

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 2 March 2005 at the Heritage Office, 3 Marist Place,
Parramatta at 9.00am

Attendance

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

Also in Attendance

Vincent Sicari	Heritage Office	
Nadine Lewis	Heritage Office	
Rajeev Maini	Heritage Office	
Murat Gul	Heritage Office	
Filippo Narrana	Curzon Hall	Item 6.2
Marie Fiono	Curzon Hall	Item 6.2
Howard Tanner	Tanner Architects	Item 6.2
Megan Jones	Tanner Architects	Item 6.2

1. Declarations of Interest

Megan Jones	Item 6.2
David Logan	Item 6.2
Mary-Lynn Taylor	Item 6.2

1.2 Apologies

Gary Prattley

2. Confirmation of the minutes of the previous meeting

The minutes of the February meeting were approved.

3. Action Report

Members noted the February Action report

4. Presentations

4.1 The team representing the proposal at Luna Park presented their vision for the proposed cinema. They expressed their desire to decrease the height and bulk of the proposed building.

The team from Luna Park expressed their opinion that as an amusement park is a place of fantasy and escapism, they have designed a building that has architectural character is exuberant, eclectic, rich and lively. They believe that the adjoining structures and cinema are functionally and visually diverse in their style, form, colour and material

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 2 March 2005 at the Heritage Office, 3 Marist Place,
Parramatta at 9.00am

In surmising, the Luna Park representatives quoted Article 23 of the Burra Charter - Conserving Use and drew comparisons with their attempt to "continuing, modifying or reinstating a significant use may be appropriate and preferred forms of conservation".

4.2 Tanner Architects and their team have proposed to conserve and adapt the existing Curzon Hall building to provide a function room in the former Chapel to seat 120 plus kitchens, toilets and offices. The proposal includes the introduction of a new ballroom to seat 250 with a large dance floor and direct access to the gardens of Curzon Hall. The team stated that Curzon hall is a well respected local wedding reception and function facility in Ryde. But has inadequate facilities available on site for continuing commercial viability. The site currently uses a marquee in the garden to accommodate groups larger than 120 people.

Due to the deterioration of the existing building restoration work is sought.

Project Objectives include revitalising this culturally significant heritage landmark - its function and its facilities to ensure its long term financial viability and sustainability. The proposal also seeks to provide first class function facilities in a unique garden setting.

The team for Curzon Hall seek to regain and enhance the garden setting of Curzon Hall by increasing and supplementing the lawn and garden areas.

This would enable the site to provide a high quality function centre which includes a new ballroom which caters for large wedding and social functions in a purpose built facility.

The team believes that the proposal would provide a vital facility which responds to and respects the needs of its neighbours by protecting its visual and acoustic privacy by;

- Minimising traffic noise and disruption
- Achieving equitable access
- Preserving the landmark qualities of the building
- Providing an extensive garden for all to enjoy.

Conservation and adaptation of the existing building would in their opinion allow the:

- Introduction of on-site collection of rainwater and re-use for maintaining gardens
- Minimisation of greenhouse gas emission by using energy efficient design
- Maximisation of the use of fresh air and natural light in the new building
- Use of sustainable materials in the new building.

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

5.1 Meta Street Bridge S60 (DEFERRED)

6 Development Application Referrals

6.1 Luna Park, 1 Olympic Drive Milsons Point

The Approvals Committee discussed the proposal for Luna Park and raised concerns about the architectural design of the proposed building. The Approvals Committee discussed the option that the building be reviewed and its characteristics be more in line with an amusement park theme. The committee also raised concern about the height and bulk of the proposed building. The Committee also discussed the visual compromise and modification of The cliff and the lack of documentary evidence about the focus of the cliff in relation to the proposal.

Resolved:

The Heritage Council advise Sydney Harbour Foreshore Authority that:

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 2 March 2005 at the Heritage Office, 3 Marist Place,
Parramatta at 9.00am

1. that the proposed use of the building is supported;
2. the applicant's intention to reduce the height of the proposed building, in order to allow a reasonable public appreciation of the cliff face and retain the character and setting of Luna Park, is supported;
3. the architectural character of the proposed building should be "more playful" to achieve a sympathetic design in keeping with the existing fantasy character of the Park. It is considered that the visual impact of the proposed building can be ameliorated to some extent by further development of the design to break up the bulk and achieve a sympathetic architectural character. In particular the side elevations of the proposed building do not provide a lively or attractive expression. Given that some loss of the cliff face visibility is inevitable it is desirable to provide opportunities for the public to visually interact with the cliff face from within the proposed building, perhaps by way of positioning common spaces like cafes & public foyers toward the rear of the building;
4. Condition 121 of the Master Plan approval granted by the Minister (DA 154-06-01) requires the preparation of an interpretation plan for Luna Park in consultation with the NSW Heritage Office. It is noted that the existing Interpretation Plan was prepared without review by the Heritage Office. The Heritage Council requests therefore that the recently submitted Interpretation Plan together with details of the interpretative signs that have already been erected on the site be reviewed by the Heritage Office;
5. the Heritage Council requests that any revised application should include detailed information in regard to the ongoing conservation measures for the significant heritage items on the site;
6. the Heritage Council requests a site visit to the site prior to any approval being granted;

6.2 Curzon Hall, 53 Agincourt Road, Marsfield

The Approvals Committee discussed the presentation and proposal for the conservation and adaptation of Curzon Hall. Concerns were raised in relation to the scale of the proposed works in particular the height and bulk, as well as proposed landscape changes.

Resolved:

That the Heritage Council advise Ryde City Council that:

- 1) Curzon Hall is considered to be an item of state significance;
- 2) the bulk and scale of the proposal should be reduced in relation to the height and scale of the original building as the current scheme is considered to have too great an impact;
- 3) the landscaping in front of the proposed ballroom should be less formal than presently proposed;
- 4) that further consideration of the matter be deferred until after a site visit.

**MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 2 March 2005 at the Heritage Office, 3 Marist Place,
Parramatta at 9.00am**

7. Conservation Management Plans

7.1 The Committee noted the CMP Report

8. Matters for Consideration

9. Matters for Information

9.1 Braidwood and Its Setting – Consideration for listing on SHR

The Heritage Council noted the report

9.2 Preliminary assessment of Archaeological Relics Excavated at the Original Former Fitzroy Ironworks, Mittagong

The Heritage Council noted the report

10. General Business

11. Next Meeting 6 April 2005

Signed:

Date