

**MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE**  
**Wednesday 6 April 2005 at the Heritage Office, 3 Marist Place,**  
**Parramatta at 1.00pm**

**Attendance**

Mary-Lynne Taylor	Chair
Jacqui Goddard	
Susan Macdonald	Assistant Director, Heritage Office
Bruce Pettman	
Megan Jones	
David Logan	
Diane Jones	
Gary Pratley	
Rod Leaver	

**Also in Attendance**

Vincent Sicari	Heritage Office	
Vanessa Williams	Heritage Office	
Rajeev Maini	Heritage Office	
Murat Gul	Heritage Office	
Brad Vale	Heritage Office	
Felicity Barry	Heritage Office	
Can Ercan	Heritage Office	
Fleur Mellor	SHFA	Item 5.1
John Mitchell	SHFA	Item 5.1
John Lewis	Noosphere	Item 5.1
Lucy Richards	Noosphere	Item 5.1
Wendy Yeung	Noosphere	Item 5.1
Duncan Marshall	Noosphere	Item 5.1
Peter Rektor	Design Focus Resource	Item 5.2
Rod Howard	Rod Howard & Associates Pty Ltd	Item 5.2
Robyn Trelore	Design Focus Resource	Item 5.2
Howard Tanner	Tanner & Associates	Item 6.1
Filippo Navara	Oner Curzon Hall	Item 6.1
Alan Croker	Design 5 Architects	Item 7.2
John Zavolokin	Providence Projects	Item 7.2
Ron Dobler	Dobler Consulting	Item 7.2
Fr David Simpson	Anglican Diocese of Newcastle	Item 7.2
Jim Helman	Trustee Anglican Diocese of Newcastle	Item 7.2

**1. Declarations of Interest**

Mary-Lynn Taylor	Item 6.1
David Logan	Item 6.1
Megan Jones	Item 6.1

**1.2 Apologies**

**2. Confirmation of the minutes of the previous meeting**

The minutes of the March meeting were approved.

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**3. Action Report**

Members noted the March Action report

**4. Presentations**

**4.1 John Lewis and his team from Noosphere and SHFA presented to the Approvals Committee their solution to the infill project for 177 Harrington Street Sydney. Their solution implied the relationship between the two buildings but that the building only really only sat on one building. Due to historical changes, presently the building facing Harrington Street has been dwarfed by the new surrounding buildings.**

**John Lewis said that the canopy has little effect as one comes up the hill and it is not until one gets to the corner through Essex Street that it becomes the predominant element. John and his team showed a video of current George Street views and the elevator shaft that exists, showing that there are few view points from where one would see the new addition.**

**John Lewis and his team believe that the extent of the canopy is an important design issue and that it disengages the new building from the original building, thus putting it into it a modern context.**

**4.3 Howard Tanner and Megan Jones presented with their team to the Approval Committee regarding the proposed changes to Curzon Hall. The team expressed their desire to ensure that Curzon Hall as a landmark is kept essentially within view. But conceded that the nursing hall at the rear of the property was planting trees so therefore the view from the back will soon be lost.**

**The team explained that they were endeavouring to keep the car park a certain distance from the original building, thus minimising the work that will need to be done as far as fire safety is concerned.**

**The owner of Curzon Hall is pledging an estimated amount on proposal 5-5.5million. 4 million just on the new 'extension'. This does not include finances for the upkeep or maintenance of Curzon Hall. All in all the owner and applicant are keen to have their proposal approved to maintain the integrity and grandness of Curzon Hall**

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

**5.1 177 Harrington Street – 120 Gloucester Street – s60**

The Approvals Committee discussed the issue about the parapet being moved back from its current position. The Approvals Committee discussed the fact that they believed that the canopy was a small matter and are proposing that it be deemphasised by setting it back. The Approvals Committee agree with the intent, but the thick, dominant horizontal line, looks visually at odds with the strong vertical emphasis of the building.. The Approvals Committee believe that by cutting back the canopy will reduces the impact of the addition.

