

HERITAGE COUNCIL OF NSW Approvals Committee

MINUTES OF MEETING

5 April 2006

Heritage Office, 3 Marist Place, Parramatta



PRESENT: Michael Collins (Chair), Susan Macdonald (Director), Dianne Jones, David Logan, Jacquie Goddard, Peter Mould, Chris Johnson-until 2:30pm.

APOLOGIES: Janet Dore, Julie Bindon, Rod Leaver.

ALSO PRESENT: Heritage Office:
Vincent Sicari, Nikki Ward, Felicity Barry, Murat Gul
For (Former) Prince Henry Hospital Site:
James Adcock (Landcom)
For Junction Reefs Dam:
Philip Atkinson (State Water), Charles Parkinson (Heritage Concepts), David Rosenberg (Department of Lands)
For Australian Museum:
Clive Lucas and Sean Maurice Johnson (Clive Lucas Stapleton & Partners), Richard Johnson and Matt Morel (Johnson Pilton Walker), Frank Howarth (Australian Museum)

1. Opening – Welcome

The Chair opened the meeting at 2:15 pm.

1.2 Confirmation and Timing of Agenda

The agenda was confirmed.

Declarations of Interest

Pecuniary Interests

David Logan 5.1 – Prince Henry Hospital Site (Presenter & Consultant)
Diane Jones 5.1 – Prince Henry Hospital Site (Presenter & Consultant)

Non Pecuniary Interests

NIL

Conflicts of Interest

NIL

2.0 Confirmation of Minutes

2.1 Approvals Committee Meeting of 1 March 2006

Members received a copy of the minutes.

Resolved:

that the Minutes of the meetings of 1 March 2006 be adopted.

3.0 Action Report

Members received a copy of the action report.

Resolved:

that the Action Report of the meeting of 1 March 2006 be adopted. It was also noted that members of the Approvals Committee visited the Wangi Wangi Powerstation Site on 29 March 2006.

4 Presentations

4.1 (Former) Prince Henry Hospital Site – Flowers Wards External Works – Pre-DA

A presentation was made to the Approvals Committee on the Flowers Wards group and the Hill Building No. 2. The Flowers Wards are some of the most significant heritage features of the site. Some routes through the buildings (roads) are significant due to their alignment, curtilage and kerbing/guttering.

Flowers Wards 1 and 3 are to be conserved and made publicly accessible – and are representative of the group. On this basis residential use of the other wards and subsequent relevant changes to those buildings has been approved. The external appearance of the wards proposed for residential use are to be restored. Each will be divided into two separate residences, divided by lightweight material (which can be removed in the unlikely event that the buildings are returned to public space under strata title). A small number of garages will be created

underneath wards 5 and 6 with internal connections to the inside the buildings via stairs. Balustrades and railings are to be reconstructed, with changes to eastern stairs at each end of the buildings to enable a second entry to apartments. Stair volume will be extended over existing masonry, adding new masonry. Blinds, similar to the original canvas blinds, will be installed in the outside veranda space to provide separation between the two sections of veranda space for each apartment as well as providing privacy across the veranda.

If kept, the ablution block recesses create a porch with more partitions. It is, therefore, proposed to reconstruct panels/arches/lattice below so that a recess is maintained but would be enclosed.

Balustrades at the northern and southern ends of the western verandah at Flowers Ward 4 will not be reconstructed, with steps being put in rather than ramps. (NB: 2/3 of apartments on the site will have ramps for disabled access).

The external form of Hill Building No. 2 will be preserved, with internal changes being made for use as an apartment. An internal glazed link, with louvers, will be installed on the north side of the building to provide privacy from the flowers ward. The same type of glazed wall will be installed between Flowers Ward 4 and 5 and the Hills Building on the east, with a timber deck. Two additional windows will be added to the east end of the building. Consideration is being given to dropping the sill level of windows to increase window space.

