

**MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE**  
**Wednesday 7 JULY 2004 at the Heritage Office, 3 Marist Place,**  
**Parramatta at 9.00am**

**Attendance**

Rod Leaver	Chair
Diane Jones	
Murray Brown	Acting Assistant Director, Heritage Office
Bruce Pettman	
Megan Jones	
Garry Fielding	
Elsa Atkin	

**Also in Attendance**

Vincent Sicari	Heritage Office
Vanessa Williams	Heritage Office
Rajeev Maini	Heritage Office
Stuart Read	Heritage Office
Murat Gul	Heritage Office
Barry Owens	IPOH
Simon Rumbold	URBIS
John Wayne	URBIS
Graham Brooks	Heritage Architects
Dale Swan	AMW
Ken Woolley	AMW
Craig Irwin	Southern Cross Group
Richard Mackay	Godden Mackay Logan
Alexander Tzannes	Alexander Tzannes and Associates
Professor Kevin Sprouts	UWS
Mick Serena	UWS

**1. Declarations of Interest**

Megan Jones    Item 8.3  
Bruce Pettman    Item 8.3

**1.2 Apologies**

Mary-Lynne Taylor  
Sharon Sullivan

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

The minutes of 2 June 2004 were confirmed.

**3. Action Report**

Members noted the Action Report for 2 June 2004.

**MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE**  
**Wednesday 7 JULY 2004 at the Heritage Office, 3 Marist Place,**  
**Parramatta at 9.00am**

**4. Presentations**

**4.1 Monkerai Bridge/ RTA Timber Truss Bridges Management**

Members were advised that the NSW Roads and Traffic Authority (RTA) proposes to repair, strengthen and upgrade the bridge over the Karuah River at Monkerai, in order to meet current legal load requirements. It was noted that the Monkerai Bridge is one of the most significant bridges in the NSW road network from a heritage perspective. It has been assessed as being of heritage significance at a National level. It is one of twenty nine timber truss bridges on the State Heritage Register

Following the Heritage Office's assessment of the proposed works, the RTA has been invited to address the Heritage Council to seek the Council's views on the following issues which have been raised by the application:

1. The appropriate extent of change of the heritage fabric of the bridges.
2. The appropriate degree of change of the design of the bridges.
3. The constraints on the retention in use of this type of bridge as a result of modern loading standards.
4. Options for the retention in use of the bridges versus "conservation in situ" not used.
5. Implications for other RTA bridges of this type on the SHR and in the RTA's S170 Register.
6. The need for the securing of supplies of appropriate timber for the on-going maintenance of these bridges.

The Chair introduced Michael Bushby, Acting Director, Road Network Infrastructure with the Roads and Traffic Authority (RTA).

Members were advised of the Total Asset Management responsibilities which are to manage the network infrastructure as a long term renewable asset, manage individual assets over their whole of life and to distribute funds on the basis of usage and condition of assets.

It was noted that the RTA's maintenance principles are to keep the bridges open to traffic, keep the SHR listed bridges in perpetuity, maintain functionality, provide appropriate level of service to the public, ensure necessary modifications are reversible and retain in-house traditional skill base.

Members noted that there has been a number of heritage studies undertaken which include a "Study of Relative timber Significance of all Timber Truss Road Bridges in NSW", "Study of Relative timber Significance of all Timber Truss Road Bridges in NSW", "Study of Relative Heritage significance of RTA Controlled Timber Beam Road Bridges in NSW" as well as studies of pre 1930 metal bridges and pre 1948 concrete slab bridges.

The three level of heritage significance were outlined as being:

- *Historic* – type of bridge truss; old growth (royal) species; traditional river crossing
- *Technical* – design elements; technical skill base to maintain heritage structure
- *"Idyllic rural aesthetic"* – traditional curtilage; sympathetic rural landscape

**MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE**  
**Wednesday 7 JULY 2004 at the Heritage Office, 3 Marist Place,**  
**Parramatta at 9.00am**

It was also noted that of the 422 timber truss bridges built 73 remain of which 29 are listed on the State Heritage Register.

Members were advised that Truss bridged do not meet current width and loading standards, are very expensive to maintain and require large sections of royal species old growth forest timber to maintain them. The RTA is constantly under pressure to replace or significantly upgrade these bridges.

A number of issues are associated with the maintenance of Timber Truss Bridges, these include periodic maintenance and general rehabilitations to extend bridge life, protection against floods, termites and dry rot, the ability to meet legal load limit requirements. Other issues include the ability to meet duty of care obligations, manage cost of repairs and to manage the shortage of timber.

It was pointed out to members that maintenance of bridges requires a 35 year average replacement period where all timbers are replaced and that this maintenance is covered by standard exemptions which apply to timber bridges listed on the SHR. Shortage of suitable timber leads to the possible use of composite materials.

