

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 2 JUNE 2004 at the Heritage Office, 3 Marist Place,
Parramatta at 1.00pm

Attendance

Mary-Lynne Taylor	Chair
Diane Jones	
Susan Macdonald	Assistant Director, Heritage Office
Bruce Pettman	
Megan Jones	
Garry Fielding	
Elsa Atkin	
Sharon Sullivan	

Also in Attendance

Vincent Sicari	Heritage Office	
Vanessa Williams	Heritage Office	
Ed Beebe	Heritage Office	
Brad Vale	Heritage Office	
Ross Gunthrop	State Property	Item 8.3
Melissa de Klerk	State Property	Item 8.3
David Logan	Godden Mackay Logan	Item 8.3
Audrey Thomas	Conybeare Morrison	Item 8.3
Jon Lyle	Australand	Item 5.2

1. Declarations of Interest

Megan Jones	Item 5.2
Bruce Pettman	Item 8.3
Diane Jones	Item 8.3

1.2 Apologies

Rod Leaver

2. Confirmation of the minutes of the previous meeting

The minutes of 5 May 2004 were confirmed.

3. Action Report

Members noted the Action Report for 5 May 2004.

4. Presentations

4.2 Marsden Rehabilitation Centre (Old Kings School)

The team headed by Ross Gunthrop from State Property presented to the Approvals committee their vision for the re-development of the Marsden Rehabilitation Centre as a new institutional, commercial, residential or mixed use precinct. Adaptive reuse of significant heritage assets to ensure its ongoing use were also presented as paramount in any decisions being made about the site. The Stage 1 Development Application (in lieu of a Master Plan for the site) will retain the Heritage character through different approaches. These included;

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- Assigning of detailed building envelopes, setbacks and curtilage around Heritage Assets
- Retention of view corridors and view lines to significant heritage buildings
- Specification of Materials and colours for new building façade's
- Absence of development on the oval precinct.

4.3 Tempe House Estate, Mount Olympus

Jon Lyle, Project Director from Australand presented to the Approvals Committee. He reasoned with the committee that they reconsider their proposed approval to allow the company the 2.5 metres within the court that they requested.

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

5.1 Sound Walls/Cahill Ex'way/Botanic Gardens/Domain

The Approvals Committee is deferring decision until an onsite meeting scheduled for June 2004.

5.2 Tempe House Estate, Mount Olympus – s65A

Resolved:

That the Heritage Council:

1) approve the application under section 65A of the Heritage Act to modify the approval (04/s.60/11) for basement excavation and wall construction for Stage 1 by the deletion of condition 7 and its replacement by:

7. The proposed excavation on the southern slope of Mount Olympus is to be reduced to retain the integrity of Mount Olympus in accordance with Drawing No. 021238/SK-1001 (Courtyards Reduced to Reflect Contour 110.25) by Cox.

2) advise the Director that it considers that the extent of excavation of Mt Olympus allowed by the modified condition 7 is satisfactory for the purposes of condition 8 of the development consent for the erection of the Site 1 Building.

6. Development Application Referrals

6.2 Creswick House, 4 The Barbette, Castlecrag

Resolved

The Heritage Council recommends that Willoughby City Council approve the application with the following conditions:

- 1) 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 the relevant development consent granted under the Environmental Planning and Assessment Act, 1979, whichever occurs first.

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2) The carport is not to be enclosed.

3) The lilly pilly shrubs should be interspersed with other native plants of similar size, or planted in clumps to achieve a disparate effect of native shrubs that do not grow higher than approximately 1200mm.

4) No approval is granted or implied for the modification or demolition of existing fabric, structures or layout.

7. Conservation Management Plans

7.1 Members noted the Conservation Management Plan Status Report.

8. Matters for Consideration

8.1 St Michaels Cathedral Wollongong

Resolved:

That the Heritage Council:

- 1) Advises that the revisions to the design and layout of the proposed hotel and carparking address, in principle, the concern raised previously by the Heritage Council at their meeting of the 7 April regarding the potential detrimental impact of the earlier proposal. The revised proposal better respects the prominence of the church and spire in its square by ensuring that no building is higher than the ridge line of the church.
- 2) Advises that the proportions and modulation of façade, materials, colour, texture, play of light and shadow need to be considered so that the proposed building better responds to the existing context of the site. The following details of the revised proposal should be further addressed:
 - a) widening the gap between the two buildings
 - b) the visual impact of the topmost glazed corridor between the two buildings
 - c) the maximum height of the proposed building is to be under the Cathedral ridge line, (RL 43.43 as shown on the drawings)
- 3) Reiterates its advice made at its meeting on 7 April, 2004 as to the provision of supplementary information to the current Conservation Management Plan.

8.2 Monkerai Bridge over Karuah River – Pre DA (deferred)

8.3 Marsden Rehabilitation Centre – Pre DA

Resolved:

- 1) The Heritage Council expresses concern about the overall amount of development proposed in option 9, which on the basis of the endorsed CMP it considers is more than is appropriate for the site.

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- 2) The Heritage Council considers that the calculation of permissible FSR for the site should be made using only the area of the development site, and should exclude the area of the site occupied by the Heritage Office, and the area of the site occupied by the oval and river frontage, both of which are planned to be subdivided from the development site. The Heritage Council considers that it is inappropriate to include the oval and river frontage site because it is unable to be developed for reasons relating to both heritage and flooding.
- 3) The Heritage Council is unable to make more detailed comments on the proposal because it has insufficient information to do so, and advises that an amended proposal should be submitted to the Approvals Committee with the following additional information:
 - a. calculations of the amount of development allowable under the REP and CMP
 - b. drawings showing the identified views from the SREP 28 Parramatta
 - c. the height, floor levels and roof/ridge levels of all proposed buildings and all existing buildings on the site and on adjoining sites, so that the proposal can be assessed in relation to existing buildings
 - d. assessment of the impact of the proposal on the cathedral precinct.
- 4) The Heritage Council notes that the CMP for the site identifies its essential character as represented by "large pavilions in a park-like setting", and advises that the amended proposal should reflect the identified character of the site.
- 5) The Heritage Council also notes that the proposed carpark area may be subject to flooding at lower levels, and advises that the applicant should review the extent to which carparking is able to be provided underground
- 6) The Heritage Council requests a further report on the amended proposal from the independent heritage consultant.

9. Matters for Information

NIL

10. General Business

NIL

11. Next Meeting

The Chair closed the meeting at 16.50pm. The next meeting is scheduled for 7 July 2004, 09.30am.

Signed:

Date