4.2 Junction Reefs Dam – S60

Works are proposed for the spillway area of the dam to strengthen deteriorating points at the dam. Under full capacity, the dam is stressed and spillway water runoff is directed backward toward the dam wall causing erosion of the wall. Currently the spillway capacity is well below ANCOLD (Australian National Committee on Large Dams Incorporated) guidelines. Proposed works involve lowering the spillway to improve safety of the dam in small to medium floods and redirecting water flow on the spill way in some areas, as well as remedial work to prevent further degradation to the structure: supporting the training wall; and replacing undercut at base of the spillway wall due to seepage. Alterations will not change or affect the heritage components of the dam (ie. the dam wall/buttress), but will involve cutting of rock at the spillway and repair and remedial cement work around the dam.

Cast concrete will be used for the work and is expected to weather fairly quickly to match the other existing mass concrete components.

4.3 Australian Museum – Part 3A EP&A Act

Proposed works for the Australian Museum aim to blend historic depth and contemporary relevance. The museum is experiencing accommodation problems for science and collections. The proposal primarily involves the construction of a research & collections building and a new basement substation, as well as reinvigorating two exhibition spaces.

The details of proposed works in the presentation varied slightly from plans submitted to the Heritage Office. The amendments addressed some of the concerns raised in assessment of the proposal, as outlined in the report. It was noted that the proposed substation was no longer required to face William Street as it has been relocated to the ground floor of the collections building. The proposed truck turning space will remain. The podium level line along William Street has been amended to run parallel in height to the base of the main staircase access to the museum on William Street.

The façade to the collections building will be distinguished from the existing museum building wall by an articulated join, with a slight indentation.

The proposed research wing projects out 1.8 metres from the rest of the façade on William Street. The northern façade of this building is tinted glass, leaving a glass book-end to the museum complex with an east facing wall of metallic painted fibre cement.

Works proposed for the former National School are for external restoration works only in this application.

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

5.1 (Former) Prince Henry Hospital Site – Flowers Wards External Works – Pre-DA

The proposed development involved the preservation and repair of existing significant external fabric, and the reconstruction of missing original elements of the buildings and setting. Additionally, the proposed works included the insertion of garages in the basements of the Flowers Ward buildings and the addition of balconies and other changes to Hill Building 2 and its link corridors. The Flowers Wards affected were wards 2, 4, 5 and 6.

The Approvals Committee was not quorate for this item, however members present provided the following comments:

- 1. Commends Landcom for its efforts in retaining the significance of the item.**
- 2. Commend the applicant's Heritage Architect for the detailed assessment of heritage impacts.**
- 3. Recommends that the final design documents are to be assessed for approval by the Heritage Office under delegation.**

5.2 Junction Reefs Dam – S60

The proposed works to upgrade Junction Reefs Dam include remediation works that will affect the dam's spillway located on the eastern dam abutment. The need for these works was identified in two safety audits for the dam (1999; 2005).

Although documents submitted with the application indicate that original fabric will need to be removed from the Dam, the works are necessary to ensure that the Dam remains in a functional capacity with less risk of failure in certain flooding events.

State Water sought approval for: stabilisation and remediation of the current condition of the Dam by excavating the existing spillway and approach channel to lower the permanent water level of the Dam; construction of a concrete support wall for the spillway training wall; construction of a new spillway crest; construction of new concrete facing to undercut the foundation of the training wall; excavation of a new low flow slot through the rock shelf; construction of a (new) concrete diversion wall; repair of the joint between the Dam wall and the spillway end pier; and minor repairs to the Main Dam wall crest.

Resolved:

That the Heritage Council:

A) Approve the application with the following conditions:

- 1) All works shall be in accordance with the Revised documentation submitted in support of the S60 application entitled: 'Statement of Heritage Impact Junction Reefs Dam Belubula River Mandurama NSW' dated March 2006 prepared by Heritage concepts Pty Ltd in addition to the 'Conservation Management Plan Junction Reefs dam Belubula River Mandurama, NSW' dated March 2006 prepared by Heritage Concepts and as identified within a series of plans within Appendix A of the Statement of Heritage Impact dated March 2006 prepared by Heritage Concepts (in 6 pages) based on plans prepared by the Department of Commerce and submitted in 3 sheets within Appendix A of the Statement of Heritage Impact dated December 2005 and prepared by Heritage Concepts, except as amended by the following conditions:**
- 2) This permit is valid for five (5) years from the date of approval.**
- 3) The excavation of the existing concrete and rock forming the spillway crest shall be lowered in order to lower the permanent water level of the dam by 1.0 metre only.**
- 4) If any archaeological relics are uncovered during the course of the works, all work shall immediately cease in that area and a written assessment of the nature and significance of the resource, along with a proposal for the treatment of the remains, shall be submitted to and considered by the Heritage Office. Depending on the results of the assessment, an excavation permit may be required under the NSW Heritage Act, 1977 before works can continue in that area.**
- 5) The Applicant must ensure that should any Aboriginal objects be uncovered, excavation or disturbance of the area is to stop immediately and the Department of Environment and Conservation is to be informed in accordance with section 91 of the 'National Parks and Wildlife Act, 1974'.**

