

**MINUTES OF THE HERITAGE COUNCIL
APPROVALS COMMITTEE
THURSDAY, 15 FEBRUARY 2001
LEVEL 11 2-10 WENTWORTH STREET,
PARRAMATTA**

1. In Attendance

Jim Barrett	Chair
Terry Barnes	
Graham Quint	National Trust of Australia (NSW)
Kerry Bedford	Department of Urban Affairs & Planning
Bruce Pettman	Government Architect's Office DPWS
Alan Croker	
Reece McDougall	Assistant Director, Heritage Office

Also in Attendance

Vince Sicari	Heritage Office
Graham Williams	Heritage Office
Ian Kelly	Heritage Office (for items 6.1 & 8.1)
Anthony Mitchell	Heritage Office (for Item 6.1)
Gillian Mobbs	Heritage Office (as observer)

Apologies

Elsa Atkin, National Trust (represented by Graham Quint)
Garry Fielding, DUAP (represented by Kerry Bedford)
Mary-Lynne Taylor Royal Australian Institute of Architects and Royal Australian Planning Institute

2.1 Confirmation of the minutes of the previous meeting

The Minutes of the previous meeting of 18 January 2001 were confirmed. A query was raised as to issue 11.1 State Heritage Register Listings and the subsequent resolution (pages 12 & 13 of the 18 January 2001 minutes). The agenda report for the January 2001 meeting and the resolution were to give notice of the Heritage Council's intention to consider listing a number of sites, including Hill 60 at Port Kembla, on the State Heritage Register. It was queried as to whether Hill 60 was not already on the State Heritage Register. The Assistant Director advised members that he would have the issue investigated.

2.2 Confirmation of the minutes of the special meeting of 6 February 2001

The minutes of the Approvals Committee's special meeting concerning 30-38 Hickson Road, Millers Point were confirmed.

3. Declarations of Personal Interest

Mr Alan Croker declared his interest as consulting conservation architect for the State Heritage Register listed CBC Bank building, 343 George Street, Sydney. Mr Croker later led a presentation to members on this matter (see item 5.1 below). Number 343 George Street, Sydney was not, at the time of the meeting, the subject of an application to the Heritage Council.

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4. Action Report

Members noted the Action Report.

5. Presentations

**5.1 343 George Street, Sydney
Presentation by Alan Croker.**

Mr Alan Croker made a presentation to members concerning a project for the future use of the ground floor and basement area of the former CBC Bank at 343 George Street, Sydney. Mr Croker advised members that he is the consulting Conservation Architect for the project. Also present and contributing to the presentation were Ms Chris Major, Project Manager, APP, Mr Paul Best, Property Asset Manager and Ms Belinda Hufton, both representing Deutsche Asset Management (Deutsche Bank). During the presentation members were shown photographs of the main features of the bank's ground floor banking chamber, these being the marble columns, the teller's counters and the distinctive carved marble customers counters and the basement vault and storage areas. The presenters advised members that the lease of the current leaseholder, the National Australia Bank, ends in April 2001 and a new tenant was being sought. It was stated to members that to date no bank had indicated an interest in leasing the banking chamber due to the changing nature of the banking system. For this reason guidance was being sought from the Heritage Council to guide potential lessees on suitable alterations to the banking chamber and basement. Members were advised that a CMP was under preparation but the question was raised as to whether the Heritage Council could give an in-principle approval to a scheme before completion of the CMP. It was also stated that it was proposed to submit an application to the Heritage Council prior to the next committee meeting (scheduled meeting on 15 March). Following the presentation members commented upon the issue and agreed to support negotiations between involved parties to establish guidelines, dependent upon the CMP, for proposals to re-use the two floors

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

**6.1 "The Hermitage", 1-13 Pennant Ave, Ryde
Integrated Development Application**

At the meeting members were issued an amended "green paper" report on this issue to replace the report previously issued in the agenda papers. Members noted from the amended report that the applicant, Lane Cove Pty Ltd, had requested that the Heritage Council defer consideration of the Integrated Development Application, to construct 42 new residential units under SEPP 5,

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for one month (until the scheduled 15 March 2001 Approvals Meeting). The deferment to allow for negotiations to be held with representatives from the applicant, Ryde City Council and the Heritage Office/Council, to discuss what development would be considered appropriate. The deferment would also allow for the matter of the revised curtilage to be considered by the Heritage Council SHR Committee in March 2001.

Members agreed to the deferment of the issue and to the formation of a sub-committee. The following members, Messrs Jim Barrett, Terry Barnes, Graham Quint and Reece McDougall agreed to be members of the sub-committee.

Resolved

That the Heritage Council:

- 1. write to Ryde City Council to inform them that the Heritage Council has accepted the request from the applicant to defer consideration of the Integrated Development Application for one month;**
- 2. form a Heritage Council sub-committee to assist in negotiations between the applicant, Ryde City Council and the Heritage Office.**
(Messrs Jim Barrett, Terry Barnes, Graham Quint and Reece McDougall as members of the sub-committee)

**6.2 "Tempe House" Land bounded by the Princes Highway, Cooks River, the Illawarra Railway Line, Arncliffe and Lusty Streets, Arncliffe.
Masterplan Integrated Development Application**

A late "green paper" was issued to members at the meeting concerning the Master plan for the establishment of building envelope principles; circulation patterns; road hierarchy; utility service infrastructure; general parking configuration and landscape concept. The development concept included 9 buildings containing approximately 1000 residential dwellings, 39,749 m² of commercial space, 12,084 m² of retail space, 620 parking spaces, the restoration and reuse of Tempe House and Chapel, open space and plaza areas. It also sought approval for part of a trunk stormwater system.