- 1. All work shall be in accordance with the recommendations contained within the following documentation:**
  - a. B 01, 02, 03, 04, 05, 06; C.01, 02, 03, 04, 05, 06, 07, 08; D 01; E 01; HEG H.0-GF, HEG H.1-1F, HEG H.2-2F, HEG H.3-3F, HEG H.4-4F, HEG H.5-5F; DEMO.0, DEMO.1, DEMO.2, DEMO.3, DEMO.4, DEMO.5 and HEG-FL.1 prepared by NooSphere and dated 9 &14 March 2005;**
  - b. Statement of Heritage Impact by NooSphere and dated November 2004;**

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- c. Amended Statement of Heritage Impact by NooSphere and dated March 2005;
- d. Conservation Plan prepared by Rod Howard Heritage Conservation Pty Ltd and dated June 1994;
- e. Structural Report prepared by Taylor Thomson Whitting and dated 19 November 2004; and
- f. Additional Structural Statement prepared by Taylor Thomson Whitting dated 9 March 2005.

except AS AMENDED by the conditions of this consent.

- 2. A heritage consultant shall be nominated to advise on design resolution and on conformity to the conservation management documents. The name and experience of this consultant shall be submitted to the Heritage Council for approval prior to issue of a Construction Certificate.
- 3. The nominated heritage consultant shall provide written confirmation that the works have been carried out in conformity to the conditions of this consent and documents specified in Condition 1 prior to issue of an Occupation Certificate.
- 4. Work shall be carried out by suitably qualified tradesmen with practical experience in conservation and restoration of similar heritage items.
- 5. Prior to the issue of a Construction Certificate an interpretation strategy and plan shall be prepared for the buildings in conjunction with documentation, and submitted for the approval of the Director of the Heritage Office. Following approval, the interpretation plan shall be implemented as part of the construction works program.
- 6. The final details and finishes of the proposed roof-top addition shall be submitted to and approved by the Director, Heritage Office. The proposed canopy shall be redesigned to address the impact on the strong horizontal floating emphasis, which is at odds with the strong vertical composition of the building.
- 7. The proposed installation of metal platforms in the lightwell, with the exception of the second floor, is not approved.
- 8. In order to assess the possible impact of the proposed additional floors on top of the existing building a detailed structural engineering report shall be prepared by an appropriately qualified structural engineer. The report shall be submitted to and approved by the Director, Heritage Office prior to issue of a Construction Certificate.
- 9. The details of the proposed fire and noise separation shall be submitted to and approved by the Director, Heritage Office prior to issue of a Construction Certificate.
- 10. The details of the air-conditioning ducts, pipes and other service elements shall be submitted to and approved by the Director, NSW Heritage Office prior to issue of a Construction Certificate.
- 11. An archival photographic record and measured drawings of the building subject to this application shall be prepared before, during and after the development, documenting changes to the heritage fabric. The archival record shall be prepared

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in accordance with Heritage Council guidelines and copies lodged with the NSW Heritage Office and the local Council's library.

12. Detailed drawings, specifications and schedules of all works to items of heritage significance shall be submitted to and approved by the Director of the Heritage Office prior to issue of a construction certificate.
13. The proposed excavation of the light well shall be monitored by an appropriately qualified archaeologist. The Applicant must ensure that if any evidence of any previously unidentified non-indigenous heritage items and/or archaeological relics are found by an employee, subcontractor or member of the public, all work likely to affect the site(s) must cease immediately and, in accordance with section 146(a) of the *Heritage Act (NSW) 1977*, the Applicant must ensure the Heritage Council of NSW is notified within a reasonable time of the discovery or location of any relics. Written notification should be forwarded unless the Applicant believes on reasonable grounds that the Heritage Council of NSW is aware of the location of the relic. Additional assessment and approval, or endorsement, may be required prior to works continuing in the affected area(s) based on the nature of the discovery.
14. Any signage needs a separate application.
15. 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 development consent granted under the Environmental Planning and Assessment Act, 1979.

