

**MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE**  
**Wednesday 4 December 2002 at Australian Technology Park,**  
**Bay 8, Eveleigh Railway Workshops**

**Attendance**

Mary-Lynne Taylor	Chair
Diane Jones	
Susan Macdonald	Assistant Director, Heritage Office
Bruce Pettman	Deputy
Rod Leaver	
Garry Fielding	Department of Planning
Susan Macdonald	Heritage Office

**Also in Attendance**

Joan Templeman	
Lannie Purcell	Heritage Office
Stuart Read	Heritage Office (Item 8.1)
Bruce Edgar	Heritage Office (Item 5.2)
Alice Brandjes	Heritage Office (Items 4.1 and 5.1)
Ray Fowke	NPWS (Items 4.1 and 5.1)
Peter Phillips	(Item 5.1)
Sue Sacker	FoQS (Item 4.1)
John Simpson	FoQS (Item 4.1)
Ian Shields-Brown	FoQS (Item 4.1)
Max Player	Mawlands (Item 4.1)
Simon McArthur	(Item 4.1)
Jenny Faddy	NPWS (Item 4.1)
Gary Dunnett	NPWS (Item 4.1)

**1.1 Declarations of Interest**

Bruce Pettman – Chief Secretary's Building  
Action Report for 6 November Item 4.1 - Parramatta Civic Place  
Diane Jones - Action report for 2 October Item 5.1 Shoredshed Building Pier 2/3 Walsh Bay

**1.2 Apologies**

Terry Barnes  
Elsa Atkin

**3. Confirmation of the minutes of the previous meetings**

The minutes of the meeting of 6 November 2002 were confirmed with changes to the attendance list: Bruce Pettman's name removed from the list of those present.

**3. Action Report**

Members noted the Action Report for 6 November 2002.

**4. Presentations**

**4.1 North Head Quarantine Station – Mawland Hotel Management Pty Ltd presentation**

Representatives of Mawland Hotel Management and NPWS presented to members an amended adaptive reuse proposal. It is a joint proposal by NPWS and Mawlands with Mawlands as tenant and NPWS as landlord.

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The presentation included analysis of the following issues:

**Access**

Visitor access strategy - the aim is to convey 50% of visitors to the site by water with an hourly return ferry service from Manly to the Quarantine Station wharf.

It is proposed to restrict vehicle access by erecting traffic barriers to make part of the site inaccessible to vehicles, including buses and coaches.

**Interpretation and education**

The proposal includes a visitors' centre near the wharf, 5 interactive storytelling tours, educational programs and an agreement with MLALC.

**Accommodation**

Accommodation is to include 86 rooms of varying standards. It will also provide for conferences and functions, much as it does now, and a health retreat. There will be an increase in the number of buildings not altered. It is proposed that near the wharf a restaurant will be incorporated into building A6 Boiler House with independently structured mezzanine and kitchens.

**Environmental Management**

It is proposed that there be no more than 450 people on site at any time, with monitoring programs in place.

An annual environmental plan and a five year plan will be produced.

It is proposed that ghost tours will be continued, but with smaller groups than at present.

**Friends of Quarantine Station Inc presentation**

Representatives of Friends of Quarantine Station addressed members on their concerns with the Preferred Activities Statement. Their major concern was the difference between the Commission of Inquiry recommendations and the Preferred Activity Statement, citing 185 disagreements or conditional agreements with the commissioner's report, including car parking and numbers, the mezzanine level in the restaurant, relocation of the museum, power poles and stormwater.

The representatives of FoQS expressed concern that they were not given access to the draft Joint Determining Authorities Report and requested deferment of the application to allow consideration of differences between the COI recommendations and the Preferred Activity Statement.

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

**5.1 S60 and EIS for conservation and adaptive reuse of the North Head Quarantine Station**

Members considered a report on a joint section 60 application by Mawland Pty Ltd and the Minister for the Environment and approval under part 5 of the EP&A Act. Members noted that the issues raised by Friends of Quarantine Station (FoQS) have been addressed in the draft Joint Determination Report, to which FoQs did not have access. It was agreed that consultation with the Minister for Fisheries and the Minister for the Environment should be undertaken as soon as possible, their concurrence obtained and the conditions as set out in the draft joint Determining Authorities Report be made publicly available.

