

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 5 February 2003 at 3 Marist Place,
Parramatta at 2.15pm

Attendance

Mary-Lynne Taylor	Chair
Diane Jones	
Susan Macdonald	Assistant Director, Heritage Office
Bruce Pettman	Deputy
Rod Leaver	
Garry Fielding	PlanningNSW
Terry Barnes	

Also in Attendance

Lannie Purcell	Heritage Office
Jacqui Goddard	Observer, National Trust
Vincent Sicari	Heritage Office
C Loffi	Heritage Office (Item 5.2)
A Croker	Design 5 (Item 5.2)
G Pringle	Heritage Office (Item 6.1)
David Logan	Godden Mackay Logan (Item 6.1)
John Richardson	Cox Richardson Architects (Item 6.1)
David Whitting	Australand (Item 6.1)

1.1 Declarations of Interest

Diane Jones	Action Report, 17 December 2002, Customs House Item 2.1
Terry Barnes	Action Report 4 December 2002 Parramatta Civic Place Master Plan Item 8.1 – non pecuniary interest

1.2 Apologies

Elsa Atkin

3. Confirmation of the minutes of the previous meetings

The minutes of the meeting of 4 December were confirmed. The special meeting 17 December were confirmed with the addition of Terry Barnes to the list of those present.

3. Action Report

Members noted the Action Report for 4 December and 17 December 2002.

4. Presentations

4.1 Lidcombe Hospital

A representative of Australand, David Whitting and consultants David Logan and John Richardson presented to members information concerning the proposed lot consolidation, boundary adjustment and master plan development application for the site of the former Lidcombe Hospital. In response to the draft recommendation of the report recommending retention of building 43, they proposed instead that buildings 34, 35 and 36 be retained as a group.

Members noted a site plan showing the heritage precinct and with a suggested curtilage for the State Heritage Register listing.

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 5 February 2003 at 3 Marist Place,
Parramatta at 2.15pm

Members also noted that a development agreement between Auburn Council and Australand has been drafted for the carrying out of conservation works.

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

5.1 Item withdrawn

5.2 343 George Street, Sydney - IDA

Members considered a report on an IDA for alterations to the ground floor banking chamber of the former CBC Bank for conversion to retail use as a Virgin Megastore and associated external lighting and signage.

Alan Croker, architect, attended the meeting to advise members on changes to the original proposal, particularly in relation to the retention of more of the marble counters, the disposition and siting of marble seats, and proposed treatment of the honour roll and the war memorial.

Members expressed concern at the amount of signage, the moving of the timber honour roll and covering of the war memorial and also at the number of proposed penetrations into significant fabric.

Resolved:

to provide the following General Terms of Approval to Sydney City Council under Section 91A of the Environmental Planning and Assessment Act 1979:

- i) **All work shall be in accordance with the recommendations contained within the Conservation Management Plan prepared by Design 5 Architects Pty Ltd dated April 2002, endorsed by the Heritage Council on 16/4/02; the Assessment of Heritage Impact prepared by Design 5 Architects Pty Ltd, dated October 2002; the Addendum to Assessment of Heritage Impact prepared by Design 5 Architects Pty Ltd, dated 1 November 2002; Drawing No. A00 dated 7/10/02; Drawing No. A01 Revision A dated 23/1/03; Drawing No. A2 Revision A dated 7/10/02, modified by marked amendments (Revision B) dated 24/1/03 showing retention of further counters as indicated on Drawing No. A01 Revision A; Drawing No. A2a dated Nov 02; Drawing No. A03 Revision A dated 24/1/03; Drawing No. A04 Revision A dated 24/1/03; Drawing No. A05 dated 7/10/02; Drawing No. A06 dated 7/10/02; Drawing No. A07 dated 7/10/02; Drawing No. A08 dated 7/10/02; Drawing No. A09 dated 7/10/02; Drawing No. A10 dated 7/10/02; Drawing No. A11 dated 7/10/02; Drawing No. A12 Revision A dated Oct 2002; Drawing No. A13 Revision A dated Oct 2002; Drawing No. A14 dated Nov 2002; Drawing No. A15 Revision A dated Nov 2002; Drawing No. A16 dated Nov 2002; Drawing No. A17 Revision A dated Nov 2002; Drawing No. A18 dated Nov 2002; Drawing No. A20 dated Nov 02; Drawing No. A21 dated Nov 02; Drawing No. A22 Revision A dated Nov 2002; all drawings prepared by Transonic Architects; except as altered by the conditions of this consent.**
- ii) **The pin fix aluminium letters “Books, Music, Movies, Games” affixed to the trachyte base on the George Street and Barrack Street elevations are not approved.**

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 5 February 2003 at 3 Marist Place,
Parramatta at 2.15pm

