

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 3 July 2002 at 9.00am
Level 11, 2-10 Wentworth Street, Parramatta

Attendance

Mary-Lynne Taylor	Chair
Terry Barnes	
Diane Jones	
Susan Macdonald	Assistant Director, Heritage Office
Chris Johnson	
Bruce Pettman	Alternate
Rod Leaver	
Garry Fielding	Until 12.05pm
Elsa Atkin	

Also in Attendance

Lannie Purcell	Heritage Office
Vincent Sicari	Heritage Office
Stuart Read	Heritage Office (Items 4.1 and 8.1)
Alice Brandjes	Heritage Office (Items 4.2 and 8.2)
Bruce Edgar	Heritage Office (Item 5.1)

1.1 Declarations of Interest

Terry Barnes	Items 4.1 and 8.1 – Parramatta Transport Interchange
Chris Johnson	Items 4.1 and 8.1 – Parramatta Transport Interchange

1.2 Apologies

Nil

2. Confirmation of the minutes of the previous meeting

The minutes of 5 June 2002 were confirmed.

3. Action Report

Members noted the Action Report for 5 June 2002.

4. Presentations

4.1 Parramatta Transport Interchange

John Mckew of Parramatta Rail Link Corporation and Chris Johnson, Government Architect, explained to members a concept master plan for the proposed Parramatta Transport Interchange. Members viewed concept drawings of the scheme, illustrating the site and the scope of works proposed. The proposal includes extension of the platforms to the west, enabling the majority of the new works to be away from the station heritage buildings. During the presentation members raised the issues of archaeology and the impact of the scheme on local heritage.

Members noted that the scheme is to go to tender in the next couple of weeks for the preparation of a master plan for the site. They also noted that Godden Mackay Logan has been engaged to prepare a conservation plan.

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4.2 New Regional Museum, Thompson Square, Windsor

Gerry McCully, General Manager and Alannah Norman, Hawkesbury City Council, and Huw Williams of Pont Williams and Leroy Architects attended the meeting to present proposals for construction of a new Hawkesbury Museum at the rear of the existing museum within the Thompson Square Precinct. Members noted preliminary drawings of the new buildings and aerial photographs illustrating their site in the context of the existing buildings within the block.

4.3 Customs House, Sydney – pre DA advice

Frank Sartor, Lord mayor, Sydney City Council, Damian Furlong and Eric Brodie, Sydney City Council and Peter Tonkin, Tonkin Zulaikha Greer Architects, attended the meeting to present proposals for external and internal works to the Customs House designed to make the building more functional and “permeable”.

The proposals include various options involving alterations to the northern facade of the building:

- removal and relocation of the hand wrought balustrade
- removal of six Barnett windows and their replacement with doors
- reopening french doors to the balcony on level 1
- changes to the entrance podium and plinth

Internal changes include:

- alterations to ground floor layout and use
- new openings to foyer walls
- leasing of tenancies on levels 3 and 4 including enclosure of the atrium and removal of plasterboard walls

It is proposed to move Sydney City Library to the building from its present location in Town Hall House. Proposals will also include relocating the disabled ramp and the cafe seating in front of the building, creating a more accessible and inviting entrance.

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

5.1 Noraville, (also known as Hargraves House), 3 Elizabeth Drive, Noraville

Members considered a report on a section 60 application for adaptive reuse of the homestead as a bed and breakfast facility and for construction of a new service building and residence on the site.

It was noted that this is a revised scheme and that it and the previous scheme were advertised under Section 61 of the Heritage Act. It was also noted that the period for submission did not close until that afternoon and the application could not be determined until all submissions had been received and considered.

Members raised several concerns with the application, including the fact that a conservation management plan had not been prepared to guide the proposed works. It was agreed that detail of the materials and finishes of the new work should be submitted for approval prior to the development application being submitted.

It was noted that there is severe termite damage to the verandah wall to be relocated, necessitating its reconstruction.

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Resolved:

- 1. To request the Director, Heritage Office, to determine the application once the advertising period has closed.**
- 2. In considering the matter, the Heritage Council requests the Director, Heritage Office to include the following conditions:**
 - i. should any Aboriginal relics be uncovered, excavation or disturbance of the area is to stop immediately and the National Parks and Wildlife Service is to be informed in accordance with Section 91 of the National Parks and Wildlife Act, 1974;**
 - ii. prior to any clearance or excavation work commencing, the name of the Excavation Director shall be supplied to the Heritage Office for Director's approval;**
 - iii. all excavation works shall be carried out in accordance with the research design and methodology described in the Archaeological Assessment prepared by Stedinger Heritage & Archaeology, 27 May 2002;**
 - iv. an archaeological report detailing the findings of all excavations shall be prepared and submitted to the Heritage Office;**
 - v. all buildings and structures shall be archivally recorded before, during and after the works in accordance with Heritage Office guidelines. This includes interiors. Copies of the archival record shall be submitted to the Heritage Office and the local library within three months of the completion of construction works;**
 - vi. an inventory of all movable items shall be prepared in accordance with Heritage Office/AHC guidelines within six months of this approval. Copies of the inventory shall be submitted to the Heritage Office ;**
 - vii. a line of trees shall be planted along the southern boundary to visually screen the adjacent housing development ;**
 - viii. further details of the changes to the homestead are required to be submitted to the Heritage Office for Director's approval, prior to the development application being submitted. The existing exterior doors to the verandah bedrooms are to remain visible from the exterior south elevation and the extension to the north of the verandah walls, as depicted on drawing DO 2, are to be set back from the East and West facades in order to retain the original proportions of the verandah infills;**
 - ix. further details of the materials and finishes of all new building work shall be submitted for approval of the Director, Heritage Office, prior to the development application being submitted.**
 - x. the homestead shall be treated for termite infestation and any active nests shall be removed. A preventative termite system shall be implemented and approved by the Director of the Heritage Office, before the final Building Certificate is issued;**
 - xi. the final location of the car spaces, shall be determined following an arborist report on the impact of the proposed parking on the root zone and canopy of the existing figs. The arborist's report and revised parking details shall be submitted to and approved by the Director of the NSW Heritage Office ;**
 - xii. the condition of the existing figs shall be assessed by a qualified arborist and any necessary maintenance works carried out to ensure their continued health;**
 - xiii. any commercial signage for the bed and breakfast facility must be submitted for approval to the Heritage Office as a separate application ; and**

