

**MINUTES OF THE HERITAGE COUNCIL  
APPROVALS COMMITTEE  
THURSDAY, 21 JUNE 2001  
LEVEL 11 2-10 WENTWORTH STREET,  
PARRAMATTA**

**1. In Attendance**

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

**Also in Attendance**

Susan Macdonald	Heritage Office
Graham Williams	Heritage Office
Vince Sicari	Heritage Office
Alice Brandjes	Heritage Office

**Apologies**

Garry Fielding, (represented by Kerry Bedford)  
Chris Johnson, Government Architect (represented by Bruce Pettman)

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

The Minutes of the previous meeting of 17 May 2001 were confirmed with the addition of clause 7 of the resolution for item 9.1 D.U.A.P. White Paper "planFirst" Review of Plan Making in NSW. Clause 7 had been agreed upon in the meeting of 17 May 2001 but omitted from the published minutes.

**3. Declarations of Personal Interest**

Alan Croker declared a conflict of interest in item 7.1 First Church of Christ Scientist, Darlinghurst. Mr Croker advised members that his company, Design 5 Architects, had prepared a Conservation Management Plan for the church approximately eighteen months previously.

**4. Action Report**

Members noted the Action Report.

**MINUTES OF THE HERITAGE COUNCIL  
APPROVALS COMMITTEE  
THURSDAY, 21 JUNE 2001  
LEVEL 11 2-10 WENTWORTH STREET,  
PARRAMATTA**

**5. Presentations**

**5.1 Otford Tunnel (issue 6.3), Presentation by Sydney Water**

A presentation was made to members by representatives of Sydney Water Corporation, Mr Peter Travers and Ms Joy Quintal. In the presentation members were advised that the proposal to route the sewerage pipeline through Otford Tunnel is part of the scheme to link the Stanwell Park area to the sewerage system, connecting to the Cronulla Outfall. The use of the Otford tunnel would require a pumping station, near the tunnel's southern portal to pump the sewerage waste up the gradient through the tunnel. Members were advised that several other alternative schemes had been considered by Sydney Water for the routing of the pipeline but that these had greater cost and environmental implications. These alternative schemes were outlined as;

1. A pipeline in part following the line of Lawrence Hargrave Drive. The presenters stated that this alternative would require two additional pumping stations, in a topographically restricted area, with greater construction and ongoing operating costs and greater environmental impact. The presenters also stated that road traffic on Lawrence Hargrave Drive would be affected for a considerable period during construction of the works although they were unable to give members more specific details on this point.
2. The construction of a new tunnel specifically for the pipeline was anticipated to cost \$8 Million. This option would particularly also increase the time taken to construct the sewerage scheme.
3. Construct a pipeline over Bald Hill. This alternative was stated to have similar additional infra-structure needs to the first alternative and to have a greater environmental impact.

The approximate cost of the proposal to route the pipeline through the disused Otford Railway tunnel was quoted by Sydney Water, in their Section 60 application, as being in the range of \$500,000.00 to \$1,000,000.00. Following the presentation members discussed the issue (see item 6.3 below).

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

**6.1 Burns Philp Building, Bridge Street, Sydney  
Amendment to previous IDA Approval and Section 60 Application**

Members considered a request from the applicants to amend a previous Heritage Council approval for an Integrated Development Application and a new Section 60 Application. The proposed amendment to the IDA, under s96(2) of the EP&A Act, was to remove the Heritage Council's condition of consent of 15 July 1999 that required a Heritage Agreement to be established by the owners and the Minister with the purpose of ensuring that the conservation works to the building were carried out to the Heritage Council's satisfaction. As the

**MINUTES OF THE HERITAGE COUNCIL  
APPROVALS COMMITTEE  
THURSDAY, 21 JUNE 2001  
LEVEL 11 2-10 WENTWORTH STREET,  
PARRAMATTA**

application to Sydney City Council was for a heritage floor space transfer, and in order to obtain that transfer, the applicant must carry out the conservation works, the applicants contended that this condition of the IDA approval was obsolete.