The report included the recommendation that the Heritage Council:

Endorse the letter at Annexure K, in accordance with Section 91A of the Environmental Planning and Assessment Act 1988, giving the general terms of approval proposed to be granted by the Heritage Council for the works shown in the following documentation:

- Interciti Development North Arncliffe Master Plan Development Application drawings

Members agreed that, owing to the complex nature of the issue affecting Tempe House and therefore the need to more fully assess public submissions received on the proposal, the issue be deferred for discussion at a special meeting of the Approvals Committee to be held prior to the scheduled 15 March

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meeting. The date preferred by members for this special meeting was the morning of Tuesday, 6 March 2001. (The issue of the North Head Quarantine Station, item 8.1 was also deferred to this meeting) Members were advised that a new report on the Tempe House issue would be prepared and distributed for study before the special meeting.

7. Development Application Referrals

Nil

8. Planning Instruments / Heritage Studies

8.1 North Head Quarantine Station, Detailed Conservation Management Plans

Members noted that a 6 volume set of conservation management plans titled *North Head Quarantine Station Detailed Area Conservation Management Plans*, volumes 1, 2, 3, 4, 5 and 6, prepared by Paul Davies Pty Ltd for NSW National Parks & Wildlife Service, was in the process of being submitted for endorsement, with volumes 1 and 2 submitted to date.

Members also noted from the report that in December 2000 the Heritage Office provided 32 pages of detailed comments on substantive matters that required revision and that subsequently the bulk of these matters in volumes 1 and 2 have been satisfactorily addressed. Members agreed with the recommendation that it would be preferable to consider the endorsement of all six volumes at the same time to ensure that there is consistency in the content of the endorsed volumes. It was therefore agreed that a special meeting of the Approvals Committee be held once all six volumes have been received and reviewed. The date preferred by members for this special meeting was the morning of Tuesday, 6 March 2001*.

Resolved

That the Heritage Council:

- 1. Notes that volumes 1 and 2 of the *North Head Quarantine Station Detailed Area Conservation Management Plans*, prepared by Paul Davies Pty Ltd for NSW NPWS, dated November 2000, have been revised to take account of comments from the Heritage Council and Heritage Office, although some details still need review, and**
- 2. Notes that endorsement will only be considered once all six volumes have been received and reviewed.**

** Subsequent to the meeting a decision was made that the issue of the North Head Quarantine Station Conservation Management Plans Volumes 1 to 6 would not be an agenda item for the special Approvals meeting of 6th March 2001 but would be considered by a special meeting of the full Heritage Council on 15th March 2001.*

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9. Matters for Consideration

**9.1 Gledswood House Estate, Camden
– possible adaptive reuse as retirement village –
Pre-Development Application consultation**

Members considered a proposal, made as a pre-development application consultation to develop the remaining estate as a retirement village, with approximately 300 units, single storey, adaptively reusing the farm building complex as communal “village” facilities, such as lounges, recreation rooms, dining room, etc.

Members agreed to the formation of a sub-committee to visit the site within the next fortnight and familiarise themselves with the proposal before offering any formal Heritage Council response on the matter. Those members who volunteered to be on the sub-committee were Messrs Jim Barrett, Alan Croker and Bruce Pettman.

Resolved

That the Heritage Council:

- 1. form a sub-committee to both visit the site and familiarise themselves with the proposed development before forming a formal response to the applicant.**

(Messrs Jim Barrett, Alan Croker, Bruce Pettman and Reece McDougall as members of the sub-committee)

10. Matters for Information

Nil

11. General Business

12. Special Meetings and next scheduled monthly Meeting

The Chairman closed the meeting at 11:10 a.m.

A special meeting of the Approvals Committee will be held on **Tuesday 6 March, commencing at 9:00 a.m.** at Signature Tower, 2 - 10 Wentworth Street, Parramatta. The special meeting will consider the issue of Tempe House

A special meeting of the full **Heritage Council** will be held on **Thursday 15 March, commencing at 9:00 a.m.** at Signature Tower, 2-10 Wentworth Street,

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Parramatta. The special meeting will consider the issues of the North Head Quarantine Station Conservation Management Plans Volumes 1 to 6 and a variation to an Archaeological Excavation Permit for the Conservatorium of Music, Sydney.

Following the Heritage Council's consideration of the Quarantine Station and Conservatorium issues the Council's membership will divide into its Approvals and State Heritage Register Committees for separate and simultaneous meetings.

The next scheduled monthly meeting for the Approvals Committee will thus still be held on Thursday, 15 March. Agenda Papers for the 15th March Approvals Committee meeting will, as usual, be sent to members for their receipt on the Friday preceding the meeting (Friday 9th March).