

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 3 March 2004 at the Heritage Office, 3 Marist Place,
Parramatta at 9.30am

Attendance

Mary-Lynne Taylor	Chair
Diane Jones	
Susan Macdonald	Assistant Director, Heritage Office
Bruce Pettman	Deputy
Rod Leaver	
Megan Jones	
Gary Fielding	

Also in Attendance

Vincent Sicari	Heritage Office
Vanessa Williams	Heritage Office
Murat Gul	Heritage Office
Elizabeth Broomhead	Heritage Office
Mike Angus	Grand Hotel
Jacqui Goddard	Item 6.1

1. Declarations of Interest

Megan Jones	Item 5.1, Item 9.1
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1.2 Apologies

Sharon Sullivan
Elsa Atkin

2. Confirmation of the minutes of the previous meeting

The minutes of 3 March 2004 were confirmed.

3. Action Report

Members noted the Action Report for 3 March 2003.

4. Presentations

4.1 Grand Hotel 32 Church St Newcastle – S60

Mike Angus, owner and operator of the Grand Hotel presented to the Approvals Committee his vision for the property. He stressed to the committee that he was not attempting to change the heritage status of the Grand Hotel, he wants to preserve its Heritage. Mike Angus believes that with the addition of the second balcony would protect the building from the weather and elements. Mike Angus explained his total cost prediction, explaining that this is the quote that he was given six months ago. Mike Angus explained his second balcony option by stating that he believes that he will not be able to recoup his money back if the balcony was not approved. The second balcony will enable him to charge \$100 a night, enticing guests with "walk out" rooms. This would then make it financially viable. Mike Angus said that the addition of the second balcony would mean air conditioning was unnecessary as the verandah provides shade from the western sun.

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

5.1 341 George Street – Westpac Building - IDA

Resolved:

**1. That the Heritage Council approve the application with the following
conditions:**

**a. All work shall be in accordance with the recommendations contained within
the following:**

- i. the Heritage Impact Statement prepared by Tanner Architects dated
May 2003 and the following drawings prepared by Tanner Architects
Drawings AR.DA.00 to AR.DA.07 dated October 2003; SK2702/1 and
SK2702/2 dated February 2004; AR.DA.09 (Alternative 1 one level of
rooftop office only) and AR.DA.10 dated February 2004;**
- ii. addendum letter prepared by Byrnes & Associates Pty Ltd and
dated 1 March 2004; and**
- iii. Statement to Accompany Stage 1 Development Application for
Proposed Commercial Development at 341 George Street and 4 York
Street (Volumes I and II) prepared by Byrnes & Associates Pty Ltd
and dated 1 March 2004.**

b. except AS AMENDED by the conditions of this consent.

**c. This approval, as a Stage 1 Integrated Development Application, comprises
the amended maximum building envelope and schematic internal plan layout
only. The detailed works for internal fitout and the roof top addition and the
new building shall be submitted as part of the Stage 2 Application. The detailed
design shall be sympathetic to the existing building in its form, massing,
detailing, materials and colouring and shall be submitted as part of the Stage 2
Application.**

**d. A maximum of one (1) floor, as a replacement for the existing 1 storey roof
structure is approved. The height of the replacement floor shall not exceed the
existing building envelope and parapet line as seen from Castlereagh Street in
Martin Place and Margaret Street in Wynyard Park. In order to determine the
height of the replacement floor detailed visual studies including computer
rendered perspectives/photomontages taken from strategic positions such as
Martin Place, Castlereagh Street and the Northern end of Wynyard Park shall be
submitted as part of Stage 2 Application. Drawing AR.DA.09 prepared by Tanner
Architects and dated February 2004 shall be amended to show the above
modifications. Additionally other elevations shall also be amended to show the
amended building envelope in accordance with the conditions of this consent.**

**e. A detailed fire engineering solution shall be prepared to investigate
alternative solutions to retain the existing stair behind the central lift core.
Such solution shall be prepared by a qualified fire engineer who has
demonstrated experience in heritage buildings and shall be submitted as part
of the Stage 2 Application.**

**f. The proposed stair between the Ground and Mezzanine Floors that is
located on the north-east corner of the Banking Chamber is not part of this
approval. Following the preparation of the fire engineering solution as**

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requested in Condition e, this stair will be further assessed in the Stage 2 Development Application process.

g. The design and details of the proposed additional lifts and stair on either side of the central lift core shall be submitted as part of the Stage 2 Application.

h. The existing central lift core and stair structure and finishes shall be retained on all floors. Drawings AR.DA.02 to AR.DA.07 prepared by Tanner Architects dated October 2003 and SK2702/1 and SK2702/2 prepared by Tanner Architects dated February 2004 shall be amended to show above and any other modifications identified within the conditions of this consent.

i. The internal fitout of the Banking Chamber shall be submitted as part of the Stage 2 Application. The existing marble counters, octagonal writing desk and its chairs and some parts of the bronze teller cages shall be retained in situ in their existing location and configuration.

j. The original corridor partition walls and finishes on levels 6 and 7, as identified in the Draft Conservation Management Plan prepared by Tanner Architects and dated August 2003, shall be retained in situ.

k. The original corridor partitions, the Managers' Dining Room and Recreation Room on level 9 shall be retained.