## **5.2 2 Martin Place, Sydney - IDA**

The Approvals Committee discussed the applicants' proposal to refurbish 2 Martin Place back to its original state reflective of the early twentieth century. Concerns were raised about the viability of this proposal and the precedent that this will set for significant change for commercial purposes to grand banking chambers in Martin Place. The Approvals Committee gave the General Terms of Approval to the applicant:

1. All work is to be carried out in accordance with drawings:  
PMP.IDA.101 (A), PMP.IDA.101A (A), PMP.IDA.102 (A), PMP.IDA.103 (A), PMP.IDA.104 (A), PMP.IDA.105 (B), PMP.IDA.105A (B), PMP.IDA.106 (B), PMP.IDA.107 (B), PMP.IDA.108 (B), PMP.IDA.109 (B), PMP.IDA.110 (B), PMP.IDA.111 (A), PMP.IDA.112 (A), PMP.IDA.113 (A), PMP.IDA.114 (B), PMP.IDA.115 (B), PMP.IDA.116 (B), PMP.IDA.117 (B), PMP.IDA.118 (A) and PMP.IDA.119 (A), dated June to November 2004 prepared by Design Focus Resource Pty Ltd; and 'No 2 Martin Place, Sydney (354-360 George Street) Statement of Heritage Impacts associated with proposed works prepared by Rod Howard & Associates Pty Ltd, December 2004, except where modified by the following conditions.
2. All repair, conservation work and approved intervention work to significant fabric must be undertaken in accordance with best conservation practise and the decision making process affecting heritage significant fabric and space must involve a heritage architect with site inspections at a minimum of two-weekly intervals. The heritage architect is to be permitted an independent outlook, able to report to the City of Sydney and Heritage Office regarding heritage issues. Detailed design of new work must consult the heritage architect to ensure that the work complements the character of the original building as thoroughly as possible.

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3. **Cleaning techniques for the stone and unpainted metals internally and externally are to be finalised by the heritage architect and details of techniques submitted to the Heritage Office and approved prior to the work being carried out.**  
Prior to the cleaning of any original surfaces, the physical composition and condition of the fabric to be cleaned must be examined and evaluated to determine:
  - the potential impact of cleaning on historic fabric ;
  - those areas requiring repairs prior to cleaning ;
  - the composition and damaging effects of the soiling material;
  - the most appropriate cleaning method.The results of the evaluation shall be submitted to the NSW Heritage Office for the approval of the Heritage Council or its delegate prior to the commencement of cleaning
4. **A paint scrape is to inform the contemporary paint scheme . Prior to repainting, the original colour scheme of the banking chamber and external paintwork must be investigated using recognised paint analysis techniques and the results submitted to the NSW Heritage Office for the approval of the Heritage Council or its delegate.**
5. **The new external colour scheme for painted surfaces must be presented at the Section 60 stage.**
6. **Details of the marble stair case, access ramp and associated fixing of balustrades and the glass mezzanine wall inside the banking chamber must be given at the S60 stage.**
7. **Details of works affecting early fabric of the birdcage lift and associated equipment in the eastern lift well must be given at the S60 stage.**
8. **Details of works affecting upper basement toilets must be given at the S60 stage. Marble slabs, tiles, windows, joinery and skylights from the early twentieth century are to be retained, conserved or reconstructed where elements are missing. Toilet fixtures are to be retained where possible. Fixtures are not to be removed without justification and approval from the Heritage Office. Timber joinery and plaster work in the upper basement office area from the early twentieth century are to be retained and conserved.**
9. **All signage and external display mechanisms must be in accordance with *City of Sydney Signage and Advertising Structures DCP*. A signage strategy should be submitted at Section 60 stage and approved before any signage may be fixed to the building. Fixing details of the display cases must be provided, and must be reversible.**
10. **Any changes to the external lighting scheme must be no more intrusive than the existing light fixtures. Details are to be given at the S60 stage.**
11. **Design of new light fittings in the banking chamber and lift lobby should follow historical precedent where known and be submitted at section 60 stage .**
12. **Photographic archival recording of the existing building concentrating on elements and spaces to undergo change. This work must be undertaken in accordance with the Heritage Office guidelines for buildings of State heritage significance, *How to Prepare Archival Records of Heritage Items* and *Guidelines for Photographic Recording of Heritage Sites, Buildings and Structures (2001)*. 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. A photographic record of conservation methods, original materials and revealed original construction techniques must be undertaken during the building works.**
13. **An interpretation strategy shall be prepared and submitted at Section 60 stage to the NSW Heritage Office for the approval of the Heritage Council or its**

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delegate. It must be approved and implemented with authorisation for the ongoing requirements for maintenance of the system referred to the property manager or body corporate before the granting of an occupation certificate. The interpretation plan should demonstrate the significance of the building in its context and show the alterations that have occurred. It may be designed to complement 'The Paspaley Story' that is being planned.