Management Options include the rehabilitation with some modifications turning the bridge into an orphan assets or to load limit the bridge which is difficult to enforce.

The costs of maintenance were also provided. It was noted that the long term cost over 35 years to retain the SHR listed bridges would be \$255M.

Members were advised that the RTA proposes to rehabilitate and keep in service all SHR bridges. To achieve this it would like to finalise all outstanding CMPs, obtain exemptions for like-for-like rehabilitations, obtain standard exemptions for necessary modifications that are reversible while still obtaining Section 60 approvals for other changes. The RTA would also like to negotiate MOU and establish working party for timber sourcing.

In relation to Monkerai Bridge it was noted that the bridge is currently closed and it requires significant replacement of timber for which old growth timber is required but not available.

**4.2 Former Rydalmere Hospital Precinct (Female Orphan School), 171 Victoria Road, Rydalmere**

Professor Sprouts, Mick Serena and Megan Jones addressed the Approvals Committee on the UWS SEPP 56 masterplan and explained how the plan will conserve the heritage values associated with the former orphan school and psychiatric hospital. The plan also identifies zones appropriate for future construction to cater for the expansion of the university's operations. The presentation in particular sought opinion from the committee on the potential construction of a teaching facility to the north west of the female orphan school building. It was explained that long term forecasts about the number of students attending the university strongly suggested the need for expansion on the site. The applicant conceded that long term forecasts suggested that in light of poor public transport options car parking areas would continue to be required on the site.

**4.3 Ashton, 102 Elizabeth Bay Road, Elizabeth Bay**

Richard Mackay presented for the applicant the proposal for the conservation and refurbishment of Ashton and the proposed construction of residential units at the rear of the site. The conservation of Ashton will acknowledge the different architectural periods that make up the current building but modify them in accordance with contemporary living requirements. In presenting the proposed new building it was stressed that care had been

**MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE**  
**Wednesday 7 JULY 2004 at the Heritage Office, 3 Marist Place,**  
**Parramatta at 9.00am**

taken not to over-shadow Ashton or impact on current 'view corridors'. Some public interpretation will be provided in the adjacent park.

**4.4 QVB**

The presentation team presented a revised Master Plan scheme for the upgrading of the Queen Victoria Building. As requested by the Approvals Committee considerable work has been undertaken to refine the escalator design to minimise impacts on views into the main galleries from the two ends of the building. The team stressed that escalators are now required to increase customer circulation on the upper floors and reverse the current decline in the economic viability of the building. While admitting that a significant component of the building's competitive advantage is its heritage appeal the team stressed that the proposed escalators would minimise visual intrusion into the central galleries and would enhance visitors' enjoyment of the historic fabric.

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

**5.1 Eveleigh Carriageworks**

**Resolved**

That the Heritage Council Approvals Committee:

1) advise the applicant that:

- i) It welcomes the adaptive reuse of the Carriageworks building as it would provide an opportunity to conserve its historic fabric and contribute towards its long term survival;
- ii) It supports the adaptive reuse such as a major performing arts space allowing public access and appreciation of the subject heritage item;
- iii) In supporting the adaptive reuse for the building as a major performing arts space it recognises that the only feasible option conforming to the design parameters to provide for this use is to raise the existing roof line over the main performing space;
- iv) In considering various design options for the roof line presented for consideration it believes that the option preferred by the applicant (curvilinear form) is acceptable for the following reasons:
  - (a) This form minimises the adverse visual impact on the building whilst catering to the intended uses for the building;
  - (b) The roof is clearly expressed as a distinctive contemporary design element;

and approve the application subject to the following conditions:

2) The development must be in accordance with the following documents:

- i) Drawings A-101 to A-106, A-110, A-301, A-302, A-303, A-310, A-311, A-312, A-400, A-401, A-402 & A-410 Revision DA Issue dated 4.12.03;
- ii) Recommendations of the Statement of Heritage Impact prepared by Otto Cserhalmi & Partners dated October 2003;
- iii) Statement of Environmental Effects prepared by City Plan Services dated December 2003;
- iv) Conservation Management Plan for Carriage Workshops building prepared by Otto Cserhalmi & Partners dated 18 December 2003;
- v) Conservation Management Plan for Blacksmiths Shop building prepared by Otto Cserhalmi & Partners dated 2003;

except as amended by the following conditions:

**MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE**  
**Wednesday 7 JULY 2004 at the Heritage Office, 3 Marist Place,**  
**Parramatta at 9.00am**