- iii) The banner over the western War Memorial is not approved and it shall remain uncovered.
- iv) Floor signage in the George Street entry vestibule is not approved.
- v) No approval is granted or implied for the removal of counters indicated for retention on the demolition plan A01 Revision A dated 23/1/03, and the ground floor plan A2 dated 7/10/02 shall be amended accordingly and submitted with the section 60 application.
- vi) The number of fixings is to be kept to a minimum and where possible, existing penetrations are to be used for services.
- vii) An application under section 60 of the NSW Heritage Act shall be submitted and approved by the NSW Heritage Council prior to work commencing.
- viii) A heritage consultant shall be nominated to advise on design resolution and on conformity to the conservation management documents and these conditions of consent. The name and experience of this consultant shall be submitted to the Heritage Council of NSW for approval with the Section 60 application.
- ix) The nominated heritage consultant shall provide certification to the Heritage Council of NSW that the detailed design is in conformity with the conservation management documents and all statutory approvals with the Section 60 application.
- x) The nominated heritage consultant shall provide certification to the Heritage Council of NSW that the works are in conformity with the conservation management documents and all statutory approvals prior to occupation.
- xi) All work involving heritage fabric shall be superintended by the nominated conservation consultant.
- xii) Work shall be carried out by suitably qualified tradesmen with practical experience in conservation and restoration of similar heritage items.
- xiii) The materials for all fixtures into stonework and marble shall be bronze or marine grade stainless steel or other non-ferrous materials, and the method of fixture shall permit the fixing to be completely removed without causing damage to the surrounding materials and finishes.
- xiv) Any significant fabric, such as trachyte or marble, which is removed in the adaptation proposed shall be numbered, catalogued, cross-referenced with plans and elevations, and safely and securely stored on site in the nominated storage location to enable the accurate reinstatement of this fabric in the future. A copy of the catalogue of fabric to be removed shall be submitted to the Heritage Council with the Section 60 application.
- xv) The approved interpretation plan shall be implemented as part of the construction works program.
- xvi) An archival photographic record specific to the areas of the building subject to this application shall be prepared before, during and after the development, documenting changes to the heritage fabric and space of the former Banking Chamber. The archival record shall be prepared in accordance with Heritage

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 5 February 2003 at 3 Marist Place,
Parramatta at 2.15pm

Council guidelines for items of state significance and copies submitted for Heritage Council approval with the Section 60 application and following completion of construction. A copy shall also be lodged at the Sydney City Council library.

xvii) All marble furniture, not including the counters, proposed for relocation shall be located on the ground floor. Plans shall be submitted to the Heritage Council for approval with the Section 60 application, specifying the new positions for this furniture.

xviii) Detailed drawings, specifications and schedules of works, detailing changes to all heritage fabric such as the peninsular bays, and specifying the number and location of all illuminated signs, shall be submitted for approval by the Heritage Council of NSW with the Section 60 application.

for the following reasons:

- a) The proposed changes to the item are considered acceptable because the works are considered important in providing the building with a compatible new use.
- b) The proposed changes to the item are considered acceptable because the impact on significant fabric and spaces has been minimised and based on the assessment and policies of the endorsed Conservation Management Plan (CMP).
- c) Details of the scheme should be provided to ensure that the heritage values of the site are conserved and to ensure compliance with the endorsed CMP.

6. Development Application Referrals

6.1 Former Lidcombe Hospital, Joseph Street, Lidcombe

Members considered a report and discussed issues raised in the presentation concerning a development application for lot consolidation and boundary adjustment subdivision and Master Plan development application for redevelopment of the former Lidcombe Hospital site.

Members noted that the site is not as yet listed on the State Heritage Register but that some buildings on the site have been assessed as being of State significance. It is proposed that the site be listed on the State Heritage Register. They also noted that Council has prepared a draft conservation management plan for the site and that Australand and Council have agreed to refer relevant development applications to the Heritage Office pending listing of the site on the State Heritage Register.

On behalf of the National Trust, Jacqui Goddard expressed concern at the number of inter-war buildings proposed for demolition. The Trust would like to see all of the building group numbered 34, 35, 36, 42 and 43 retained. She also questioned whether a distinction can be drawn between local and state significance for individual buildings because of the nature of the site and because the whole of the site is of State significance.

Members supported the suggested curtilage of the State Heritage Register listing and the retention of buildings 34, 35 and 36.

Resolved:

to advise Auburn Council that:

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 5 February 2003 at 3 Marist Place,
Parramatta at 2.15pm

1. The development application for lot consolidation and boundary adjustment will facilitate the disposal of the majority of the heritage precinct and it is important that an appropriate deed of agreement be entered into between the Council and the applicant which is registered on the title of the land and transferable to subsequent purchasers to ensure that conservation of the heritage buildings takes place concurrently with the residential development of the remainder of the site.
 2. The heritage impact of the Masterplan development application is generally considered to be acceptable. In particular the proposed adaptive reuse of the heritage precinct for school purposes is considered to be a suitable use to minimise intervention with significant fabric of the buildings.
 3. The Masterplan development application should be clearly conditioned to prohibit the occupation of the heritage buildings for school purposes until a more detailed development application is submitted and approved. This application should be accompanied by Specific Element Conservation Policies for the individual heritage buildings and annexed to the conservation management plan. The subsequent application should also be accompanied by a thorough assessment of the parking demand of the proposed school and demonstration that the proposed parking provision is acceptable in terms of heritage impact.
 4. Further negotiations between the Council and the applicant are encouraged to facilitate the retention of additional buildings from the inter-war period, particularly buildings 34, 35 and 36 and the adjacent road to the south west.
 5. The Heritage Council requests that it be further consulted as subsequent stage development applications are lodged with the Council, particularly those relating to the adaptive reuse of the heritage buildings and others which may have an impact on the heritage significance of those items.
 6. Applications under section 140 of the Heritage Act will be required to be lodged with the Heritage Council in accordance with the Archaeological Management Plan submitted with the development application.
7. **Planning Instruments/Heritage Studies**
- Nil
8. **Matters for Consideration**
- Nil
9. **Matters for Information**
- Nil
10. **General Business**
- Chief Secretary's Building**
- Bruce Pettman advised members that Treasury has not allocated funding for the project as yet. Tenders have been called but not let for conservation works. Further documentation for approval will occur during the design development stage. He also advised that a response from the Heritage Council is still awaited on the conditions of approval.
11. **Next Meeting**

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 5 February 2003 at 3 Marist Place,
Parramatta at 2.15pm

The Chair closed the meeting at 4.10 pm. The next meeting is scheduled for 5 March 2003.

Signed:

Date