The s60 application was for conservation works that satisfy Sydney City Council's requirements for the transfer of heritage floor space. The report considered by members advised that the proposed conservation works are in accordance with the CMP endorsed by the Heritage Council on 22/3/2001 and are in accordance with best heritage practice.

Members concurred to refuse the application to modify the previous IDA approval but agreed to approve the section 60 application subject to the conditions listed below.

**Resolved**

**That the Heritage Council:**

- 1. refuse the development application submitted under s96(2) to modify the approved development by deleting Condition (g) in Schedule 3.**
  - 2. approve s60 no. 2001/s60/071 for the conservation works described in:**
    - Specification: Conservation works 5 – 11 Bridge Street prepared by Connybeare Morrison, revision 00/01 dated 19/04/01,**
    - Drawings no. 00.062/CC01, 00.062/CC03, 00.062/CC04, 00.062/CC06, 00.062/CC07, 00.062/CC08, 00.062/CC09, 00.062/CC10, 00.062/CC11, 00.062/CC12, 00.062/CC13 all issue B dated 20/12/00**
    - Drawings no. 00.062/CC02, 00.062/CC05 issue C dated 19/04/01 and 00.062/CC14 issue A dated 30/12/00**
    - Amendments to Statement of Heritage Impact for HFS Works prepared by Connybeare Morrison Partners dated March 2001 (including the Schedule of works),**
- i.) With the following conditions:**
- a.) the works shall not commence until a Heritage Agreement between the owner and the Minister for Urban Affairs and Planning is in place. This is to ensure that the conservation works to the building are carried out to the satisfaction of the Heritage Council;**
  - b.) all works should be in accordance with the policies and management recommendations in the Conservation Management Plan 5-11 (7) Bridge Street Sydney, prepared by Connybeare Morrison dated January 2000 and endorsed by the Heritage Council on 22/3/01;**

**MINUTES OF THE HERITAGE COUNCIL  
APPROVALS COMMITTEE  
THURSDAY, 21 JUNE 2001  
LEVEL 11 2-10 WENTWORTH STREET,  
PARRAMATTA**

- c.) that the proposed epoxy repairs to the weathering details (cornices, parapets and finials) on the north facade be replaced with stone indents, as epoxy repairs are not suitable for these locations;**
- d.) that the lead flashings are welted not welded together so that the works are in accordance with the Lead Development Association's recommendations.**
- e.) this approval shall be void if the activity to which it refers is not commenced within the period of consent specified in the development consent granted under the EP&A Act by Sydney City Council for D99/00252 dated 21/10/99.**

**6.2 Prospect Reservoir  
Section 60 Application**

Members considered Sydney Water's Section 60 application for the removal of several structures at Prospect Reservoir, some of which are of moderate or high significance.

The structures involved were:

- electrical offices and storage (two buildings),
- chlorination buildings and dosing tanks,
- Building WT20,
- 2100mm outlet works,
- southern outlet works, and
- the old offtake.

Sydney Water, in its application stated that the structures proposed for removal were redundant due to operational changes for the reservoir and posed safety hazards to workers and the public.

Prior to consideration of the issue by the Heritage Council the application had been given public notification, under section 61(1) of the Heritage Act, and members were advised that no public submissions had been received.

Members agreed to make the following resolution.

**Resolved**

**That the Heritage Council:**

**Approve the application submitted under section 60 of the Heritage Act, pursuant to section 63 of the Act, for the removal of the items shown on Prospect Reservoir Site (Maps 1 and 2), described as electrical offices and storage buildings, chlorination buildings and dosing tanks, Building**

**MINUTES OF THE HERITAGE COUNCIL  
APPROVALS COMMITTEE  
THURSDAY, 21 JUNE 2001  
LEVEL 11 2-10 WENTWORTH STREET,  
PARRAMATTA**

identified as WT20, 2100mm outlet works, southern outlet works and the old offtake, subject to the following conditions:

