

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 7 May 2003 at Wharf Restaurant,
Wharf 4 Hickson Road, Walsh Bay at 9:30am

Attendance

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

Also in Attendance

Lannie Purcell	Heritage Office
Vincent Sicari	Heritage Office
Bruce Edgar	Heritage Office (Item 6.1)
William Blackledge	Heritage Office Consultant (Item 5.1)
Eric Bottini	Crestown Pty Ltd (Item 4.1)
Paul Mazza	Architect (Item 4.1)
Anthony Mazza	Crestown Pty Ltd (Item 4.1)
Graham Brooks	Heritage Consultant (Item 4.1)
Anna Roach	Heritage Consultant (Item 4.1)

1.1 Declarations of Interest

Nil.

1.2 Apologies

Terry Barnes

3. Confirmation of the minutes of the previous meetings

The minutes of the meeting of 2 April 2003 were confirmed.

3. Action Report

Members noted the Action Report for 2 April 2003.

4. Presentations

4.1 Mount St Mary's College and Convent – DA

Mr Eric Bottini, Paul Mazza and Anthony Mazza, representing Crestown Pty Ltd and Mr Graham Brooks and Anna Roach, conservation consultants, attended the meeting to make a presentation to the Committee on the proposal to develop the Mount St Mary's site at Katoomba.

The presentation addressed issues such as the history of the site, and previous schemes for its adaptive reuse. Members noted drawings showing the proposed new development, including aerial photographs of the site, showing the location of new structures and their relationship to the existing building and surrounding commercial and residential buildings. Members also noted a financial statement relating to the proposal.

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

5.1 Port Macquarie Government House site, 2 Clarence Street, Port Macquarie - IDA

Members considered a report on an application to cap the ruins of the former Government House and construct a 4 to 8 storey building over the remains, with car parking for 30 cars (8 of which will be underground) and provision of lifts, a pool and stairs.

Members noted that this is a firm but nominal scheme and that the foundation layout will be finalised at construction certificate stage. However, it has been assessed by a specialist structural engineer as a suitable basis on which to judge the impact of the proposal on the remains.

Members noted that the current proposal complies with the current planning controls for the site and that more detailed information will be required at construction certificate stage and that adequate site supervision will be required.

Resolved:

that the Heritage Council approve the proposed development that will cap the remains of the Former Government House at 2 Clarence Street Port Macquarie with the following conditions:

1. All work shall be in accordance with the following documentation except as amended by the conditions:

- a) i Revised Drawings D01/2, D02/4, D03/3, D04/2, D05/2, D06/2, D07/2 and D08/3 by Ian Bassett**
- ii Walch and Roberts Foundation Plan Concept 2002.116.SK01**
- iii Statement of Heritage Impact by Anne Bickford April 2003**
- iv Report on the Protection of Historic Ruins by Simon Wiltshier, Hughes Trueman P/L Structural Engineers incorporating Dr George Gibbons' report on the materials conservations aspect of the work.**

- b) Drawing D03/3 shall be amended to the satisfaction of the Director of the Heritage Office to show the ground beams and base of the lift pit structure raised sufficiently to clear the ruins and to allow an adequate buffer between the new structure and the ruins;**

2. Further details of the following items shall be submitted to the satisfaction of the Director, Heritage Office:

- i The detailed footing proposals**
- ii Detailed drainage proposals where these might impact the archaeological remains.**
- iii Ground beam details at School Street**

These details must be endorsed by a heritage consultant with appropriate skills, knowledge and experience.

