

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 5 June 2002 at 12.00am
Level 11, 2-10 Wentworth Street, Parramatta

Attendance

Mary-Lynne Taylor	Chair
Terry Barnes	
Diane Jones	
Susan Macdonald	Assistant Director, Heritage Office
Michael Collins	

Also in Attendance

Lannie Purcell	Heritage Office
Vincent Sicari	Heritage Office
Gary Pringle	Items 4.1 and 8.2
Cathy Colville	Items 7.1 and 8.1
Bruce Edgar	Item 8.3

1.1 Declarations of Interest

Diane Jones – Items 4.1 and 8.2, 30–38 Hickson Road, The Rocks

1.2 Apologies

Chris Johnson
Bruce Pettman
Rod Leaver
Garry Fielding
Elsa Atkin

2. Confirmation of the minutes of the previous meeting

3.

The minutes of 1 May 2002 were confirmed.

3. Action Report

Members noted the Action Report for 1 May 2002.

4. Presentations

4.1 30-38 Hickson Road, The Rocks

Diane Jones left the room for this item.

Megan Jones, Mark Butler and a representative of Bovis Lend Lease attended the meeting to present address members on their recently submitted section 60 application and reasons requesting variation of the conditions of consent to the IDA in the general terms of approval issued on 6 March 2002. Sydney City Council issued its consent on 18 April 2002. Council's consent related to amended drawings addressing some of the Heritage Council's conditions. These drawings, however, were not provided to the Heritage Council. The applicants advised that a s96 application will be submitted to Council to amend the proposal.

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

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5.1 Qantas House, 1 Chifley Square, Sydney

Members considered a report on an IDA for refurbishment works to Qantas House. It was noted that the Conservation Management Plan for Qantas House was to be considered for endorsement by the State Register Committee that day. Members also noted that the Heritage Office has concerns about some policies in the CMP and with the likely impact of some of the proposed works on significant internal fabric and spaces.

Resolved:

- 1. to congratulate the applicant on the intention to conserve the external fabric of an important item of 20th century heritage;**
- 2. to defer consideration of the application until the Conservation Management Plan has been revised as requested by the Heritage Council to the Director's satisfaction;**
- 3. to refer the application to the next meeting of the Approvals Committee once the Conservation Management Plan has been revised as requested by the Heritage Council;**
- 4. to notify the applicant and Sydney City Council of its present resolution that the Conservation Management Plan should be satisfactorily resolved to the satisfaction of the Director, Heritage Office prior to the approval of this application to enable the impact of the proposal to be measured against the significance of the fabric of the item.**

5.2 Cahill Expressway

Members considered a report on a section 60 application for works to the station and to the Cahill Expressway. The works were generally supported. Two aspects of the design were discussed in relation to their impact on the significance of the structure: replacement of the existing bronze balustrade with glass and the glass canopy proposed for the viewing platform.

Resolved:

to approve the application subject described in drawings DA01 to DA06 dated March 2002, prepared by Noel Bell Ridley Smith and Partners, subject to the following conditions:

- 1. an heritage consultant shall be nominated to advise on design resolution and on conformity to the conservation management documents. The name and experience of this consultant shall be submitted to the Heritage Office for approval prior to construction commencing;**
- 2. the nominated heritage consultant shall provide written confirmation that the works have been detailed in conformity to the above mentioned design resolution and conservation management documents prior to construction commencing;**
- 3. the nominated heritage consultant shall provide written confirmation that the works have been carried out in conformity to the above mentioned design resolution and conservation management documents prior to occupation;**

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- 4. work shall be carried out by suitably qualified tradesmen with practical experience in conservation and restoration of similar heritage items;**
- 5. any significant heritage fabric removed in the adaptation proposed shall be safely and securely stored in a nominated location. This location shall be submitted for approval by the Director of the Heritage Office prior to construction commencing;**
- 6. the archaeological Research Design shall be prepared and implemented in accordance with the Heritage Impact Assessment prepared by Heritage Design Services of March 2002;**
- 7. all archaeological works shall be carried out by a qualified archaeologist approved by the Heritage Council of NSW (the nominated excavation director);**
- 8. the heritage interpretation strategy shall be implemented as part of the construction works program; and**
- 9. 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. 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;**
- 10. this approval shall be void if the activity to which it refers is not physically commenced within five years after the date of the approval or within the period of consent specified in any development consent granted under the Environmental Planning and Assessment Act, 1979;**

for the following reason:

the proposed changes to the building are considered acceptable and do not detract from the significance of the place.