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**Resolved:**

- 1. to note that the draft Joint Determining Authorities Report dated November 2002 and draft conditions of approval dated November 2002 have been prepared for consideration;**
- 2. to consult with and seek the concurrence of the Minister and Director for Fisheries under section 197C of the Fisheries Management Act with respect to aquatic reserve matters and the concurrence of the Minister for the Environment under Section 112C of the Environmental Planning & Assessment Act with respect to threatened species matters arising out of the proposal for the conservation and adaptive reuse of the North Head Quarantine Station because the Heritage Council is considering giving approval for the adaptive reuse proposals;**
- 3. following receipt of concurrences from the Minister for Fisheries under section 197C of the Fisheries Management Act and the Minister for the Environment under section 112C of the Environmental Planning and Assessment Act 1979 to hold a special meeting of the Heritage Council Approvals Committee to determine the application for the conservation and adaptive reuse of the North Head Quarantine Station;**
- 4. that the conditions set out in the draft Joint Determining Authorities report dated November 2002 be made publicly available by way of placement on the National Parks and Wildlife Service website, with the addition of the following conditions relating to archaeology:**
  - a) an excavation permit must be obtained before any works on site commence that will involve potential disturbance of relics. An archaeologist (Excavation Director) approved by the Heritage Council must be appointed to undertake all archaeological work.**
  - b) The research design outlined in the QSDACMP must form the basis for interpretation of archaeological deposits and relics.**
  - c) Provision should be made in a public area of the Quarantine Station site to display relics or other historical or research material relevant to the historical development of the site. This display should be integrated with the Interpretation Plan.**
  - d) Should substantial intact archaeological deposits or features not identified in the Archaeological Assessment be discovered, work must cease in the affected area(s) and the Heritage Office 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.**
  - e) The archaeologist must remain present during the course of all excavation works in the archaeologically sensitive areas of the proposed development.**
  - f) The archaeologist must be allowed access to archaeological deposits at all times during mechanical excavation and mechanical excavation must cease at the request of the archaeologist, to allow for investigation of archaeological remains.**

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- g) Opportunities for public visitation to the site will be provided during the program of archaeological works and, where appropriate, community and student volunteers will be invited to participate in field work.**
- h) The excavation permit will be valid only while the approved excavation is being carried out under the direction of the nominated Excavation Director.**
- i) The Excavation Director must carry out the excavation in accordance with the approved research design and methodology. Any substantial deviations from the approved research design (including extent and techniques of excavations) must be approved by the Director, Heritage Office.**
- j) The Excavation Director must take adequate steps to record relics, structures and features discovered on the site during the excavation in accordance with current best practice guidelines and the approved research design.**
- k) The co-proponents must endeavour to ensure that the unexcavated artefacts, structures and features are not subject to deterioration, damage or destruction.**
- l) The co-proponents shall be responsible for the safe-keeping of all relics recovered from the site.**
- m) The Excavation Director shall be responsible for ensuring that the artefacts are cleaned, stabilised, identified, labelled, catalogued and stored in a way that allows them to be retrieved according to both type and provenance.**
- n) The Excavation Director shall be responsible for ensuring that the artefacts are cleaned, stabilised, identified, labelled, catalogued and stored in a way that allows them to be retrieved according to both type and provenance.**
- o) The Heritage Council and the Heritage Office reserve the right to inspect the site and records at all times and access any relics recovered from the site.**
- p) The co-proponents shall prepare a final report on the excavation, to publication standard, within one year of the conclusion of the project unless an extension of time is approved by the Heritage Council. Two copies of this report must be submitted to the Heritage Office. A further copy must be retained on site as part of the interpretive collection.**
- q) The final report shall include:**
  - i) An executive summary;**
  - ii) Due credit on the title page to the co-proponents paying for the excavation;**
  - iii) An accurate site location and site plan;**
  - iv) Historical research, references, and bibliography;**
  - v) Detailed information on the excavation including the aim, the context for the excavation, procedures, analysis, treatment of artefacts (cleaning, conserving, sorting, cataloguing, labelling, scale drawings, photographs, repository);**
  - vi) Nominated repository for the items;**
  - vii) Detailed response to research questions; and**
  - viii) Details of how this information about this excavation has been publicly disseminated;**

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- q) should any Aboriginal relics be uncovered, during excavation or disturbance of the area work is to stop immediately and the National Parks and Wildlife Service is to be informed in accordance with the National Parks and Wildlife Act 1974, and
- 5. that a copy of the Draft Joint Determining Authorities Report and conditions, with the addition of the additional conditions relating to archaeology, be forwarded to Friends of Quarantine Station for information.

## **5.2 Noraville – IDA and alternative concept plan**

Members considered a report on an IDA and alternate concept plan with options for Noraville. They noted that the applicant has submitted four alternate options for consideration instead of the IDA which is currently with Wyong Council.

Members noted that the level of detail provided in the concept plans and noted that this application is inadequate and that any future application should include more detail, including materials and finishes and that consideration be given to requiring a conservation management plan for the site to guide future development.

### **Resolved:**

1. to note that Noraville requires substantial conservation works as identified in the 1981 conservation report by Perumal & Neill, Barbara & Partners;
2. to note conservation works in the form of roofing and foundation repairs have been carried out in the last ten years by the current owner, but there is a substantial amount of work still required to conserve the building;
3. that the proposal for developing the site as described in Option 4 (in letter dated 15 November 2002) recommending two small rental B&B units and retaining the historic house as a family residence is considered appropriate and is endorsed in principle by the Heritage Council;
4. that the Heritage Council defer issuing general terms of approval on the current IDA to allow Wyong Council to negotiate with the applicant to allow them to prepare a revised application which is in accordance with Option 4 (in letter dated 15 November 2002);
5. that the Heritage Council recommend to Wyong Shire Council that the current IDA should not be determined because negotiations may occur with the owner about changes to the current IDA described in option 4;
6. to request Wyong Council to inform the Heritage Council of the results of these negotiations;
7. Any future application for Noraville should be accompanied by a level of detail adequate to describe colours, texture, materials, scale and degree of intervention; and
8. that any future application for Noraville submitted to the Heritage Council that is similar to the scheme described in Option 4, Annexure A, can be determined under delegation.

