

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 5 March 2003 at 3 Marist Place,
Parramatta at 9:00am

Attendance

Mary-Lynne Taylor	Chair
Diane Jones	
Susan Macdonald	Assistant Director, Heritage Office
Bruce Pettman	Deputy
Rod Leaver	
Garry Fielding	PlanningNSW
Terry Barnes	
Elsa Atkin	

Also in Attendance

Lannie Purcell	Heritage Office
Vincent Sicari	Heritage Office
Rajeev Maini	Heritage Office
Scott Macarthur	Howard Tanner and Associates – Item 4.1
Rebecca Hawcroft	Howard Tanner and Associates – Item 4.1
Monique De Csuez	Lend Lease – Item 4.1
Mark Barrett	Lend Lease – Item 4.1

1.1 Declarations of Interest

Bruce Pettman – Item 5.2 Chief Secretary's Building

1.2 Apologies

Nil

3. Confirmation of the minutes of the previous meetings

The minutes of the special meeting of the 30 January 2003 were confirmed.
The minutes of the meeting of 5 February 2003 were confirmed.

3. Action Report

Members noted the Action Report for 5 February 2003 and 30 January 2003.

4. Presentations

4.1 Regent Theatre, Wollongong

Representatives of Lend Lease explained the background to the proposed development of the site of the Regent Theatre for a retail shopping complex. They discussed issues relating to the sustainability of both the theatre in its current form and in the CBD of Wollongong. They also discussed constraints of the site and options considered in relation to those constraints.

They advised Heritage Council members that a Stage 1 Master plan for the site and its surrounds was to be prepared and that Wollongong City Council was also to prepare a "city wide" master plan.

They indicated that it is proposed to submit a DA for the works in July or August and that pre DA consultation with Council will occur before then.

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They informed members that no further consultation has been undertaken with community groups since the first scheme which proposed demolition of the whole of the theatre except for the foyer and the façade.

Members responded to the presentation, advising that conditional support for the proposal at this time would not be possible.

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

5.1 Regent Theatre, Wollongong – pre DA

Members discussed the presentation and considered the report on the proposal. They raised the following points:

- They noted that additional information had been provided at this time – drawings of the overall planning for the site and a Heritage Impact Statement.
- The process should be preceded by a master plan DA.
- The Heritage Office has had no discussion with either Planning NSW or Wollongong Council on the matter.
- The applicants should be given clear direction on the sort of information necessary for consideration of the issues.
- Community consultation is required, given the local support for the retention of the cinema.
- The plans made no provision for fire stairs, toilets and storage for the proposed theatre complex all which potentially have an impact on significant fabric.
- Insufficient information was provided to allow an informed decision on the impact of the proposal on the heritage significance of the theatre.

Resolved:

In relation to the request for pre-DA advice from Lend Lease regarding the Wollongong Regent Theatre complex proposal, the Heritage Council:

- 1. supports the adaptive re-use for the cinema but in a manner that retains its significance and provides for its long term sustainable use and conservation;**
- 2. supports the retention of the foyer and dress circle areas; but**
- 3. requires the applicant to provide further information on the importance of the auditorium and the cinema's technological significance and the cinema as a whole, to assist the NSW Heritage Council in its deliberations;**
- 4. requires the applicant to provide an improved comparative analysis assessment of cinemas in NSW in the Heritage Impact Statement;**
- 5. requires to be advised of the outcome of the community consultation process undertaken in relation to the proposal, including changes to the cinema, particularly with local heritage groups, prior to the NSW Heritage Council providing any further pre-DA advice;**

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6. requires the applicant to provide information on the proposed master plan for the complex including advice from Wollongong City Council in relation to the overall strategic direction and future of the Wollongong City Centre; and
7. notes that the Heritage Office has received a nomination for the cinema's inclusion on the State Heritage Register and that this nomination is yet to be assessed; and
8. recommends to the applicant that the surviving Marion Hall Best interiors be recorded by/for the Historic Houses Trust of NSW for inclusion in the Marion Hall Best Archive.

5.2 Chief Secretary's Building – S65A

Members considered a report on a request for variation of the S60 approval for refurbishment of the building, including installation of new lifts and services to accommodate new courts for the Attorney general's Department. They noted that the project is in the design development and documentation stage and that funding is now available.