- 3) In relation to any removed heritage fabric including trusses, columns & moveable items the applicant is required to submit a management plan to the satisfaction of the Director, Heritage Office prior to any work commencing on the site;
- 4) The applicant must submit a report providing detailed conservation/retention/interpretation strategy for the building, machinery and other industrial heritage items related to the two buildings – Carriage Workshop and Blacksmiths Shop to the satisfaction of the Director, Heritage Office prior to the work starting on site.
- 5) Building, machinery and other moveable heritage items associated with this development must be conserved and interpreted as part of the project to the satisfaction of the Director, Heritage Office and must be completed prior to completion;
- 6) It is not clear at this stage, how much, if any, fabric of the Traverser bed will need to be removed for the construction of the Large Performance Space. Therefore, removal of any fabric of the Traverser bed is not approved as part of this approval. This removal, if any, shall be subject to a separate application based on the result of the archaeological investigation (Application No. 04/s60/30) being carried out by the applicant;
- 7) It is considered likely that historic underground services will be discovered. Adequate information has not been submitted with the application regarding the likelihood of any removal of these services. Therefore, removal of any historic services is not included in this approval. This removal, if any, shall be subject to a separate application based on the result of the archaeological investigation being carried out by the applicant;
- 8) The Applicant must ensure that if substantial intact archaeological deposits and/or State significant relics are 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. If any of these relics are considered necessary to be retained in situ, the proposal will need to be amended to provide for their retention, management, public access and interpretation to the satisfaction of the Heritage Council;
- 9) The height of the proposed curvilinear roof be reduced to approximately RL 43.2 consistent with the western most bay (bay 25) of the Carriage workshops Building;
- 10) Demolition of the First Aid Station Building is not approved due to lack of adequate justification. This building must be retained as part of the proposed pedestrian entry to the satisfaction of the Director, Heritage Office;
- 11) Details of the proposed work must be submitted for approval by the Director, Heritage Office prior to any work being carried out on site;
- 12) Parts of the subject site subject of this development must be archivally recorded to the satisfaction of the Director, Heritage Office. Copies of the archival documentation must be submitted to the NSW State Library, Sydney City Council Library and the NSW Heritage Office library;
- 13) Any future lessees or owners must be advised of their responsibility under the NSW Heritage Act, 1977, to maintain the subject heritage item as a part of the lease/ownership documents and to provide continued funding for the maintenance of any interpretive devices installed as a result of this project;
- 14) Work on site must be carried out under supervision of a consultant experienced in the field of heritage conservation.

## **5.2 Gordon Railway Station**

### **Resolved**

That the Heritage Council:

1. Approve the application subject to following conditions:
  - a) All work shall be consistent with the following documentation:
    - i Drawings DA01E, DA02E, DA03E, DA04E, DA05E prepared by Suturs

**MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE**  
**Wednesday 7 JULY 2004 at the Heritage Office, 3 Marist Place,**  
**Parramatta at 9.00am**

Architects, dated 26<sup>th</sup> April 2004 and CV 0068505 prepared by Rail Infrastructure Corporation and dated 9 May 2003;

- ii Statement of Heritage Impact, prepared by FORM Architects Pty Ltd, dated May 2004; and
  - iii Arboricultural Assessment Report prepared by Urban Tree Management dated 18 August 2003.
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- b) Prior to commencement of work an archival recording (both measured drawings and photographic recording) of the existing structures on the footbridge including the Booking Office, Concessions, Toilets and the bridge structure shall be prepared by a qualified heritage architect in accordance with the relevant guidelines of the NSW Heritage Office. Prior to the commencement of work the archival recording shall be submitted to and approved by the Director, NSW Heritage Office.
  - c) A qualified or recognised heritage consultant shall be engaged for the duration of the works to liaise with regard to the heritage aspects of the project and to periodically inspect the works to ensure general compliance with the heritage objectives of the project. Prior to the commencement of the work the name and the details of the nominated heritage consultant shall be submitted to the Director, NSW Heritage Office. Upon the completion of the work, or prior to the issue of an Occupation Certificate, the nominated heritage consultant shall submit a report to show the compliance of the completed works with the approved documentation and the conditions of this consent to the Director, NSW Heritage Office.
  - d) Prior to the commencement of work a sample board showing all finishes, materials and colours of the proposed work shall be submitted to and approved by the Director, NSW Heritage Office.
  - e) The design of the lift towers shall be amended to allow the steel columns at the corners of the lift shaft to be seen in continuity for the full height of the tower to the underside of the aluminium vents. The horizontal panelling shall be placed within the continued steel columns. Prior to commencement of work the final design and details of the lift towers shall be submitted to and approved by the Director, NSW Heritage Office.
  - f) The external finishes of the proposed new concessions and family toilets shall be detailed to allow them to be appreciated as new work on close inspection.
  - g) The canopy on the southern side of Platform 1 shall have a glazed roof.
  - h) The "Backhousia citriodora" (three No. 5) and the "Schinus ariera" (tree No. 7) shall be retained.