## **5.3 St Johns Anglican Church, Darlinghurst Rd, Darlinghurst –pre-development application advice**

Members considered a report on proposed development options for the St Johns Darlinghurst site. It was noted that negotiations have been held between the Heritage Office, Godden Mackay Logan, South Sydney Council and the developer and that the options have been modified as a result of these negotiations.

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It was also noted that a conservation management plan by Godden Mackay Logan was submitted for endorsement in September 2002.

**Resolved:**

to provide the following preliminary advice to the applicant:

- 1) Any development of the site is to reflect the aims and intentions of the endorsed Conservation Management Plan.
- 2) The development of the site is to be subject to the recommendations of the endorsed Conservation Management Plan and:
  - a. The development of the petrol station site is to comply with the September 2002 *Guidelines for Development on the former Petrol Station Site* by Godden Mackay Logan;
  - b. The development of the church hall site is to comply with the September 2002 *Guidelines for Development on the Church Hall Site* by Godden Mackay Logan;
  - c. The development is to be in accordance with the Site Development Guidelines drawing (page xiv of the Executive Summary of the Sept. 2002 CMP)
- 3) The Heritage Council requests that the design guidelines be further developed to address issues other than building envelopes, i.e. to address siting, bulk, form, scale, character, colour, texture and materials.
- 4) The Heritage Council requests that a Statement of Heritage Impact be prepared and submitted with the Integrated Development Assessment. This Statement must address both the changes in use of portions of the site and the impact of the proposal on the existing heritage items, including their curtilage and setting.
- 5) The Heritage Council requests that careful design of the buildings, including the roofscapes and projections for services, plant room &c, be undertaken to ensure that the development does not have a detrimental impact on the visual setting of the church group. Rather, the design should complement this highly significant Victorian church group and retain significant views and vistas.
- 6) The Heritage Council provides this advice without prejudice and subject to the acknowledgement by the applicant that the Heritage Council and Heritage Office are required to assess all information, including public submissions, once a formal application has been received.
- 7) The Heritage Council requests that further information be provided which analyses the visual impact of the proposed buildings on the heritage significance of the site. This information is to be provided by way of photomontages, drawings showing minimum scale of 1:200 and include plans sections and elevations and a model to scale at least 1:500, computer three dimensional models or other means. This information is to be provided upon lodgement of the Integrated Development Application.

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**6. Development Application Referrals**

Nil

**7. Planning Instruments/Heritage Studies**

Nil

**8. Matters for Consideration**

**8.1 Parramatta Civic Place Master Plan**

Members considered a report on Parramatta Civic Master Plan and the Heritage Council's submission on the exhibited draft.

Members discussed relevant issues such as the need to specify clear height maxima and RL levels in the final master plan and the need for conservation management plans to guide decisions on appropriate curtilages and settings for heritage items.

**Resolved:**

- 1. to add any comments or suggested amendments members would like to the draft Heritage Office/ Heritage Council submission at Annexure C; and**
- 2. to endorse this submission for transmission to Parramatta City Council.**

**9. Matters for Information**

**9.1 Lidcombe Hospital DA – preliminary verbal advice**

Members were informed that a DA is to be lodged in February 2003 for the demolition of non-heritage buildings, before consideration of a conservation management plan or development control plan for the site. Godden Mackay Logan has been working on the conservation management plan.

The Heritage Office has considered a demolition plan and is generally satisfied with the preliminary proposals.

**Resolved:**

**to note the verbal report.**

**9.2 Cross City Tunnel Project, Darling Harbour to Kings Cross – excavation permit**

Members considered a report on the Cross City Project and its impact on various archaeological sites of State and/or local significance. It was noted that a S140 application has been received and that approval has been granted. It was also noted that the Heritage Office had previously provided a submission on an EIS for the project in 2000 and in 2002.

**Resolved:**

- 1. to note the report on the Cross City Tunnel Project ; and**

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2. to note that a Section 140 application has been approved for archaeological monitoring, test excavation and/or large archaeological excavation prior to documentation and removal of potential remains as necessitated by construction of the Cross City Tunnel.

**10. General Business**

**10.1 Creation of sub-committee for the Parramatta Rail Link project**

Members discussed the need for a subcommittee for the Parramatta Rail Link Project.

**Resolved:**

that the subcommittee be created, headed by Diane Jones and with representatives of the Heritage Council.

**11. Next Meeting**

The Chair closed the meeting at 4.05pm . The next meeting is scheduled for 5 February 2003.

**Signed:**

**Date**