

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 7 April 2004 at the Heritage Office, 3 Marist Place,
Parramatta at 9.30am

Attendance

Mary-Lynne Taylor	Chair
Diane Jones	
Susan Macdonald	Assistant Director, Heritage Office
Bruce Pettman	Deputy
Megan Jones	
Garry Fielding	
Elsa Atkin	

Also in Attendance

Vincent Sicari	Heritage Office	
Vanessa Williams	Heritage Office	
Murat Gul	Heritage Office	
Ed Beebe	Heritage Office	
Gary Pringle	Heritage Office	
Paul Davies	Heritage Architect	Item 8.2
Geoff Kyngdom	St Michaels Church Officer	Item 8.2
Ray Brown	Architect	Item 8.2
Sue Pynenburg	SCEGGS Representative	Item 8.3
Howard Tanner	Tanner Architects	Item 8.3
Karen Urquhart	Tanner Architects	Item 8.3
Richard Mackay	Godden Mackay Logan	Item 8.1
Antony Sneddon	Godden Mackay Logan	Item 8.1
Peter Mayoh	PD Mayoh Pty Ltd	Item 8.1
Mahammed Chehelnabi	PD Mayoh Pty Ltd	Item 8.1
Elio De Carlo	Property Owner	Item 8.1
Guiseppa De Carlo	Property Owner	Item 8.1

1. Declarations of Interest

Elsa Atkin	Item 5.2
Megan Jones	Item 8.3 & 5.2
Bruce Pettman	Item 5.1

1.2 Apologies

Rod Leaver

2. Confirmation of the minutes of the previous meeting

The minutes of 3 March 2004 were confirmed.

3. Action Report

Members noted the Action Report for 3 March 2004.

4. Presentations

4.1 St Michaels Anglican Church Wollongong – Pre IDA

Geoff Kyngdom from St Michaels Church along with Architects Paul Davies and Ray Brown presented to the Approvals Committee their proposed building ideas

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on the St Michaels Anglican Church site. Geoff Kyngdom spoke of the need to use the site to facilitate a growing local population, whilst maintaining church finances. He explained that at the moment the site was being 'under utilised' and that a long term plan was needed. Paul Davies stressed that Heritage issues had been paramount in the planning of the proposed structure and that the site could accommodate a building of this height.

4.2 Reussdale - Pre DA

Richard Mackay and Antony Sneddon along with the Property Owners, Elio and Guisepe De Carlo presented to the Approvals Committee and application for the restoration and conservation of Reussdale, alterations and additions to the Abbey, demolition of Hamilton and erection of 25 town houses. This modified submission comes in light of past Heritage Council concerns and essentially incorporates the following amendments.

- the Abbey has been redesigned for commercial use and the intensity of the development reduced,
- the commercial use development would retain at least one entire bay up to ceiling height, with an open space near the front entrance designed to showcase the stained glass windows and high ceilings,
- the proposed underground car park has been relocated so that it no longer extends beneath the heritage structures on the site,
- the number of town houses proposed for this location has been reduced from three to two,
- the setback of the development on the Hamilton site has been increased so that the front of the proposed development now aligns with the front of the Abbey;
- the driveway has been relocated from the front of the Abbey to the front of the proposed Hamilton site town houses and the original boundaries have become more distinguishable by providing separation between several parts of the proposed town house blocks.

4.3 SCEGGS Darlinghurst - IDA

Howard Tanner of Tanner Architects presented to the Heritage Council Approvals Committee revised plans and drawings concerning several issues raised in a previous Approvals Committee meeting. They covered an infill between the two buildings that can be removed, at a later date if required. The roof design was looked at and alternatives considered, namely that a more contained, sloped roof was presented as the modified version. Also a modified window design was presented to the satisfactory of the Committee.

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

5.1 Manly Wharf – s.60

Resolution:

- 1) The work being carried out in accordance with the Drawings Nos. DA01-DA16 dated December, 2003 and Appendix A of the Heritage Impact Statement, Survey of Original Fabric, prepared by the Government Architect's Office.
- 2) Prior to commencement of the works the following information shall be submitted to and approved by the Director of the NSW Heritage Office.
 - a) Drawings which show proposed detailed design and appearance of the new elements including ticket/amenities block, the glazed walls, low roofs, ramps and balustrades which also include details of the junction of new elements/structure with the original fabric. The details shall clearly illustrate the appearance of the work and its impact on the existing fabric and presentation of the wharf.
 - b) A research design and methodology to consider and address possible impacts of the work on any existing indigenous archaeological items as well as any non-indigenous items which may remain from the earlier wharf and its use.
 - c) Identification and proposed management of any items of moveable heritage.
 - d) Proposed internal and external colour scheme including an investigation of the original colour scheme using recognised paint analysis techniques.
 - e) Proposed interpretation strategy which considers relevant historical themes, proposes appropriate media and is linked with any existing or future strategies required by Manly Council or State Transit/Sydney Ferries. The strategy should include both use and interpretation signage and describes location, size, materials, layout, lettering, and colours of any signs, construction materials and details of proposed fixing method.
 - f) An archival record of all contents, including fixtures and fittings, in accordance with NSW Heritage Office guidelines. The original copy of the archival record shall be deposited with the NSW Heritage Office. Additional copies shall be made and deposited with the NSW State Library and the owner;