Members discussed several issues in relation to the variation to the previous approval. These included openings in the foyer opposite the lifts. The Attorney General's Department has indicated it wishes the foyer to be as open as possible for the movement of people within the space.

It was noted that modification of the existing openings is required on levels one and five to be in line with the lift openings on other levels. It was suggested that the openings should be kept to a minimum to reduce the amount of original fabric removed.

Members requested that in future street names be included on drawings to assist in interpreting site plans.

Resolved:

1. any further approvals related to this particular scheme be handled under delegation by the Heritage Office to assist in streamlining the approvals and managing the project;
2. that having received additional drawings the original S60 conditions be amended to read as follows:
 1. *to approve, the proposed conservation and refurbishment of the building including the installation of new lifts and courtrooms described in Application No. 02/S60/110, pursuant to S.63 of the Heritage Act, subject to the following conditions:*
 - i) *that all work shall be carried out as shown in the documents prepared by the New South Wales Department of Public Works and Services listed below:*
 - a. *70 drawings total, dated 14/02/03, marked as follows:*

DA 00 (Title Sheet); DA 01 to DA 06 (Demolition) inclusive; DA 11 to DA 18 (Floor Plans) inclusive; DA 21 to DA 25 (Reflected Ceiling Plans) inclusive, DA 31 to DA 37 (Sections) inclusive; DA 41 to DA 46

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(Services Reticulation Route); DA 51 Typical Court Room Layout); SK 250 - A01 to A08 (Area Planning);

17 Fit-out Drawings for Rooms Court: Rooms Nos.: RM 1141, RM 2123, RM 2138, RM 2135, RM 2109, Level 3 Court Room, RM 4134, RM 4131 & RM 4132, RM 4141, RM 5117, Joinery Details, Balustrade Details;

8 Drawings for existing window: 1 Sheet General window types, 3 sheets of glazing elevations, 4 sheets of details sections etc. NB to be used for designing new double glazing.

5 sheets of Furniture lay-outs.

b. Heritage Impact Statement dated July 2002,

c. Conservation Master Plan dated July 2002;

- ii) that further design details are to be referred to the members of the Heritage Council Working party for comment before any approvals are issued by the Director, Heritage Office. The drawings should, as a general policy, include details of all existing joinery and plaster work around openings as well as any making good and reinstatement of details required. Details still required to be submitted are as follows:*
- a) design resolution of the elevations of the proposed openings required for the new lift openings on levels 1 and 5. In relation to this work demolition and removal of the original wall fabric should be kept to a minimum. An elevation of the new lift services access panel on level 5 is also required.*
 - b) new lift shafts and lift fit-out design as well as associated floor and wall penetrations through existing building fabric.*
 - c) new lighting, fresh air ducting, wet area fit-outs and acoustic resolutions including alterations to windows.*
 - d) documentation should be amended to show that the two existing doorway openings on the northern side of the level 1 lift lobby will not be widened apart from removing modern timber joinery.*
- iii) that the works shall be supervised by an experienced conservation architect with experience in working on heritage buildings of this significance.*
- iv) That the tradesmen/craftspeople employed for specialist conservation works should have experience in working on similar heritage buildings*
- v) that the Moveable Heritage Conservation Management Plan and the Draft Interpretation Plan be submitted to the Heritage Council for endorsement prior to submission of the section 60 application for the fitout;*
- vi) that a management strategy plan for the tenants and users of the building be prepared outlining principles for the on-going care and maintenance of the building. This is to be submitted for Heritage Council endorsement.*
- 3. The above changes to the original approval were agreed to because they are considered appropriate. The extra information presented has enabled a more thorough analysis of the proposed works and that for this reason it is considered appropriate to have any final details resolved by the Director of the Heritage Office to assist in streamlining the development of future design details.**

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5.3 Walsh Bay Shoreshed 2/3 – IDA

Members considered a report on an IDA for conversion of the shore shed for commercial and retail uses.

Garry Fielding expressed concern that stair 14, located on the western concourse may impact on the public area and form of the building. Members noted that this stair and its form and location have been considered by the sub-committee. The sub-committee agreed that the stair in that location will have less impact on the fabric of the building than if it were located internally and that its form will relate to other stairs in the complex.

