

**MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE**  
**Wednesday 4 June 2003 at the Heritage Office, 3 Marist Place, Parramatta**  
**at 1:30pm**

**Attendance**

Mary-Lynne Taylor	Chair
Susan Macdonald	Assistant Director, Heritage Office
Bruce Pettman	Deputy, Department of Commerce
Garry Fielding	Department of Infrastructure, Planning and Natural Resources
Elsa Atkin	National Trust

**Also in Attendance**

Lannie Purcell	Heritage Office
Vincent Sicari	Heritage Office
Bruce Edgar	Heritage Office (Item 6.1)
Yvonne Kaiser Glass	Heritage Office (Item 6.2)
Greg Thompson	Parish Minister, St John's Anglican Church, Darlinghurst (Item 4.1)
Wayne Manager	Project Manager (Item 4.1)
Louise Campling	Church property advisor (Item 4.1)
Gary Humphries	Roads and Traffic Authority (Item 4.2)
Bernard Connell	Baulderstone Hornibrook Bilfinger Berger Cross City Tunnel Joint Venture (BHBB CCT JV) (Item 4.2)
Paul Paris	BHBB CCT JV (Item 4.2)
Gary Clubley	Arborist (Item 4.2)

**1.1 Declarations of Interest**

Nil

**1.2 Apologies**

Diane Jones  
Rod Leaver  
Terry Barnes

**3. Confirmation of the minutes of the previous meetings**

The minutes of the meeting of 7 May 2003 were confirmed.

**3. Action Report**

Members noted the Action Report for 7 May 2003.

**4. Presentations**

**4.1 St John's Anglican Church, Darlinghurst Road, Darlinghurst – IDA**

Mr Greg Thompson, church minister, Mr Wayne Manager, project manager and Ms Louise Campling, church property advisor, attended the meeting to address members on the proposed development of the site adjacent to the church and the existing church hall.

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Mr Thompson explained the work of his ministry and that the ongoing viability of programs depends on sustainable income. He explained that income from the operation of the adjacent service station was a major source of funding support, but that now the service station has ceased operations, the church is close to having to retrench most of its community services.

Mr Manager informed members of the history of the proposal and how it conforms with development controls.

#### **4.2 Removal and replacement of fig trees, Cahill Expressway**

Mr Gary Humphries of the Roads and Traffic Authority, Mr Bernard Connell of Boulderstone Hornibrook Bilfinger Berger (BHB), Mr Paul Paris (BHBB) and Mr Gary Clubley, arborist, attended the meeting to inform members about the proposal to remove and replace moreton bay figs in the median strip of the Cahill Expressway.

They informed members that as part of the works associated with the cross city tunnel and the need to provide an extra lane for the Cowper Wharf Road connection to the Cross City Tunnel, 13 mature trees, and 11 small trees are proposed for removal.

Mr Clubley informed members that the mature trees, planted in the 1860s by Charles Moore, Director of the Botanic Gardens, are in poor condition and near the end of their safe life. He attributed their condition to a number of factors, including poor management over the years and works associated with the building of the Cahill Expressway. He explained that the younger trees, thought to have been planted in the 1980s, have not thrived, possibly because of poor preparation of the site at the time and because they were poor stock at the time.

Members were informed that it is proposed to replace these trees with a more suitable species of fig.

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

#### **5.1 St John's Anglican Church, Darlinghurst Road, Darlinghurst – Master Plan IDA**

Members considered a report and discussed the presentation on the proposed development of part of the site of St John's Anglican Church and the adjacent site, currently a disused service station.

The proposal is for demolition of the adjacent service station and the church hall and construction of two new buildings. The proposal is for building envelopes only.

Members noted comments sent by Diane Jones relating to landscaping between the church and the proposed new building to the north.

Members noted that a conservation management plan was endorsed by the Heritage Office under delegation in April 2003.

#### **Resolved:**

**that the Heritage Council provide the following General Terms of Approval to Sydney City Council:**

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- 1) approval is given to IDA/03/24 for the building envelopes described as Option 3, in Drawing No 4 contained in the Stage 1 Development Application, by APT Planning, dated February 2003. This approval is for the described envelopes only and does not extend to the proposed building forms, massing, detailing, materials and colouring.
- 2) A further development application (Stage 2 DA) shall be submitted for approval by the Heritage Council which provides details of the proposed buildings including their form, massing, colour, and materials. This development application shall be accompanied by appropriate drawings, photomontages, models and the like to fully describe the proposal and its impact on the heritage site.
- 3) The detailed design shall be sympathetic to the existing buildings in their form, massing, detailing, materials and colouring.
- 4) No part of the proposed buildings, including roofs, parapets, walls or other building elements, shall project beyond the building envelopes shown in Figure 4.3 of the Statement of Heritage Impact.
- 5) The proposed northern building shall be designed so as to minimise the impact on sun-penetration to the stained glass windows of the church.
- 6) The proposed south-eastern building shall be designed so as to minimise the impact on sun-penetration to the Rectory.
- 7) Further shadow diagrams shall be submitted with the detailed development application to show the impact of the proposed new buildings on the church and rectory and especially the northern stained glass windows of the church.
- 8) Further comparative information on the significance of the Donald Crone Church Hall is to be provided with the detailed Development Application. This information shall provide comparison with other buildings by Donald Crone and other buildings of its style and period. An archival photographic record of this building shall be prepared in accordance with Heritage Council guidelines and copies lodged with the NSW Heritage Office and the local Council's library.
- 9) A detailed Archaeological assessment of the site shall be provided with the detailed Development Application.
- 10) The proposed landscaping as shown in Drawing 10 contained in the Stage 1 Development Application, by APT Planning, dated February 2003 is not approved. A detailed Landscape Plan shall be submitted for approval with the detailed Development Application.
- 11) A separate application shall be submitted for any proposal for sub-division of the property. Any such application shall be submitted together with a Statement of Heritage Impact and any other supporting information as necessary.
- 12) An interpretation strategy shall be prepared for the building and submitted for the approval of the Heritage Council of NSW. Following approval, the interpretation plan shall be implemented as part of the construction works program.
- 13) An application under section 60 of the NSW Heritage Act shall be submitted and approved by the NSW Heritage Council prior to work commencing.
- 14) A 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 Council of NSW for approval with the Section 60 application.
- 15) The nominated heritage consultant shall provide written confirmation to the Heritage Council of NSW that the detailed design is in conformity with the conservation management documents and all statutory approvals prior to construction commencing.