Nominated Heritage Consultant

- 3) A heritage consultant shall be nominated to advise on design resolution and conformity to the conditions of approval. The heritage consultant shall have appropriate qualifications and experience commensurate with the scope of the works.
- 4) The demolition and removal works are to be supervised and documented by the nominated heritage consultant experienced in the conservation and recording of heritage items who shall ensure that all works are undertaken in accordance with this approval and with accepted conservation practice in order to minimise negative impacts on the heritage item;
- 5) An inspection of the site shall be carried out by the nominated heritage consultant to assess whether any damage to historic fabric has occurred as a consequence of the works. A report shall be submitted to the NSW Heritage Office within 1 month of the completion of the works which describes any damage and remedial works carried out to the satisfaction of the Director.
- 6) All work shall be carried out by suitably qualified tradesmen with practical experience in the conservation and restoration of similar heritage items. The name and experience of

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these tradesmen shall be submitted to the NSW Heritage Office for the approval of the Director prior to construction commencing;

The Works

- 7) Significant building elements, features, fixtures, fittings and fragile materials shall be adequately protected during the works from potential damage. Protection systems must ensure they do not cause damage to historic fabric in their application or removal or alter the microclimate to the extent that they cause damage to the item;
- 8) The installation of services shall be carried out in such a manner as to minimise damage to or removal of historic fabric and shall not obscure historic features;
- 9) Surviving examples of early painted finishes are to be conserved in-situ and recorded in accordance with NSW Heritage Office guidelines;

Archaeology

- 10) The Applicant must note this approval does not cover the removal of any State significant relics;
- 11) The Applicant must ensure that the Heritage Office is informed of the commencement and completion of the archaeological program at least 5 days prior to the commencement and within 5 days of the completion of work on site;
- 12) The Applicant must ensure that if substantial intact archaeological deposits and/or State significant relics are discovered, work must cease in the affected area(s) and the Heritage Office must be contacted for advice. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery;
- 13) Should any Aboriginal relics be uncovered, excavation or disturbance of the area is to stop immediately and the National Parks and Wildlife Service is to be informed in accordance with Section 91 of the National Parks and Wildlife Act, 1974.

Moveable Heritage

- 14) All movable heritage items shall be removed from the vicinity of the works unless they can be adequately protected in situ. Items should be stored on site unless reasonable circumstances require off site storage. Items should not be removed if the act of removal is likely to cause damage. All items shall be returned to their original location once the works have ceased. Protection measures shall be submitted to and approved by the Director of the NSW Heritage Office prior to the commencement of the works.

5.2 Tempe House Estate – s.65(A)

The Heritage Council has deferred its decision to allow the applicant to provide a presentation to the Approvals Committee.

6. Development Application Referrals -

NIL

7. Conservation Management Plans

Members noted the Conservation Management Plan Status Report.

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8. Matters for Consideration

8.1 Reussdale – Pre IDA

Resolution:

That the Heritage Council:

- 1) acknowledge that the amendments, in principle address the concerns raised by the Heritage Office to the proposal,
- 2) agree in principle to the design, subject to receiving detailed drawings showing the proposed amendments that were presented at the April Heritage Council meeting.

8.2 St Michaels Anglican Church Wollongong – Pre IDA

Resolution:

1. The Heritage Council recognise the imperative of the church to achieve some form of sustainable economic outcome, but emphasise that any development needs to recognise the church as a prominent building in its own square.
2. The Heritage Council considers that any development on this site must;
 - a) respect the prominence of the church and spire in its square by ensuring that no building is higher than the ridge line of the church,
 - b) be preceded and informed by supplementary information to the current Conservation Management Plan (endorsed by the Heritage Council with conditions under delegated authority in October 2003) that considers the whole of the original Mitchell's 1834 surveyed site and provides policies to guide development and appropriate building envelopes in the west of the site to ensure retention of the significance of the buildings, landscape, views, the setting, the curtilage and indigenous and non-indigenous archaeology . The supplementary information to the Conservation Management Plan is to be submitted to the Director of the Heritage Office for approval prior to an approval of any development application by the Heritage Council for the site; and
 - c) include and address impacts, assess and present mitigative measures concerning natural heritage, indigenous and non-indigenous archaeological potential, landscape, interpretation and moveable heritage.

8.3 SCEGGS Darlinghurst – IDA

Resolution:

That the Heritage Council:

1. found that the changes that were requested initially by the Heritage Council Approvals Committee have been dealt with satisfactorily,
2. on receipt of a detailed plan and drawings, the revised scheme may be approved under delegation by the Director of the Heritage Office.

9. Matters for Information

NIL

10. General Business

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Elsa Atkin extended an invitation to members of the Heritage Council, after the next Approvals Committee and State Heritage Register Committee meetings on 5 May, to visit Old Parliament House Parramatta to view the new current soft furnishings, followed by lunch.

11. Next Meeting

The Chair closed the meeting at 16.10pm. The next meeting is scheduled for 5 May 2004, 9.30am.

Signed:

Date