

# HERITAGE COUNCIL OF NSW Approvals Committee



## MINUTES OF MEETING

4 March 2009

Heritage Branch, Department of Planning,  
3 Marist Place, Parramatta

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**PRESENT:** Peter Mould, Chris Johnson, Petula Samios, David Logan, Julie Bindon, Diane Jones

**APOLOGIES:** NIL

**ALSO PRESENT:** Heritage Branch: Vincent Sicari, Nikki Ward, Shikha Jhaldiyal

For APA Building: Domenic Alvaro (AKA Architects), Tina McEwan & David Marshall (Marshall Investments), Stephen Davies & Jennifer Faddy (Urbis)

For Sydney Terminal and Central Railway Stations Group: Garth Davies (RailCorp)

### **1. Opening – Welcome**

The Chair opened the meeting at 10:15 am.

### **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 6 February 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 6 February 2009 be adopted.**

### **3. Action Report**

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Members each received a copy of the action report with the February 2009 meeting Agenda papers.

**Resolved:**

**that the Action Report, noting actions undertaken since the meeting of 6 February 2009, be adopted.**

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

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#### **5.1 APA Building, 53-63 Martin Place, Sydney – Pre-DA**

The construction of the APA building marked the beginning of the development of the eastern end of Martin Place and Phillip Street as a major commercial and professional precinct. The building was designed to formalise and define the new major civic thoroughfare of Martin Place. The proposal would involve a contemporary two-storey glazed rooftop addition to 53 Martin Place. The new addition has been designed to encompass the plant and attaches to the existing roof top office. The proposal also included service upgrade of the building plant and machinery.

#### **Presentation**

The proponent outlined how the proposed design met the City of Sydney 'design excellence' criteria in order to create office conference room space on the roof top of the APA Building, including a mezzanine level. Impact on view corridors took into account views from various points along Martin Place as well as roofscape views from surrounding taller buildings. The triangulated formation of the original façade has been reflected in the crystalline glass envelope of the rooftop extension. The new upper roof design would play on this crystalline effect to create a visually appealing roofscape for views from taller surrounding buildings. The glass envelope would be set back from the perimeter of the roof to maintain heritage views and interpretation of the roofscape. The roof plant would be concealed from Martin Place view points, and the plant would be upgraded and consolidated to the south of the roof space, making an extra 300 m<sup>2</sup> available. One of the three original lift cars and associated equipment will be removed and a new lift will be installed within the existing liftwell to provide access to the proposed rooftop addition. Sustainable methods and materials would be used in the construction and facilities for the extension.

#### **Consideration**

The Heritage Council expressed concerns about the bulk and setback of the extension and suggested that there be a further set back from the existing rooftop perimeter and/or a reduction in the overall height of the extension. This would diminish the impact from certain views to the building. Further the Heritage Council recommended that a specification of glass to be used should be included in the DA submission.

**Resolved:**

**It is recommended that the Heritage Council:**

- 1. Notes the information in the report and presentation by the Applicant;**
- 2. Notes that a Section 60 application or an Integrated Development Application is likely to be presented to the Approvals Committee in due course;**
- 3. Makes the following comments to the Applicant as part of preliminary consideration of the pre-DA proposal:**
  - a) The proposed roof top addition is supported in principle;**
  - b) The proposed works would have a major visual impact on the Martin Place Special Area, Martin Place Streetscape, and the adjoining heritage buildings.**

The Heritage Council therefore recommends that the mass of the addition be reduced by a further setback from the parapet, or reduction of height, or a combination of both. In particular the corners of the proposal should be set back further. As the glass is such a significant aspect of this proposal, its specification would need to form part of the DA submission;
  - c) The proposed works would have an impact on the significance of the existing heritage building. The Heritage Impact Assessment should include the impact of the proposed addition on the integrity of the existing building structure and address ways of mitigating those impacts;**
  - d) Proposed conservation works to the building's terracotta façades would have a positive heritage outcome. A methodology for the proposed conservation works for the existing façade should be prepared and should accompany the formal application; and**
  - e) An interpretation plan and strategy should be prepared and should accompany the formal application.**

## **5.2 Sydney Terminal and Central Railway Stations Group, Central Station, Sydney – S60**

The Central Railway Station Terminus forms a landmark feature of architectural, historic, scientific and social significance. The proposal was for an Easy Access upgrade to the Devonshire Street entrance and involved demolition of the 1970s entrance and construction of a new entry pavilion with lift and escalators. The proposal includes accommodation of an outdoor café and refurbishment of the Ibero American Plaza.

### **Presentation**

The proposal aims to improve access, safety and ambiance of the precinct. The new pavilion would allow natural lighting into the entry area which would have a more formal shape. The pavilion would be in the same position as the existing entry point. The materials and palette to be used would reflect that of the existing Central Station main building and would better relate to the neighbouring Railway Institute Building. A new lift would be positioned on the plaza side of the existing stairs, which would remain in the same position. An escalator would be installed between the lift and the stairs. A café will be located within the north west corner of the new pavillion.

## Consideration

The Heritage Council determined to delegate determination of the application to the Director, Heritage Branch, Department of Planning. The Heritage Council supported the proposal, in principle and requested further details with regard to the western elevation of the new pavillion, materials to be used and changes to the Ibero American Plaza.

### Resolved:

1. **The Heritage Council supports the application in principle. The Heritage Council defers the application and requests the following additional information:**
  - a) **Further details on the lift overrun located in the plaza;**
  - b) **A set of plans for the detailed new layout of the Ibero American Plaza;**
  - c) **The western elevation of the entry portico;**
2. **The Heritage Council delegates the determination of this application to the Director, Heritage Branch, Department of Planning upon provision of the above information.**

### **5.3 St John's at Morpeth master plan (concept plan) – IDA – *Deferred to April meeting***

### **5.4 Newcastle Pilot Station, Coal River Precinct – S60**

The Coal River Precinct is significant for its Aboriginal and convict history as well as being the first and most important industrial centre in New South Wales. The Pilot Station, including boat sheds and the Submarine Trap & Gun Emplacement are of historic significance while the Cornish Boat Dock is of high significance as being one of only a few such facilities on the eastern seaboard. The proposal was to redevelop the Pilot Station in three stages: demolition of Survey Store & Workshop (1999) and Carport (date unknown); construction of new, 3-level Port Centre building; and demolition of existing Pilot Station building (1959, modified 1988), Residence (ca.1939) and Carport (date unknown).

## Consideration

Concern was raised regarding the bulk, form and character of the new building. The Heritage Council questioned the need for the footprint for the new Pilot Station building to be out of alignment with nearby, existing structures. The new building was also not consistent with the narrow building footprints and articulated roofs of the other buildings on the site. The Heritage Council had no objections to the proposed demolition of selected buildings of low significance.

### Resolved:

1. **That the Heritage Council defer the application for further consultation with the applicant;**
2. **That the following advice be given to the applicant;**
  - a) **The Heritage Council has concerns with the bulk, form, orientation and character of the proposed new building;**
  - b) **The Heritage Council requests the applicant to reconsider the design to reduce the bulk, to articulate the form further and to reconsider the orientation and character of the proposal;**

3. That the Heritage Council request the applicant to consider the change of fencing around the site so as to assist the appreciation by the public of the significance of the boat harbour.

## 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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There being no further business the Acting Chair closed the meeting at 1:00 pm.

<b>Peter Mould</b> Chair Approvals Committee Heritage Council of NSW	<b>Next Meeting of the Approvals Committee</b> 6 April, 2009 3 Marist Place Parramatta
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