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xiv. a conservation management plan shall be prepared for the site within the next twelve months and submitted to the Heritage Office for endorsement. The conservation management plan shall identify works that are exempt from the requirement for Heritage Office approval.

5.2 Eric Pratten House (Coppins), 29 Telegraph Road, Section 60 application

Members considered a report on a Section 60 application for maintenance works to the house and garden structures. They noted that the application for refurbishment of the bathrooms had been approved and work was underway.

Members expressed concern that a conservation management plan has not yet been prepared and that the works proposed should be guided by such a document.

Resolved:

1. to defer the application noting that:

- a) no conservation management plan (CMP) has been received although in the letter of 18 April, 2002 a condition of approval of the previous application was that *a conservation management plan be submitted to the Heritage Council for endorsement prior to any further applications being submitted;*
- b) the works now proposed are dependant on, or would normally follow, an endorsed conservation management plan;
- c) there are standard exemptions which allow certain works.

2. to write to the applicant reminding of the need for a CMP and the request made on 18 April, 2002 because the proper assessment of the proposed works require a CMP with a statement of significance and appropriate policies that guide future works;

3. to advise that no further works will be approved until the CMP has been received and endorsed; and

4. to offer to fast track the consideration of the CMP by the Heritage Office once it is submitted; and

5. to supply information on the works that can be done under standard exemptions.

6. Development Application Referrals

Nil

7. Planning Instruments/Heritage Studies

Nil

8. Matters for Consideration

8.1 Parramatta Transport Interchange

Members considered a report and discussed the presentation on the Concept Master Plan for the Parramatta Transport Interchange.

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Resolved:

- 1. to note the presentation by the Parramatta Rail Link Corporation, the proposed conservation management plan for the Railway Station Group and future opportunities for its more detailed involvement in approvals;**
- 2. to welcome the submission of a conservation management plan setting out the policies of dealing with State Heritage items in the Parramatta Railway Station Group and local heritage items in the vicinity;**
- 3. to note the possible extent of excavation proposed and welcome the provision of a detailed assessment of the impact of excavation on the archaeological resource; and**
- 4. to note that the final concept master plan will be referred to the Heritage Council for comment and to request that the final plan contains an overlay of all heritage items within the area of the Master Plan.**

8.2 New Regional Museum, Thompson Square, Windsor

Members considered a report and discussed the presentation on the proposed new regional museum.

Resolved:

- 1. to note the information in the report;**
- 2. to inform Hawkesbury City Council that the Heritage Council:**
 - a) supports the principle of a contemporary building to the rear of the existing museum within Thompson Square;**
 - b) considers that the scale, massing and articulation of the contemporary building should better respond to the historic square and the surrounding built form;**
 - c) considers the assessment of the proposal would be greatly assisted by a physical 1:200 model of the block bounded by Thompson Square, Baker Street, George Street and The Terrace (including buildings fronting these streets);**
 - d) the Heritage Council would be pleased to receive the advice of Council's heritage advisor on the proposal for comment; and**
 - e) the Heritage Council and the Heritage Office would be pleased to work with Council and to provide comment throughout the design process.**

8.3 Customs House, Sydney – pre-DA advice

Members considered a report detailing proposed works to the Customs House and discussed the presentation by Sydney City Council.

Concern was expressed at the degree of change proposed to highly significant fabric and various options were discussed which could achieve the desired access improvements

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but lessen the impact on fabric. It was agreed that the heritage impact statement is critical to the Heritage Council's discussions. It was further agreed that a meeting on site, after receipt of the heritage impact statement, would be required to enable comment to be made to Sydney City Council within two weeks as requested.

Resolved:

that the Heritage Council:

- 1. note the presentation by Sydney City Council;**
- 2. inform Sydney City Council that the intention to revitalise the Customs House is supported and the proposed new uses, being a mix of civic and commercial functions, is strongly supported as a means of sustaining an appropriate adaptation of a heritage building; and**
- 3. as soon as the Council's heritage impact statement is received, convene a special meeting of the Heritage Council Approvals Committee on site, to consider the matters of concern involving changes to the ground floor, whereupon specific comment will be provided to Sydney City Council.**

9. Matters for Information

9.1 Government House Site, Port Macquarie

Recce McDougall provided an update on the proposed development of the site. He met with the developer and a representative of the Minister's Office to discuss options. Two options were identified:

- that the Government purchase the site, or
- that the development be redesigned and the site capped prior to construction.

The developer indicated he intends to undertake the second option and design the development in accordance with the provisions of the conservation management plan and the development control plan.

A further meeting is to be held in the following week with the developer and the department of planning's Urban Design Advisory Service.

Resolved:

to note the update.

10. General Business

Nil

11. Next Meeting

The Chair closed the meeting at 12.40pm. The next meeting is scheduled for Thursday 1 August 2002.

Signed:

Date