6. Planning Instruments/Heritage Studies

Nil

7. Matters for Consideration

7.1 Cooks Cove Master Plan

Members considered a further report on an amended Heritage Impact Statement (HIS) for redevelopment of land associated with a draft Regional Environmental Plan (REP) and Master Plan for the Cooks Cove site. The report also concerned additional information requested by the Heritage Council at its meeting of 1 May, 2002.

The amendments to the HIS remove two options for a driving range and include detailed plans for a fairway located on currently uncultivated portion of the site. Construction of the fairway will use approximately 25% of the total market garden site.

Members commented that there is still a need to understand the economic implications of excising part of the site from future use.

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Resolved:

- 1. to note the proposed amendments to the Master Plan (Fairway Proposal - Figure 4 of the Heritage Impact Statement prepared by City Plan Heritage for SHFA dated April 2002), as this proposal allows for the continued use of the Arncliffe Market Garden and as such, its significance to be retained;**
- 2. to request the applicant to continue discussions with the market garden lessee and that the outcome of these discussions be included in the documentation submitted to the Heritage Council with the amended Master Plan; and**
- 3. to consider the matter further on submission of the amended Master Plan and subsequent development applications.**

8. Matters for Information

8.1 "Raby" 1025 Camden Valley Way, Catherine Field

Members considered a report on the proposed planning process for proposed future development of this property, which part of a group of early farming estates along the former Cow Pasture Road.

Camden Council has requested the potential purchaser to undertake detailed heritage studies of the property to understand its significance prior to submitting any development options.

Members noted that the property is one of many Cumberland Plain properties being researched and may be listed on the State Heritage Register in the near future.

Resolved:

- 1. to note that potential future development (including subdivision) is proposed on the property known as "Raby", a property currently being investigated by the NSW Heritage Office for possible listing on the State Heritage Register;**
- 2. to note the planning and consultation process followed to date by the potential proponent of the future development; and**
- 3. to note the future planning and consultation process that the potential proponent of the future development intends to follow.**

8.2 30-38 Hickson Road, The Rocks

Members considered a report on a section 60 application following an IDA for this site. Discussion continued following the presentation by the applicants requesting variation to some of the Heritage Council's conditions attached to the general terms of approval.

The applicants specifically addressed Conditions 183, 184, 187, 188 and 189 in the presentation.

Resolved:

- 1. to note the report; and**

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2. **to agree, after discussion, that members present have no objection to the s96 application and the s60 application being dealt with under the existing delegation to the Heritage Office.**

for the following reason;

to assist the applicant in expediting the application.

8.3 Chief Secretary's Building, Bridge Street, Sydney

Members considered a report on proposed alterations to the Chief Secretary's Building to enable the Attorney Generals Department to occupy parts of the building for general office use, courts and associated activities.

Public Works and Services has been engaged to prepare a proposal.

Resolved:

1. **that the Heritage Council form a working group of two or three Heritage Council members as well as the Director or Assistant Director of the Heritage Office to assist in providing advice to the Heritage Office on significant aspects of the refurbishment proposal for the Chief Secretary's Building by the Attorney General's Department; and**
2. **that the working group meet as soon as possible to assist in providing advice on the location of the new lifts.**

9. General Business

Agenda Papers

Members discussed the standard of agenda papers and evaluated them in relation to their format, length, content and annexures. It was generally agreed that the standard of papers has improved over the years and that they are generally satisfactory. Members suggested that some work could be done to improve and tighten recommendations and to avoid repetition in the reports. It was agreed that the number of subheadings was helpful and that comprehensive annexures are necessary.

10. Next meeting

The Chair closed the meeting at 3.10pm. The next meeting is scheduled for Wednesday 3 July 2002.

Signed:

Date