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3. The recommendations of page 6 of the *Hughes Trueman P/L report* dated March 2003 and the *Recommendations of the George Gibbons report* dated 15 March 2003 for the documentation and construction methodology shall be implemented prior to the release of the Construction Certificate. This documentation and construction methodology shall be to the satisfaction of the Director, Heritage Office.
4. The archaeological report on the excavation of the Former Government House site shall be provided to the Heritage Office prior to the release of the Occupation Certificate for the development. Section 146(b) of the NSW Heritage Act requires that the final report shall include;
 - An executive summary
 - Due credit to the client paying for the excavation on the title page
 - An accurate site location and site plan
 - Historical research, references and bibliography
 - Detailed information on the excavation including the aim, the context for the excavation, procedures, analysis, treatment of artefacts (cleaning, conserving, sorting, cataloguing, labelling, scale drawings, photographs, repository)
 - Nominated repository for the items
 - Detailed response to research questions
 - Details of how this information about this excavation has been publicly disseminated,
5. All foundations, ground and services work affecting the ruins are to be supervised by a heritage consultant with appropriate experience, knowledge and skills.
6. Detailed records of the construction and archival recording of the ground works is to be undertaken. A method statement for recording is to be submitted with the S60 application.
7. The interpretation strategy for the site requires augmentation and further discussion with the Heritage Office and must be submitted with the s60 application.
8. All site personnel are to be fully inducted on the significance and location of the ruins and the aim of not causing any damage to the ruins. A protocol and method statement for the induction process is to be provided to the satisfaction of the Director, Heritage Office, prior to the issue of the Construction Certificate.

Note: The Heritage Office will make periodic inspections during the construction of the foundation to ground floor works to check compliance and that no damage occurs to the ruins.

6. Development Application Referrals

6.1 Mt St Mary's College and Convent (Renaissance Centre) 10-14 Civic Place, Katoomba

Members discussed the earlier presentation and considered a report on the proposed development of the former St Mary's Convent site. The development is for alterations,

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additions and refurbishment of the former convent building, construction of multi-storey buildings to provide 122 apartments and parking for around 300 cars.

Members noted that an Interim Heritage Order over the property lapsed on 5 April 2003 but that the Heritage Council has advertised its intention to list it in the State Heritage Register and that the owner of the site supports the listing.

Members agreed that before further comment can be given on the application, more information will be required from the applicant, including a model showing the scale and bulk of the development in relation to views and the surrounding structures. Members also agreed that the CMP, currently being amended in consultation with the Heritage Office, should be finalised to allow the proposal to be considered in conjunction with the recommendations of the CMP.

Resolved:

that the Heritage Council Approvals Committee as delegate of the Heritage Council:

- 1. recognises the importance of the site and its significance and supports a development proposal that will help conserve the property as well as allow greater public access to the property;**
 - 2. notes that the owner has agreed to the listing of the site on the State Heritage Register**
 - 3. notes that a Conservation Management Plan has been submitted for endorsement by the Heritage Council and is currently being considered;**
 - 4. notes that the current proposal has been developed in consultation with the relevant authorities and is better than previous schemes for the site in relation to addressing the heritage significance of the site;**
 - 5. will form a sub-committee to further consider the proposal. Members will be Mary-Lynne Taylor, Diane Jones and Rod Leaver;**
 - 6. requests the applicant to provide the following to allow proper assessment of the proposal:**
 - a massing model of the site and the whole block showing roof forms and heights, inscribed lines for floor levels and correct floor levels The model must be of adequate size for the site, say 1:500**
 - More detail of the proposal, including photo montages showing view corridors**
 - A finalised CMP to allow the proposal to be considered in relation to the CMP policies**
 - A site visit**
 - A copy of the feasibility study (which the Heritage Council will treat as a commercially confident document); and**
 - 7. writes to Blue Mountains City Council and request they defer determination of the current development application to allow for consideration of a revised Masterplan and further detail as requested at the next most suitable meeting.**
- 7. Planning Instruments/Heritage Studies**

Nil

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8. Matters for Consideration

Nil

9. Matters for Information

Nil

10. General Business

Reports to the Committee

Mary-Lynne Taylor requested that for all matters coming before the committee relating to properties, that a DP plan and if relevant, a curtilage plan be included.

11. Next Meeting

The Chair closed the meeting at 11.45am. The next meeting is scheduled for 4 June 2003.

Signed:

Date