

**MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE**  
**Thursday 13 December, 2001**  
**Level 11 2-10 Wentworth Street, Parramatta**

**1. In Attendance**

Jim Barrett	Chair
Terry Barnes	
Alan Croker	
Graham Quint	National Trust of Australia (NSW)
Garry Fielding	planningNSW
Mary-Lynne Taylor	
Architect's Office	Bruce Pettman Acting Chair Government
Reece McDougall	DPWS Assistant Director, Heritage Office

**Also in Attendance**

Susan Macdonald	Heritage Office
Lannie Purcell	Heritage Office
Vince Sicari	Heritage Office
Bruce Edgar	Heritage Office (for item 7.2)
Garry Pringle	Heritage Office (for item 6.1)
Natalie Vinton	Heritage Office (for item 8.1)

**Apologies**

Nil

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

The Minutes of 15 November 2001 were confirmed with the addition of Garry Fielding as having sent his apologies.

**3. Declarations of Personal Interest**

Alan Croker – employed as a consultant by the Heritage Office for Government House site in Port Macquarie.

**4. Action Report**

Members noted the Action Report. Further information was also provided to members on the present position of the following issue:

**Scotts Church**

Sydney Council has approved the development application. It has been reported that the development may not go ahead, but it appears some work has commenced on the site.

Members proposed that standard conditions of approval could include a requirement for applicants to advise the Heritage Office when construction commences.

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### **5. Presentations**

#### **5.1 Simon Brockwell – representing Port Aloha Motel, Port Macquarie**

Mr Brockwell attended the meeting on behalf of the owners of the Port Aloha Motel, the property adjoining the Government House site in Port Macquarie. He addressed the meeting on the extent of the impact of the proposed development on the amenity of the motel site, principally by overshadowing. Members considered shadowing diagrams which Mr Brockwell suggested showed that the northern facade of the motel, where the balconies and living areas of the rooms are situated, would be in shade for six months of the year.

He also questioned that an eight storey building, with a floor space ratio of almost double that allowed under the current development control plan, would be necessary to cover the added expense of construction and parking required to preserve the ruins.

He informed members that his clients are also concerned with problems with access to their site and closure of School Street during the construction phase.

During the following discussion members agreed that while amenity is not a matter for the Heritage Council's consideration, they queried the necessity for the increased floor space ratio of the proposed new development.

### **6. Integrated Development Applications/Section 60 and 132 Applications/Section 140 Excavation Permits**

#### **6.1 Jenner House, Macleay Street, Potts Point**

Garry Pringle informed members that the proposed development was considered by the Approvals Committee in September. At that time it was deferred at the applicant's request to allow submission of amended plans. No amended plans have been submitted and the applicant has requested that the application now be considered.

#### **Resolved:**

**that the Heritage Council advise the Sydney City Council that it does not propose to issue an approval to the application required under section 57 of the Heritage Act to make alterations and additions to the property known as "Jenner" at No. 2 Macleay Street Potts Point for the following reasons:**

- 1. The height of the three additions to "Jenner" is considered to be excessive, which adversely affects the heritage significance of the item and does not allow the dominance of the heritage item to prevail;**

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- 2. The proposed development contravenes clause 11 of Central Sydney Heritage Local Environmental plan 2000 restricting the floor space ratio of heritage items;**
- 3. The footprint of the proposed shop to replace the garage is considered to be excessive and will obstruct views of “Jenner”, crowd the Macleay Street forecourt and may endanger the mature Magnolia Grandiflora;**
- 4. Insufficient detail has been lodged regarding a complete schedule of conservation works, resolution of fire safety and service issues, fencing of the site, detailed landscaping proposals including measures to protect the Magnolia in the western forecourt and the proposed plan of subdivision under the Strata Titles Act.**

### **6.2 Port Macquarie Government House site, 2 Clarence Street, Port Macquarie**

Members agreed that more information is required on aspects of the development before the application can be determined.

It was agreed that information be sought on overshadowing, comparison of the FSR of the current proposal with the approved development, a comparison of the provisions of the draft DCP and the current DCP as they relate to the FSR and an analysis of the costings of the new proposal.