## **6. Development Application Referrals**

### **6.1 Queen Victoria Building**

#### **Resolved**

That the Heritage Council provide the following comments to Sydney City Council:

#### **ESCALATORS**

1. In order to provide comment to Sydney City Council on the proposed escalators further information in the following areas is requested and will be treated as Commercial in Confidence;
  - a) Forecasts of level 2 & 3 rentals and turnover after the installation of the escalators. Also forecasts of the same figures without the escalators.

**MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE**  
**Wednesday 7 JULY 2004 at the Heritage Office, 3 Marist Place,**  
**Parramatta at 9.00am**

- b) Historical annual rent and turnover figures for levels 2 & 3 from 1991 to the present.
  - c) Patronage totals since 1991 with a comparison between floors. Also a 5 year patronage forecast.
  - d) Total current turnover figures of the building with a breakdown by floor.
  - e) Proposed tenancy mix analysis for levels 2 & 3 post escalator installation.
2. A full scale mock up of Revised Scheme A is required, only at one end of the building, ground to first floor only.

**OTHER WORKS**

- 3. Prior to the commencement of work a detailed archival recording including measured drawings and photographic recording for the building should be prepared and submitted to both Sydney City Council and NSW Heritage Office. The archival recording shall be prepared in accordance with the relevant guidelines of the Heritage Office.
- 4. The existing 1980s cage lifts should be retained. Any upgrade works for the subject lifts should be submitted as a separate application.
- 5. Modification of the existing external awning is not part of this approval and if it is considered necessary it should be submitted as a separate application.
- 6. A mock-up of the proposed colour scheme should be carried out prior to commencement of work for the final approval. The Heritage Council should also be involved in the final assessment of the colour scheme.
- 7. The design and details of the proposed new lifts should be submitted for approval prior to commencement of work. The design and finishes should be sympathetic to the overall heritage character of the Queen Victoria Building, and they should be referred to the Heritage Council for comment.
- 8. The design and details of the proposed stairs on the George Street entrance should be submitted for approval prior to commencement of work. The design and finishes should be sympathetic to the overall heritage character of the Queen Victoria Building, and they should be referred to the Heritage Council for comment.
- 9. The design and details of the proposed kiosks and display cabinets should be submitted for approval. The design and finishes should be sympathetic to the overall heritage character of the Queen Victoria Building, and they should be referred to the Heritage Council for comment.

The applicant should submit their nomination of the Queen Victoria Building, including the land parcel descriptions, for listing in the NSW State Heritage Register prior to the issue of a Construction Certificate.

**7. Conservation Management Plans**

- 7.1** Members noted the Conservation Management Plan Status Report.

**MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE**  
**Wednesday 7 JULY 2004 at the Heritage Office, 3 Marist Place,**  
**Parramatta at 9.00am**

**8. Matters for Consideration**

**8.1 Monkerai Bridge/RTA Timber Truss Bridges Management**  
**See max for minutes**

**8.2 Ashton, 102 Elizabeth Bay Rd, Elizabeth Bay**

The Approvals Committee expressed concern at the visual impact of the upper floors of the proposed building and deferred a decision until a site visit proposed for 21<sup>st</sup> July 2004.

**8.3 Former Rydalmere Hospital Precinct (Female Orphan School) 171 Victoria Rd, Rydalmere**

**Resolved**

that the Heritage Council note the report and advise the applicant that:

- 1) It acknowledges that the subject site is of state heritage significance and welcomes the effort by the University of Western Sydney to keep the Heritage Council informed of its future development plans on the site;
- 2) Copies of the Landscape Masterplan and SEPP 56 Masterplan should be submitted as soon as possible to allow the Heritage Council to determine whether it requires a comprehensive Conservation Management Plan for the whole site before it would be able to comment on the Masterplans or determine any future applications for development on the subject site;
- 3) Any request for comment on future development must include:
  - i) an archaeological assessment prepared in accordance with Heritage Council guidelines by a suitably qualified and experienced historical archaeologist;
  - ii) information regarding the proposed uses, allocation of funds and time frame for the use of the heritage buildings that will be vacated as a result of the new teaching buildings;
  - iii) a Heritage Impact Statement in accordance with the Heritage Office publication *Statement of Heritage Impacts*.
  - iv) A three dimensional representation showing the envelope of the proposed building and landscape

**9. Matters for Information**

NIL

**10. General Business**

**10.1** It was brought to the Committees attention that the national Arts School proposes new buildings within the site. It is encouraged that the Heritage Office make contact with the applicant to seek to make comment on the current proposal.

**10.2** Elsa Atkin extended an invitation to the Approvals Committee to attend the National Trust breakfast on the 12 August.

**MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE**  
**Wednesday 7 JULY 2004 at the Heritage Office, 3 Marist Place,**  
**Parramatta at 9.00am**

**11. Next Meeting**

The Chair closed the meeting at 14.50pm. The next meeting is scheduled for 4 August 2004, 1.30 pm.

**Signed:**

**Date**