- i) an interpretative display panel acknowledging the former use of the items is to be displayed in a public area;**
- ii) an archival photographic record specific to the items subject to this application shall be prepared prior to and after demolition. The archival record shall be prepared in accordance with Heritage Council guidelines and copies lodged with the NSW Heritage Office and the local Council's library;**
- iii) the footings and floor slabs of the buildings (electrical offices and storage, chlorination buildings and WT20) are to be retained as historic evidence;**
- iv) historic evidence of the outlet works is to be retained in situ while allowing for the removal of the screens, making the conduits safe and permanent sealing of the offtake structures.**

**6.3 Otford, Stanwell Park (Abandoned) Railway Tunnel.  
Section 60 Application.**

Following a presentation by representatives of Sydney Water Corporation (see item 5.1 above) members discussed the section 60 application by Sydney Water to install a sewer main in the disused Otford to Stanwell Park Railway Tunnel. Otford Tunnel is listed on the State Heritage Register as item number 1219. Members agreed that they considered the presentation made by Sydney water to have been poor and lacking in detail.

Members agreed that a positive outcome from the use of the tunnel for the route of the pipeline will result in greater maintenance expended on the tunnel than would otherwise have occurred. Members also noted that the proposed installation would be reversible in the future and would involve minimal destruction of the tunnel fabric.

Members also agreed that the proposal has the potential to improve visitor access to the tunnel and that a strategy should be prepared by Sydney Water Corporation, to the satisfaction of the Heritage Council, that will facilitate safe public access and interpretation of the tunnel.

It was also highlighted in the discussion and agreed by members on the need for a Heritage Agreement between the parties involved in the issue. The Heritage Agreement would need to be executed by Sydney Water (as applicant for the work), the State Rail Authority (as owner of the heritage item) and the Minister for Urban Affairs and Planning, as the Minister responsible for the Heritage Act, to cover the conservation, adaptive re-use and maintenance of the heritage item.

**MINUTES OF THE HERITAGE COUNCIL  
APPROVALS COMMITTEE  
THURSDAY, 21 JUNE 2001  
LEVEL 11 2-10 WENTWORTH STREET,  
PARRAMATTA**

Members noted that costs associated with the preparation of the Heritage Agreement would be borne by the applicant.

Members also agreed that Sydney Water investigate further means to reduce the visual intrusion of the pipeline within the tunnel.

The resolution detailed below was agreed upon by the members as a result of their review of the aspects of the proposal, public comment on the proposal and further advice provided by Sydney Water.

**Resolved**

**That the Heritage Council:**

- 1) approve the proposal with the following conditions;**
  - a) the pipe should be fixed to wall with non-ferrous fixings, preferably into the joints, and otherwise conform to Recommendation 1 of the Heritage Impact Statement (HIS);**
  - b) further consideration be given to reducing the visual impact of the pipe;**
  - c) the pipe should be buried at the south portal to conform to recommendation 4 of the HIS. The pipe is to be buried as far as possible in the tunnel without disturbing significant archaeology. The minimum length for the buried portion of the pipe within the tunnel, from the portal is 20 metres;**
  - d) that the location of the SPS4 pumping station conform to recommendation 6 of the HIS, but the precise location, elevations, construction details and details of any associated equipment be subject to approval by the Director of the Heritage Office. The detailed plans are to include the relationship of the pumping stations and associated equipment to the curtilage boundary of the item and to significant archaeology like the track bed;**
  - e) the pipe should remain buried from the south portal to SPS 4 pumping station and beyond it as in recommendations 5 and 7 of the HIS;**
  - f) the nominated excavation director must be present to monitor any excavation works and to record any archaeological features that are located. Significant relics should not be removed and should be retained in situ. The pipeline is to be diverted around relics if found;**
  - g) the works will be supervised on site by a consultant/s experienced in the conservation of similar heritage items;**
  - h) the repair works required to the tunnel, to enable the installation of the pipe, must be carried out prior to or in parallel with these works. The repair works will require a separate section 60 application where they are in excess of the Standard Exemptions.**

**MINUTES OF THE HERITAGE COUNCIL  
APPROVALS COMMITTEE  
THURSDAY, 21 JUNE 2001  
LEVEL 11 2-10 WENTWORTH STREET,  
PARRAMATTA**

These repair works must include items 10, 12 & 15 of the Recommendations of the HIS described by Edward Higginbotham & Associates;