- 6) **An archival record shall be made in accordance with Heritage Office guidelines. The record shall include photographs and measured drawings of all significant fabric affected by the works. The original copy of the archival record shall be deposited with the Heritage Office. Additional copies shall be made and deposited with the NSW State Library and the owner.**
- 7) **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 in heritage engineering. The name and experience of this consultant shall be submitted to the Heritage Office for the approval of the Executive Director prior to construction commencing.**
- 8) **The Applicant shall prepare a Review of Environmental Factors (REF) for this project. A copy of this document should be submitted to the Executive Director, Heritage Office for comment.**
- 9) **The Applicant must ensure that prior to the commencement of the works programme, all contractors and staff working on the project will be subject to a 'heritage induction'. The induction shall identify and explain relevant heritage legislation, development and planning controls associated with the site. The induction shall also identify the archaeological and heritage importance of the Junction Reefs Dam site and will include exclusion zones for vehicles and where to situate the works compound.**
- 10) **Where historic fabric abuts the proposed work zones, this fabric shall be covered with geotextile material (where possible) for the duration of the project to protect it from accidental damage. The new concrete work should approximate the texture and colour of the existing concrete in the dam as far as possible.**
- 11) **The Applicant must ensure an appropriate grouting material is used within the proposed works for the Junction Reefs Dam so as to avoid as much as possible future problems with the new works such as hydrogen embrittlement.**

B) for the following reasons:

1. **The revised Statement of Heritage Impact has outlined alternative solutions for the proposed works which demonstrate this is a more appropriate solution available.**
2. **The issue raised in the submissions concerning an appropriate expression/assessment of the significance of this structure has been improved within the revised SOHI document and advice from State Water Engineers was noted in preparing this revised document.**
3. **The issue raised in the submissions concerning justification for these works has been addressed within the revised SOHI and the Applicant. The Revised SOHI (2006) supplied clearer plans of the proposed works and photographs to indicate the likely impacts in**

addition to incorporating the 1999 Dam Safety Audit and 2005 Dam Surveillance Report.

- 4. The proposed works will generally be reversible (although in order to reverse the spillway new fabric would be required to be incorporated into the structure) and proposed features have been proposed to minimise visual and aesthetic impacts on the structure. The proposed works will remediate immediate problems with the Dam which includes problems with the spillway.**

6. Development Application Referrals

6.1 Australian Museum – Part 3A EP&A Act

The applicant proposes to construct an eight-storey Collections & Research building at the eastern end of the 1960s Parkes Farmer wing of the Australian Museum. The proposed development also includes the adaptive re-use of the Former National School Building for public programmes, storage and staff rooms, the construction of a new electrical substation and some alterations to the existing landscape elements to provide an improved vehicular access to the site.

The Minister for Planning is the consent authority and pursuant to Clause 6 of the State Environmental Planning Policy (Major Projects) 2005 the proposal has been defined as Major Project under Part 3A of the Environmental Planning and Assessment Act 1979. As a consequence of this process, an approval under the Heritage Act 1977 is not required although the site is listed on the State Heritage Register.

Therefore the Heritage Council conditions will be recommended to the Director-General of the Department of Planning.