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- 16) 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.

**6. Development Application Referrals**

**6.1 Mount St Mary's College and Convent (Renaissance Centre) 10-14 Civic Place, Katoomba**

Members considered a report on a development application for alterations and additions to the Mt St Mary's Convent buildings and construction of multi-storey residential buildings and car parking. This report follows earlier consideration of the proposal at the May meeting and a site visit on 26 May, 2003.

Members noted that the site visit showed that the buildings are in urgent need of work.

Members agreed with comments sent by Diane Jones on aspects of the proposal which are set out below:

1. Generally support development on the site which incorporates the existing buildings and their surrounds
2. West Wing: It is considered that the separation between the new west wing and the existing building should be more pronounced. It is proposed that the upper storey should be amended so that the gap is increased. The hipped roof should be moved to the west. On the Masterplan the grey area on this link should be pulled back in line with the red roof area.
3. East Wing: It is considered that further design resolution is required for this portion of the existing buildings. The issues are as follows:
  - a) The building is considered an unsympathetic recent addition and as such there would be no objections to its removal.
  - b) If it is kept, then its modification to improve its appearance is acceptable
  - c) There are different opinions as to whether an additional floor would be acceptable, Any new roof added to this building should be kept to a minimum so that the views to the historic building are not impinged upon.
4. The footprint of the residential block adjacent to the Edge Cinema should be moved slightly forward to be in line with the southern end of the cinema and increase the curtilage around the convent on the northern side.
5. The applicant should have discussions with the Council as to whether S94 contributions could be used to help restore the garden area
6. Northern Wing : Explore with applicant removal of the northern wing

**Resolved:**

**that the Heritage Council Approvals Committee as delegate of the Heritage Council:**

1. **recognises the importance of the site and its significance and supports a development proposal that will help conserve the property as well as allow greater public access to the property;**
2. **notes that the owner has agreed to the listing of the site on the State Heritage Register;**
3. **notes that a Conservation Management Plan has been submitted for endorsement by the Heritage Council and is currently being considered;**

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4. notes that the current proposal has been developed in consultation with the relevant authorities and is better than previous schemes for the site in relation to addressing the heritage significance of the site;
5. notes that the applicant has provided
  - a. a massing model of the site and the whole block showing roof forms and heights, inscribed lines for floor levels and correct floor levels.
  - b. More detail of the proposal, including photo montages showing view corridors;
6. notes that the site was visited on 26 May 2003 by the Heritage Council Working Party which consisted of Mary-Lynne Taylor, Diane Jones and Rod Leaver;
7. notes comments and advice provided by the Heritage Council Working Party at the Heritage Council Approvals meeting on 4 June 2003;
8. writes to Blue Mountains City Council and request they defer determination of the current development application to allow for consideration of a revised Masterplan and consideration of further amendments to the proposal based on the new information provided and the earlier site visit.

**6.2 Removal and replacement of fig trees, Cahill Expressway**

Members considered a report on the proposed removal of fig trees on the median strip of the Cahill Expressway and discussed information provided to them in the presentation.

Members noted the poor condition of the trees, their proposed replacement with a more suitable variety in consultation with the Royal Botanic Gardens and Domain Trust and the Master Plan for the Domain which recommends a tree replacement program.

Members also noted that in accordance with condition 292 of the Minister for Planning's Conditions of Approval, a Tree Replacement and Environmental Enhancement Plan is being prepared.

**Resolved:**

**that the Heritage Council Approvals Committee as delegate of the Heritage Council:**

1. note the proposal for the removal and replacement of the Moreton Bay Figs on the Cahill Expressway median strip as part of the Cross City Tunnel development which will require an extra lane; and
2. inform Baulderstone Hornibrook Bilfinger Berger Joint Venture that the proposed sound walls may be within the curtilage of the Royal Botanic Gardens and the Domain and in this case an application under s60 will be required for these and any other works within the curtilage.

**7. Planning Instruments/Heritage Studies**

Nil

**8. Matters for Consideration**

Nil

**9. Matters for Information**

Nil

**10. General Business**

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Nil

**11. Next Meeting**

The Chair closed the meeting at 3:20pm. The next meeting is scheduled for 2 July 2003.

**Signed:**

**Date**