- i) a Conservation Management Plan (CMP) should be prepared and endorsed by the Heritage Council prior to the repair works being carried out to inform the future management and interpretation of the heritage item. The CMP should include consideration for limited public access to the tunnel;
  - j) a photographic archival record shall be prepared including black and white prints and colour slides prior to the commencement of works. Copies are to be lodged with Wollongong Council and the NSW Heritage Office prior to the commencement of works;
  - k) a photographic archival record as described above shall be prepared of any significant fabric uncovered during the course of the works. Copies are to be lodged as described in i);
  - l) a photographic archival record as described above shall be prepared at the completion of the work. Copies are to be lodged as described above;
  - m) a Heritage Agreement must be signed by Sydney Water (as applicant for the work), the State Rail Authority (as owner of the heritage item) and the Minister for Urban Affairs and Planning to cover the conservation, adaptive re-use and maintenance of the heritage item;
  - n) the Heritage Council notes that as the proposal has the potential to improve visitor access to the tunnel a strategy that will facilitate safe public access and interpretation of the tunnel will be prepared to the satisfaction of the Heritage Council.
- 2) that the Heritage Office write to Sydney Water advising of the Heritage Council's concern regarding the quality and extent of information provided in the Sydney Water application and in the presentation made to the Heritage Council.

## **7. Development Application Referrals**

### **7.1 First Church of Christ Scientist, Forbes & Liverpool Streets, Darlinghurst**

In view of Mr Alan Croker's stated conflict of interest in this issue, due to his company's past preparation of a Conservation Management Plan for the church, Mr Croker left the meeting for the duration of the consideration of this issue. The remaining members discussed a Development Application, referred to the Heritage Council by South Sydney Council for comment, for the proposal by the First Church of Christ Scientist, Darlinghurst to subdivide the church building. The subdivision proposal was to divide the building into two sections with the congregation of the First Church of Christ Scientist occupying the original foyer

**MINUTES OF THE HERITAGE COUNCIL  
APPROVALS COMMITTEE  
THURSDAY, 21 JUNE 2001  
LEVEL 11 2-10 WENTWORTH STREET,  
PARRAMATTA**

area while the western part of the building, including the Main Auditorium, redeveloped within the existing façade as a residential unit block. Members noted that the agenda report advice that the State Heritage Register Committee resolved to consider listing the church in the State Heritage Register at its meeting of 17 April 2001. The report advised members that the period for public comment had closed and the proposed listing was an agenda item for consideration by the State Heritage Register Committee at its 19 June 2001 meeting. Accordingly members were advised verbally of the resolution made by the State Heritage Register Committee, at the 19 June meeting, to recommend to the Minister the approval of the listing of the First Church of Christ, Scientist, Darlinghurst on the State Heritage Register as an item of State heritage significance. The resolution on this recommendation to the Minister for listing also contained the advice to the Minister that the church's owner had lodged an objection to the listing.

Members were advised that the Ministry of the Arts had expressed an interest in the use of building as a performance space. In view of this interest and that pending Ministerial approval on the listing of the property South Sydney Council was the approval body for development that urgent discussions were required between the interested parties and further details of the proposal were required. Members, therefore, agreed to the following resolution.

**Resolved**

**That the Heritage Council:**

- 1. advise the owners of First Church of Christ Scientist, Darlinghurst that the Heritage Council does not consider that sufficient information has been presented to it at this time in order to justify the current development proposal;**
- 2. request the owners of the First Church of Christ Scientist Darlinghurst to submit a revised Conservation Management Plan by Noel Bell Ridley Smith and Partners to the Heritage Council for endorsement prior to proceeding with further applications for re-development of the site;**
- 3. request the owners of the First Church of Christ Scientist Darlinghurst to fully disclose any relevant documents regarding the heritage of the building and the site;**
- 4. initiate urgent discussions between all relevant parties, the owners of the First Church of Christ Scientist Darlinghurst, the Ministry of the Arts and South Sydney Council with the Heritage Council of NSW, on the future of the building;**

**MINUTES OF THE HERITAGE COUNCIL  
APPROVALS COMMITTEE  
THURSDAY, 21 JUNE 2001  
LEVEL 11 2-10 WENTWORTH STREET,  
PARRAMATTA**

- 5. request South Sydney Council to defer resolution of the matter to allow for these discussions and actions to proceed.**

**8. Planning Instruments / Heritage Studies**

Nil

**9. Matters for Consideration**

Nil

**10. Matters for Information**

**10.2 Port Macquarie Government House Site**

Members noted the Minister's Media Release, a copy of which had been provided for members in the Agenda Papers. Further papers were issued to members at the meeting as a "green paper" as an update of information on the retention of the ruins.