l. The portion of the proposed new office tower above the parapet line of the heritage building shall be set back from the Wynyard Street elevation. The setback shall be consistent (or same) as the setback of the replacement floor above the existing building as identified in condition D. In this regard Drawing AR.DA10 prepared by Tanner Architects and dated February 2004 shall be amended to show the setback above the existing parapet line, the architectural details of the new building and its relationship with the existing building façade and such drawing shall be submitted as part of the Stage 2 Application. The development shall comply with Policies, 21.1 to 21.4 in the Draft Conservation Management Plan.

m. The proposed new lift towers above the central and western lift cores are not part of this approval. All existing lift towers of the building shall be retained. Further resolution of the new lift towers' height, location and relationship with the existing lift towers shall be submitted as part of the Stage 2 Application.

n. A detailed program for conservation works for the Old Westpac Building including the building facades and internal features shall be prepared and submitted as part of the Stage 2 Application.

o. Should any archaeological relics be uncovered, excavation shall be stopped and the NSW Heritage Office shall be informed immediately.

p. A detailed interpretation strategy and plan shall be prepared and submitted as part of the Stage 2 Application.

q. After the Draft CMP is approved by the Heritage Council, policies within the Conservation Management Plan shall be used in guiding the Stage 2 application, except as amended by this consent.

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r. All drawings shall eliminate discrepancies between the plans and elevations.

5.2 Grand Hotel 32 Church St Newcastle – S60

Resolved:

The Heritage Council approve the application subject to the following conditions:

- 1) All works to the second floor verandah shall be deleted;
 - 1) A conservation management strategy for the Grand Hotel is to be prepared by the applicant in order to guide future works;
 - 2) A schedule of works and further detailed design documentation including materials and proposed colours is to be presented to the Director of the Heritage Office for approval prior to any work being undertaken;
 - 3) Prior to the reconstruction of the street level and first floor verandah, evidence to support the reconstruction works described in the application must be submitted to and approved by the Director of the NSW Heritage Office;
 - 5) Prior to the commencement of the works, a sample board of the materials and colours to be used for the reconstruction of the balustrades and verandahs shall be submitted to and approved by the Director of the Heritage Office;
 - 6) Prior to commencement of the works, details of the methods or techniques for reconstructing the verandahs shall be submitted to and approved by the Director of the Heritage Office;
 - 7) The detailing is to reconstruct the original verandah based on the historical evidence, including hipped returns to either end of the verandah;
 - 8) The proposed structure for the verandah is to reconstruct the original column spacing and all other structural work is to be fixed from the wall surface and is not to damage any significant original fabric;
 - 9) The material proposed for the balustrades and columns is to be manufactured and detailed to achieve a good reconstruction to match the original cast iron work;
 - 10) Introduced fabric is to be identifiable and distinguishable from historic fabric either on close inspection or through interpretation. Prior to installation, new materials must be permanently marked in an inconspicuous place with the month and year of installation;
 - 11) Building elements, features, fixtures, fittings and fragile materials shall be adequately protected during the works from potential damage. Protection systems must ensure they do not cause damage to historic fabric in their application or removal or alter the microclimate to the

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extent that they cause damage to the item;

- 12) Scaffolding shall be self-supporting as necessary to avoid direct fixing to historic fabric. Existing openings shall be used to provide internal fixing access and be adequately protected against weather and the scaffold structure itself. The scaffold shall be kept sufficiently clear of the item so as not to cause impact damage during wind periods. Poles should be free of rust and adequately capped;
- 13) Where new materials are introduced they should be of a form, design, colour and finish that is visually and chemically compatible with the remaining parts of the fabric;
- 14) All works are to be carried out by suitably qualified tradespeople with extensive experience in the conservation of 19th century buildings;
- 15) All works are to be carefully superintended, with written confirmation by a heritage architect with experience in the conservation of 19th century buildings;
- 16) There is to be a permanent professional display of the history of the hotel and the reconstruction works together with historical photographs inside the hotel;
- 17) A photographic archival record shall be made in accordance with NSW Heritage Office guidelines. 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, Newcastle Library and the owner;
- 18) An archival record shall be made in accordance with NSW Heritage Office guidelines. The record shall include photographs and measured drawings of all significant fabric affected by the works;
- 19) 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;
- 20) 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.

6. Development Application Referrals

6.1 Queen Victoria Building – Upgrade Works Masterplan

Resolution:

The Approvals Committee have deferred their decision to enable them to review the last minute information submitted by the applicant and hear the views of Sydney City Council's Heritage Committee on the proposed development.

7. Conservation Management Plans

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Members noted the Conservation Management Plan Status Report.

8. Matters for Consideration

9. Matters for Information

9.1 St Peters Church and Precinct – (SCEGGS) Darlinghurst – IDA

Resolved:

That the Heritage Council advise Sydney City Council that:

- 1. The design of the building should be amended to achieve a more modest building that is more sympathetic to its context.**
- 2. Specifically the principles contained within the RAIA/Heritage Council's infill guidelines such as form, character and scale should be addressed.**
- 3. The current design with its horizontal emphasis should be revised to create a more comfortable aesthetic relationship with the vertical emphasis of the existing buildings.**
- 4. The existing roof design is specifically noted to be visually intrusive to the surrounding heritage buildings.**
- 5. The gap between the Small Store and the proposed building is impractical as it prevents future maintenance. The revised design should eliminate this.**

10. General Business

NIL

11. Next Meeting

The Chair closed the meeting at 12.20pm. The next meeting is scheduled for 7 April 2004, 1.30pm.

Signed:

Date