Resolved:

1. to recommend to PlanningNSW that the application be approved with the following conditions:
 - a) All work involved in the conversion of the Pier 2/3 shoreshed building to commercial/retail suites shall be in accordance with the recommendations contained within:
 - *The Walsh Bay Precinct Conservation Management Plan prepared by Clive Lucas Stapleton and Partners dated July 2000.*
 - *The Conservation Management Plan for Pier 2/3 (Pier and Shore Shed) by Tropman and Tropman dated November 2000.*
 - *The recommendations contained in the Pier 2/3 Shoreshed Heritage Impact Statement, contained in the Supplement to the DA lodged August 2001 dated January 2003*
 - b) All work is to be in accordance with the following drawings by HPA P/I Architects,

DA 01	Survey	A	23-05-01
DA 02	Site Plan	A	23-05-01
DA 03	Level 1 Plan	F	13-01-03
DA 04	Level 2 Plan	C	30-01-03
DA 05	Level 3 Plan	C	30-01-03
DA 06	Mezzanine Plan	C	30-01-03
DA 07	Roof Plan	C	16-01-03
DA 08	North and South Elevations	D	13-01-03
DA 09	East & West Elevations	D	13-01-03
DA 10	Sections	C	13-01-03
DA 11	Detail Wall Elevation/Sections	C	13-01-03

except as amended by these conditions:

- I. Prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979, details are to be submitted and approved by the Director, Heritage Office, showing how the timber lattice deadhouse screen in the south east corner of the first floor level and the timber lattice screen at the northern end of the first floor are to be incorporated into the works.

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- II. Prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979, design details relating to new external finishes are to be submitted and approved by the Director, Heritage Office. The design details shall address:
 - external colours, materials and finishes. The external colours shall be consistent with the Walsh Bay Precinct Colour Palette.
 - final design details of external elements including operable blade louvre panels and sliding louvre panels.
 - the new steel stair No. 14.
 - III. The cargo doors on the eastern elevation, including hardware, shall be retained in their existing configuration. Prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979, details are to be submitted and approved by the Director, Heritage Office which show the relation of the cargo doors to the proposed glazed doors and demonstrate how the cargo doors are to be retained in an operable condition.
 - IV. No further work shall commence on the demolition and building until an archival photographic record of the existing wharf building has been prepared and submitted to the Director, Heritage Office. This shall include measured drawings and an archival photographic record before any work commences. The archival record shall be prepared in accordance with Heritage Council guidelines and copies lodged with the Urban Assessments Branch of the Department of Planning for deposit in the City of Sydney Archives.
 - V. No material shall be removed from the site for disposal, until it has first been checked, recorded and approved for removal by an experienced conservation consultant approved by the Director of the Heritage Office. This record shall be submitted to the Heritage Office on a regular basis.
 - VI. Work on heritage components of the work shall be supervised by consultants experienced in the conservation of similar heritage buildings.
 - VII. Work on all heritage components of the building shall be carried out by suitably qualified tradesmen with practical experience in the conservation and restoration of similar heritage buildings.
 - VIII. An Interpretation Plan for the site showing any interpretative signage or displays shall be submitted to the Heritage Office for approval prior to the issue of the construction certificate for the Pier 2/3 shored building.
 - IX. A Maintenance Plan for retained and conserved heritage fabric shall be produced and implemented according to the principles set out in Action Plan 18 in the Pier 2/3 Conservation Management Plan.
2. Advise the applicant that an application under section 60 of the NSW Heritage Act must be submitted and approved by the NSW Heritage Council's prior to work commencing.
6. Development Application Referrals
- Nil
7. Planning Instruments/Heritage Studies

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Nil

8. Matters for Consideration

Nil

9. Matters for Information

Nil

10. General Business

Members discussed starting times for Approvals Committee meetings on those months when the Heritage Council will not meet. They agreed that the meetings should start at 9:30 on those occasions.

11. Next Meeting

The Chair closed the meeting at 11:50am. The next meeting is scheduled for 2 April 2003.

Signed:

Date