**Resolved**

**That the Heritage Council;**

- 1. Note the information in the update report:**
- 2. Indicate members unanimous support for the great gain for heritage as a result of the Minister's intervention and the government's innovative use of funds to achieve a good heritage outcome;**
- 3. Form a sub-committee, comprising members of the Approvals Committee and the State Heritage Register Committee (Messrs Alan Croker, Reece McDougall, Ian Jack and Jim Barrett), to work with and provide advice to the developer, from the Heritage Council;**

**MINUTES OF THE HERITAGE COUNCIL  
APPROVALS COMMITTEE  
THURSDAY, 21 JUNE 2001  
LEVEL 11 2-10 WENTWORTH STREET,  
PARRAMATTA**

- 4. In view of importance of this site request the Heritage Office/Heritage Council engage with Hastings Council and DUAP in the issue in order to ensure the best possible heritage outcome.**

**11. General Business**

**11.1 Scotts Church, 42-44 Margaret Street, Sydney**

A late "green paper" was issued to members at the meeting advising of a proposal by the owners of the Scotts Church to construct additional storeys on the building. Members agreed to the formation of a subcommittee to review the proposal and provide comment to the Heritage Council. The following resolution was therefore agreed upon.

**Resolved**

- 1. That the Heritage Council form a sub-committee to provide advice to the Heritage Council, on the matter of the possible SHR listing of the building and on the heritage impact of the development proposed.**
- 2. that the membership of the sub committee be Jim Barrett, (Chair) in his capacity as Chair of the Approvals Committee and Ian Jack, in his capacity as Member, State Heritage Register Committee and Chair Religious Property Advisory Panel, and Rosalind Strong**

**11.2 Format of Approvals Committee Agenda Reports**

The members agreed that in general they liked the new format of the reports prepared for the June Approvals meeting agenda and found the Statement of Significance included in the reports to be of particular value. Members were of the view, however, that the placing of plans and diagrams within the body of the report did make the report harder to comprehend, as the flow of the report, leading to the recommendation, was thereby broken. Members, therefore, requested that plans and diagrams be placed after the report's recommendation and thus comprise Annexure A. Members further requested that the date of receipt of the application in the Heritage Office be included in the report. The inclusion of the receipt date in the report would assist members in identifying time constraints applying to the Heritage Council in review of an issue.

**MINUTES OF THE HERITAGE COUNCIL  
APPROVALS COMMITTEE  
THURSDAY, 21 JUNE 2001  
LEVEL 11 2-10 WENTWORTH STREET,  
PARRAMATTA**

**12. Next Meeting**

The next meeting is proposed for Thursday, 19 July 2001 at Signature Tower, 2 - 10 Wentworth Street, Parramatta. Mr Jim Barrett, Chairman of the Committee, advised, however, that he will not be available on the 19 July. Mr Terry Barnes also advised that he may not be able to attend on this date. The question was therefore raised as to whether the next meeting could be postponed one week to the following Thursday, 26 July. No decision was made at the meeting on whether the meeting would be postponed as the other members needed to check if they had other commitments on 26 July. It was agreed that the Heritage Office would contact members regarding the date of the next meeting.

Subsequent to the meeting members were contacted by the Heritage Office and due to the availability of most members on the 26 July this date was confirmed as the date of the next meeting.

The Chairman closed the meeting at 11:50

Minutes of the meeting of 21 June 2001 were adopted by the Approvals Committee at the subsequent meeting of 26 July 2001.

Jim Barrett  
Chairman  
Heritage Council Approvals Committee  
26 July 2001