#### **Resolved:**

- 1. to defer the application in order for the Heritage Office to provide further information to the HC to assist in determining the application;**
- 2. that a special meeting of the Heritage Council be convened to determine the application once the report has been prepared to include the following information;**
  - a) comprehensive shadow diagrams that indicate the impact of the development on the Port Aloha Hotel including the extent of the overshadowing particularly on the northern elevation and for how much of the year this impact occurs,**
  - b) a comparative assessment be provided of the proposed application and the previously approved application against the current planning instruments and the draft DCP,**
  - c) the HIS address in detail the necessity for the application to diverge from the existing planning instruments,**
  - d) an assessment of the financial figures provided by the applicant.**

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### **7. Development Application Referrals**

#### **7.1 St Andrews Cathedral, Sydney**

Members considered a report on a development application to demolish a minor stone structure on the existing north western tower, lift the copper roof of the existing office building on the north of the cathedral to enable a mezzanine to be fitted into the space and to erect a new glass and stone extension on the north western corner of the cathedral.

The Cathedral is listed as an item on Schedule 1 of the Central Sydney LEP 2000. Members questioned why the Cathedral is not listed on the State Heritage Register and were informed that although St Andrews Cathedral has been considered for inclusion on the State Heritage Register, its listing has not proceeded because of objections by the Anglican Church. Discussions are continuing with the Anglican Church on the matter.

Members agreed that the proposed works will impact adversely on views to the stained glass windows and the north west tower. They noted that with the main entrance to the Cathedral now being on the northern side, the proposal will have a much greater impact. Members also noted that the proposed works are not in accordance with the policies of the conservation management plan for the Cathedral.

#### **Resolved:**

#### **That the Heritage Council:**

- 1. advise Sydney City Council that it does not support the current proposal because:**
  - a) the proposed changes to the building are considered to be detrimental to the significant views of the base of the north west tower;**
  - b) the proposed changes to the building obstruct views to the significant fabric and stained glass windows on the northern side of the cathedral;**
- 2. request Sydney City Council to reconvene the St Andrews Cathedral Conservation Advisory Committee to pursue alternatives to the current proposal;**
- 3. advise the applicant and Sydney City Council that any new development should be guided by a conservation management plan that has been adopted by the Heritage Council;**

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- 4. request the State Heritage Register Committee to pursue the inclusion of the cathedral on the State Heritage Register.**

### **7.2 Scottish Hospital, Paddington**

Members considered a report on a development application for alterations and additions to the existing nursing home and Scottish Hospital and for construction of new communal/public aged care facilities.

Members noted that a proposal to construct a connecting wing was received two years ago and that the current scheme has been amended in response to discussions held with the applicant and Woollahra Council at that time.

Mary-Lynne Taylor agreed to be the Approvals Committee representative on the proposed heritage sub-committee to consider development proposals for the site.

#### **Resolved:**

#### **That the Heritage Council:**

- 1. notes that a development application for a SEPP 5 proposal for the Scottish Hospital site has been referred to the Heritage Council pursuant to the provisions of Woollahra LEP 1995 where it is identified as an item of State significance;**
- 2. notes the letter dated 11 July 2001, to Woollahra Council from the Heritage Office commenting on the original scheme for a SEPP 5, does not support the scheme because the siting of the proposed new hospital wing would have destroyed the central landscaped terraces that date from the mid-19<sup>th</sup> century. In addition to this comments were provided on an alternative draft Masterplan that re-sited proposed new buildings, reduced the scale and mass of the new link wing and addressed a number of landscape issues;**
- 3. notes that there has been public concern with the current proposal and that it is appropriate to form a Heritage Council sub-committee to consider development proposals for the Scottish Hospital site. The committee should include a representative from the Approvals Committee, The SHR Committee, and the Assistant Director of the Heritage Office; and**
- 4. that the Heritage Council sub-committee visit the site as soon as possible, before 21 January 2002, so that the sub-committee's comments can be included in a response to be prepared under delegation by the Heritage Office to assist Woollahra Municipal**

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**Council, in their determination of the current application so that they can determine the current DA.**

### **8. Planning Instruments / Heritage Studies**

#### **8.1 Prince Henry Hospital Master Plan**

Members considered a report on the Master Plan for the redevelopment of the Prince Henry Hospital site for mixed residential, community and commercial uses.