14. A Section 60 application must be submitted to the Heritage Council and approved before works may commence.

## 6. Development Application Referrals

### 6.1 Curzon Hall

#### 1) Advise Ryde City Council that:

- a) Curzon Hall is considered likely to be an item of state significance;
- b) That the Heritage Council in principle and without prejudice supports the upgrading of the temporary marque to a permanent ballroom structure in the gardens and the development of a rear car parking facility to support the current use of the property.
- c) Considers that the size and bulk of the structure and car parking should respect the Heritage significance of the Curzon Hall.
- d) In relation to Development Application DA 984/2004 the Heritage Council considers that the proposal is likely to have an adverse impact on the setting, landmark and aesthetic qualities of the Curzon Hall because:
  - i) The car park design will change the architectural character of Curzon Hall from the rear substantially. Curzon Hall has a third floor (lower floor) at the rear that will be severely compromised with this proposal. The lower floor will lose its relationship with open land at the rear;
  - ii) The proposed car park structure will also alter the setting and architectural character of Curzon Hall considerably as it will now appear to be sitting on a podium from the rear as against a structure designed to be sitting in open grounds;
  - iii) The size, height and bulk of the proposed ballroom is such that it detracts from the main building by adding a built form of considerable proportions in views that were meant to contain Curzon Hall as a predominant free standing building. This would diminish its landmark qualities;
  - iv) The proposed Ballroom is likely to have adverse impact on the significant views of Curzon Hall from Balaclava Road and Agincourt Road. It is considered that although these significant views may be currently compromised due to vegetation and trees along these boundaries, these views can easily be regained by sensitive management of vegetation and signage along these boundaries;
  - v) Any proposal should ensure the retention of significant trees.
  - vi) The connections of the proposed Ballroom to the existing building will require a number of windows to be converted into doors and some stone balustrade will also be removed. There will be removal of some existing fabric from the rear of the Chapel as well. The proposed changes are considered undesirable as Curzon Hall is a relatively intact building and these changes will

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**permanently compromise its intactness and therefore detrimentally impact on its heritage significance. The alterations to Curzon Hall should be managed to minimise the impact on significant fabric. The details should be referred for comment/approval.**

- b) The proposal is not supported in its current form for the reasons listed above;**
- 2) notes that the HO has been in continuing discussion with the applicant to ensure alternative designs that may resolve these objections**
  - 3) The Heritage Office, is happy to work jointly with Ryde Council and the applicant to address the issues.**

**7. Conservation Management Plans**

**7.1** The Committee noted the CMP Report

**7.2 St John's College site, Morpeth**

Alan Croker from Design 5 Architects presented to the Approvals Committee and made the following comments.

- that Morpeth House and St Johns college have always been separate buildings, until recent years and should continue to be so.
- The bank has guaranteed \$2 Million to fund conservation works and the applicant is willing to enter into a Heritage Agreement covering any matters that the Heritage Council wish to cover.
- Policy 3.3.1 allows for buildings to be similar in scale and features to existing buildings, so new buildings should not be visible from significant viewpoints

The Approval Committee was shown a draft Masterplan prepared for amendments to the LEP, and which illustrates the potential impact of the CMP.

The Approvals Committee expressed concern that the terminology was inconsistent, especially with regard to building and planning issues. The drawings were very dense and hard to read and policy 3.3.1. does not address what can be done, only what can not be.

**The Heritage Council Approvals Committee will defer the application to look at the submission provided by the applicant and to look at the issues raised by members of the committee.**

**8. Matters for Consideration**

**9. Matters for Information**

**10. General Business**

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**11. Next Meeting 4 May 2005**

**Signed:**

**Date**