

**MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE**  
**Wednesday 01 June 2005 at the 3 Marist Place, Parramatta 1pm.**

**Attendance**

Mary-Lynne Taylor	Chair
Jacqui Goddard	
Susan Macdonald	Assistant Director, Heritage Office
Bruce Pettman	
Megan Jones	
David Logan	
Rod Leaver	
Dianne Jones	

**Also in Attendance**

Vincent Sicari	Heritage Office	
Zevart Ohanessian	Heritage Office	
Bruce Baskerville	Heritage Office	
Can Ercan	Heritage Office	
Alice Brandjes	Heritage Office	
Brad Vale	Heritage Office	
Jennifer Hill	SHFA	Item 4.2
Robert Funke	SHFA	Item 4.2
Fleur Miller	SHFA	Item 4.2
David Rolls	Land Lease	Item 4.3
Greg Deas	Land Lease	Item 4.3
Adrian McGregor	McGregor and partners	Item 4.3
Megan Jones	Tanner Architects	Item 4.3
Richard Mackay	GML	Item 7.2
Jyoti Somerville	GML	Item 7.2
David Ford	Carlton United Breweries	Item 7.2
Noni Boyd	For Sydney Council	Item 7.2
Jean Rice	For Sydney Council	Item 7.2

**1. Declarations of Interest**

David Logan	Item 6.2 & 7.2
Jason Adler	Item 4.1
Mary-Lynne Taylor	Item 4.2
Megan Jones	Item 4.3 & 6.1

**1.2 Apologies**

Gary Prattley

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

The minutes of the June meeting were approved.

**3. Action Report**

Members noted the June Action report

**4. Presentations**

- 4.1** The team representing the CUB (Kent Brewery) Site CMP, Broadway, Sydney presented the history of growth and changes and phases this site has gone through. Conservation Policies and development constraints covered appropriate statutory formats. The representative for Sydney City Council indicated that the council will consider the GML proposal. Sydney Council indicated that this has not been fully assessed. The Council will further consider how the policies conserve the items and whether the gate is

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of State significance, also mentioning that the yard and the lanes were recognised as State Significant.

The CMP will be considered by the committee at its July meeting.

- 4.2** The Sydney Harbour Foreshore Authority team representing the Bushells Warehouse (former) and Bushells Place, 86-88 George St, Sydney presented their concept design for the proposed transparent glass pavilion on the roof top. They expressed their desire to decrease the height and bulk of the current services on the roof, reduce clutter on the roof, and improve public access to the roof top with greater interpretation opportunities for public use such as corporate functions.

The team also presented their proposal of the restoration of the colour scheme to conform to the adjoining buildings and to reflect a harmonious composition.

Some information was also presented regarding the triangular area outside of the Bushells Warehouse which is currently used as a café with umbrellas.

- 4.3** Lend Lease, McGregor and partners, and the Tanner Architects presented a proposal to conserve and develop the Precincts 5,6 &10 Spring Cove, Manly - St Patricks Estate, *151 Darley Road Manly*. Their Master Plan covered Cultural and Natural Heritage by eliminating one of the roads into the property, creating a data base on all the trees, keeping as many of the original trees that are on the property as possible, and preserving the historic fragments.

No fences, no gardens and no cats and dogs would be allowed on this property for the purpose of protecting the natural habitat of the bandicoot population on the property and protecting the natural habitat of the fairy penguins that frequent this property.

Four architects developed four major parts of this plan totalling 28 distinct buildings that are integrated with the natural landscape and trees.

The design aims to use the natural topography of the land to inspire the design of the houses, minimise cars and garage appearance from the outside, reduce masonry work, and the use of timber and glass materials.

Buildings would be designed to touch the ground lightly and step back and be recessive.

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

NIL

**6. Development Application Referrals**

**6.1 Precincts 5,6 &10 Spring Cove, Manly – St Patricks Estate, *151 Darley Road Manly***

In November 2004 Manly Council referred a development application proposing the subdivision of Lot 2 DP 544297 and construction of 38 dwellings including an apartment building containing 16 dwellings and 22 detached houses in Precincts 5, 6 and 10 of St Patrick's Estate Darley Road Manly to the Heritage Office for comment. The Heritage Council is not the consent authority for the application as St Patrick's Estate is not currently listed on the State Heritage Register. The applicant, Lend Lease Development Pty Ltd, made a presentation on the current proposal to the Approvals Committee. A full assessment report on the proposal including recommendations from the Heritage Office will be presented to the July meeting of the Approvals Committee.

**Resolution:**

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**That the Heritage Council:**

- 1/ note the applicant Lend Lease Development Pty Ltd's presentation;**
- 2/ note that a full assessment report on the proposal including recommendations from the Heritage Office will be presented to the July meeting of the Approvals Committee;**

## **6.2 Taronga Zoo Car Park**

The works in this proposal seek to improve the approach facilities of the Zoo by improving parking and access and emphasising the prominence of the Upper Entrance Building in the Inner Plaza. Several postwar animal enclosures would be removed to rationalise pedestrian flow and improve the setting of heritage features of greater significance. The most significant heritage impact would be caused by the three-level car park to be constructed near the northern boundary of the site. Its large size and unrelieved form would limit views of the Upper Entrance Building from Whiting Beach Road and give an added sense of enclosure to the Outer Plaza. The landscaping and timbered facades of the car park would only partially mitigate these impacts.