Susan Macdonald explained the background to the Master Plan for the site and information additional to the report presented to the Heritage Council at its meeting of 6 December. The additional information related to new development (numbers of new buildings and their uses), the significance of buildings to be retained and how many buildings are to be demolished and a summary of the submissions and the issues raised. All the submissions were included in the report at Annexure G.

**Resolved:**

**That the Heritage Council:**

- 1. considers the Masterplan is consistent with the policies in the Conservation Plan prepared by Godden Mackay Logan dated September 2001 and adopted by the Heritage Council,**
- 2. advise Randwick Council that it supports the Prince Henry Masterplan prepared by Landcom dated September 2001 and amendments dated November 2001 subject to the following conditions:**
  - a) that the Stage 2 Conservation Management Plan is submitted to the Heritage Council for endorsement prior to Randwick Council's approval of any development applications that facilitate the Masterplan,**
  - b) that an assessment of the moveable items and individual landscape features on the site be prepared,**
  - c) that the CMP include policies for the adaptive reuse of individual buildings, landscape features, new landscaping and cultural plantings, moveable heritage items, Aboriginal heritage, and the geologically significant zone,**
  - d) that exact details of the proposed archaeological impacts are submitted to the Heritage Council for approval, as part of any future IDA/DA applications in accordance with the Section 139 provisions of the Heritage Act, 1977;**

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- e) that an Archaeological Management Plan, including a detailed program of archaeological works, is to be prepared prior to the commencement of works on site. The Archaeological Management Plan is to be submitted for endorsement by the NSW Heritage Council, prior to, or in conjunction with, the submission of any future IDA/DA applications; and**
- f) that full archaeological investigation, recording, post-excavation analysis and interpretation of significant archaeological resources is undertaken in accordance with the recommendations of an Archaeological Management Plan,**
- g) that a method statement be submitted and approved by the Heritage Council Randwick Council with the development applications, that outlines the protective measures to be put in place during construction phases to protect the significance of the site,**
- h) that an interpretation strategy and plan be prepared for the site and that a program for its implementation be approved by the Heritage Council and Randwick Council prior to the issue of any certificates of completion for development applications that facilitate the Masterplan,**
- i) that essential maintenance works to the buildings identified to be of heritage significance are completed to the Heritage Council's satisfaction prior to the issue of any construction certificates by Randwick Council for works on the site,**
- j) that a method statement for the archival recording of any buildings to be demolished graded of 'little significance' or above in the Conservation Plan (CP) prepared by Godden Mackay Logan dated September 2001, be included in all development applications that involve major-partial or whole-scale demolition for approval of the Heritage Council and Randwick Council,**
- k) that a site specific DCP be developed for the site that incorporates the policies of the CP and any appropriate policies developed in the Stage 2 Conservation Management Plan to guide the development on the site,**
- l) that a method statement be provided by a suitably qualified aborist to demonstrate how the affect on significant plantings such as the New Zealand Christmas Bush outside the Flower's Ward 2 will be managed.**

### **9. Matters for Consideration**

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Nil

### **10. Matters for Information**

#### **10.1 Conservation Management Plan for Government House site, Port Macquarie**

Members were informed that Rosemary Annable has been engaged by the Heritage Office to prepare the Conservation Management Plan for the Government House Site.

#### **10.2 Meeting Dates for 2002**

Members noted the meeting schedule for 2001 and that the dates are different from those agreed to at the Heritage Council meeting of 6 December.

### **11. General Business**

Mary-Lynne Taylor spoke on behalf of the Approvals Committee of the great contribution made by the Chair, Jim Barrett during his time on the Heritage Council. The Approvals Committee thanked the Chair.

Mary-Lynne Taylor also thanked Messrs. Alan Croker and Graham Quint for their contributions to the Committee.

### **12. Next Meeting**

The next meeting is scheduled for Wednesday 6 February 2002 at 12 noon.

The Chairman closed the meeting at 12.30pm.