Heritage Council members expressed concerns about the architectural expression of the proposed new building and in particular its relationship with the existing significant buildings of the museum complex. The proposed treatment on the eastern façade of the new building is considered inappropriate. It was also considered that the use of sandstone on the William Street façade of the new building is not appropriate as it does not relate well to the adjoining Parkes Farmer Wing. Furthermore, it is considered that the proposed architectural features of the new building do not allow visual appreciation of the Parkes Farmer wing as it stands and the junction between the new and existing buildings is not well resolved. The proposed book-end was also considered incomplete and the need for further design resolution was considered necessary to achieve this aim. It was also considered that the proposed new building does not express the rhythm of the existing buildings as solid-glass-solid configuration along William Street.

It was also noted that some of the concerns regarding the application had already been taken into consideration by the applicant as indicated in the presentation.

Resolved:

The Heritage Council supports the proposal for the new collections and research building in terms of its overall bulk and form and internal

spatial provisions. However, in reviewing the major project application the Heritage Council has serious concern regarding the relationship of the façade of the proposed new building with the existing Parkes Farmer Wing which is an important contributor to the overall heritage significance of the site. The Heritage Council does not consider the relationship between the existing and new facades to be adequately resolved so as to acknowledge and protect the significance of the Parkes Farmer and Lewis Wings. Accordingly it was resolved that the following issues of concern should be addressed:

- 1. The design and finishes of the northern façade of the proposed Collections & Research building be reconsidered. The Heritage Council encourages a much stronger visual separation between the new and existing buildings and in addition considers the proposed use of sandstone directly adjacent to the Parks Farmer façade to intrude upon the integrity and proportions of the Parks Farmer wing;**
- 2. Further resolution of the design of the eastern façade of the proposed Collections & Research building is required to create the intended bookend at this corner as this will form an important view from William Street and be visible above the former National School building. In addition the proposal to present a six storey high painted fibrous cement facade eastern elevation to a gateway to the city of Sydney is not appropriate;**
- 3. Facades of the above ground portion of the proposed electrical substation should be further developed to address William Street.**
- 4. The following aspects of the proposed development should be developed in consultation with an appropriately qualified heritage consultant and the Heritage Office. The detailed design should be submitted for approval prior to issue of a Construction Certificate:**
 - a. Proposed conservation works for the Former National School Building;**
 - b. Proposed alterations to the Former national School Building;**
 - c. Proposed floor, wall and roof connections between the proposed Collections & Research building and the Former National School building;**
 - d. Proposed wall, floor, roof and doorway connections between the Vernon wing and the new building adjacent to it. The new building should be detailed to minimise the impact on the eastern façade of the Vernon wing;**
 - e. Detailed design and finish of the southern façade of the new building between the Vernon wing and the Spirit House. The horizontal divisions of the glazed and planar sections of the façade should be aligned with the strong horizontal lines of the Vernon wing;**
- 5. Prior to commencement of work a full archival recording of the Former National School building should be carried out in accordance with the Heritage Office's guidelines and to the satisfaction of the Heritage Office.**
- 6. An interpretation strategy and plan should be prepared in accordance with the Heritage Office's guidelines and to the**

satisfaction of the Heritage Office. The interpretation plan should include all parts of the Australian Museum including the Former National School Site. The approved implementation plan should be implemented prior to the completion of the works that are subject to this approval.

7. All heritage aspects of the works should be supervised by an appropriately qualified heritage consultant to ensure that the impact on the significant fabric is minimised and appropriate mitigation measures are taken.
8. Any signage should be submitted as a separate application.
9. An archaeological monitoring and recording program should be undertaken during the works. All structural remains, artefacts or 'relics' revealed by the works should be recorded, catalogued, and analysed in accordance with usual professional archaeological practice. At the conclusion of the archaeological works a final report and archival record should be prepared and should be lodged with the Heritage Office, Department of Planning, with the Australian Museum and with an appropriate local library.
10. Should any Aboriginal objects be uncovered, excavation or disturbance of the area is to stop immediately and the Department of Environment and Conservation is to be informed.

7.0 Matters for Consideration

NIL

8.0 Matters for Information

NIL

9.0 General Business

NIL

There being no further business the Chair closed the meeting at 5:15pm.

Michael Collins Chair Approvals Committee Heritage Council of NSW Date:	Next Meeting of the Approvals Committee 3 May 2006 Heritage Office 3 Marist Place Parramatta
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