**Resolved:**

**That the Heritage Council recommend to the Department of Infrastructure, Planning and Natural Resources that the application for works to the Upper Entrance Precinct is generally supported with the exception of the multi-level car park, and that the following conditions be attached to any consent that is issued for the works;**

- 1. An archival record shall be made in accordance with NSW Heritage Office guidelines. The record shall include photographs and existing drawings of all significant fabric affected by the works. The original copy of the archival record shall be deposited with the NSW Heritage Office. Additional copies shall be made and deposited with the NSW State Library and the owner.**
- 2. The applicant shall consult an arborist to set work methods to ensure the protection of the fig trees.**
- 3. New doors inserted into northern façade of the Upper Entrance Building shall have a glazing pattern that is compatible with the structure and glass pane size of the original windows. The affected semi-circular window on the east side of the northern façade (former waiting room) must be removed for safe keeping and future reinstatement rather than cut up for the proposed new doorway.**
- 4. The Heritage Council does not support the multi-level car park in its present form due to the impact of the bulk and scale of the building and it's on the nearby Bradleys Head Conservation Area and the Outer Plaza of Taronga Zoo. In this regard the applicant should be requested to further submerge the car park underground in order to reduce the visual impact of this large mass. The applicant should also be requested to demonstrate an exploration of breaking up the massing of the car park into a series of smaller elements to relieve the impression of one large rectangular mass affecting Taronga Zoo's Outer Plaza and the Bradleys Head Conservation Area. This would greatly reduce the heritage impact on the Zoo buildings and Conservation Area caused by the bulk and scale of the car park.**

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**6.3 Bushells Warehouse (former) and Bushells Place, 86-88 George St, Sydney – Pre DA**

No. 88 is in the Victorian Free Classical style with a decorative plaster painted finish. No. 86 is in the Federation Warehouse style, with traditional face brickwork, stone lintels and string courses. Vernon remodelled the eastern façade of No.88 to aesthetically harmonise with the new building at No.86. The consultant architect presented the proposal for the refurbishment of the existing building, addition to roof terrace and alteration to existing podium.

**Resolved:**

**That The Heritage Council provide the following comments to Sydney Harbour Foreshore Authority:**

**The Heritage Council:**

1. Commends the SHFA for its efforts in retaining the significance of the item,
2. Commend the Applicant's Conservation Architect for the detailed assessment of a number of schemes in order to achieve minimum impact to the existing fabric of the building.
3. Advise that the removal of the services on the roof and the concept of a renewed rooftop area with low visual impact is satisfactory,
4. Recommend to the applicant that further discussions take place with the Heritage Office with a view to arriving at a successful design. In this regard it is considered that the roof top structure requires further resolution which results in minimum visual impact. It is considered that the glass structure proposed could read as a solid and it is considered that the pergola type structure holding up the glass is too heavy and must become more of a light weight structure.
5. Recommend to the Applicant that requirements of disabled access and fire safety shall be fully integrated into the plans prior to S60 application,
6. Recommend that the final design at street level should deal with the number of umbrellas and eliminate clutter as far as possible. The Committee wishes to see the critical view lines at the ground level in the way of montages.

**7. Conservation Management Plans**

- 7.1 The Committee noted the CMP Report and asked to be advised on the progress with outstanding CMPs so that further suggestions could be made to assist the Heritage Office with their strategy for dealing with the backlog.
- 7.2 CUB (Kent Brewery) Site CMP, Broadway, Sydney – The Committee noted the report presented by Richard Mackay of Godden Mackay Logan about the nature, history and significance of the site and the processes they have undertaken in preparing the CMP and requested a copy of the executive summary of the report. The final version of the CMP has just been received and has not yet been assessed.

**Resolved:**

**That the Approvals Committee:**

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1. Note the contents of this background report and the briefing provided at the meeting
2. Note that a fuller report on the CMP will be included on the agenda of the July meeting.

**8. Matters for Consideration**

**9. Matters for Information**

**General Business**

10. Following a site meeting and a visit to Margaret Street, Scott's Church and the Trades Hall the Committee was disturbed to find that in the case of Scott's Church there appeared to be conditions of consent not being complied with in relation to the protection of significant Heritage fabric and in both cases the finishes and materials were found to be disappointing and not in accordance with good Heritage outcome. The Heritage Council recommended that the conditions of consent used by the Heritage Office should be reviewed to ensure that the Heritage Council will be able to insist on better materials and finishes as a result of the strict wording of the Heritage Council conditions. The committee also recommended that a paper be brought to the Committee on this subject; this may include the bringing in of the concept of a bond to insure appropriate heritage outcomes.

11. **Next Meeting 03 August 2005**

**Signed:**

**Date**