement the industrial character and existing details of Pier4/5 to the satisfaction of the Director, Heritage Branch, Department of Planning;**
- 3. No work shall commence on the demolition and building until an archival photographic record of the affected area has been prepared and submitted to the Director, Heritage Branch. This shall include measured drawings and an archival photographic record before any work commences. The archival record shall be prepared in accordance with Heritage Council guidelines;**
- 4. All significant fabric removed from the building shall be tagged and stored on site for future reinstatement or repair, if required;**
- 5. Work on heritage components of the work shall be superintended by consultants experienced in the conservation of similar heritage buildings;**

6. Work on all heritage components of the building shall be carried out by suitably qualified tradesmen with practical experience in works in heritage buildings; and
7. This approval shall be void if the activity to which it refers is not physically commenced within five years after the date of the approval or within the period of consent specified in any relevant development consent granted under the *Environmental Planning and Assessment Act, 1979*, whichever occurs first.

## **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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NIL

## **8.0 Matters for Information**

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NIL

## **9.0 General Business**

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It was noted that Bourke Shire Council has issued a complaint about unauthorised works carried out at the Bourke Court House (SHR no. 00791) involving internal refurbishment and recycling of some original elements of the building's contents. Works have ceased after a stop work order was issued and the Heritage Branch are currently looking into what options are available to address the situation.

There being no further business the Acting Chair closed the meeting at 2:20 pm.

<b>Peter Mould</b> <b>Chair</b> <b>Approvals Committee</b> <b>Heritage Council of NSW</b>	<b>Next Meeting of the Approvals Committee</b> 5 August, 2009 3 Marist Place Parramatta
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