

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 5 MAY 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
Chris Johnson	
Megan Jones	
Garry Fielding	
Elsa Atkin	
Sharon Sullivan at 10.00am	
Michael Collins	Item 8.3

Also in Attendance

Vincent Sicari	Heritage Office
Vanessa Williams	Heritage Office
Murat Gul	Heritage Office
Gary Pringle	Heritage Office
Brad Vale	Heritage Office
Rajeev Maini	Heritage Office
Jon Lyle	Australand Item 5.1
John Richardson	Cox, Richardson Architects and Planners Item 5.1
Scott Macarthur	Tanner Architects Item 5.1
Tim Greer	Tonkin, Julkiea, Greer Item 8.3
Julie McKenzie	Tonkin, Julkiea, Greer Item 8.3
Anne Tregale	Root Project Manager Item 8.3

1. Declarations of Interest

Megan Jones Item 5.1
Diane Jones Item 7.1

1.2 Apologies

Rod Leaver

2. Confirmation of the minutes of the previous meeting

The minutes of 7 April 2004 were confirmed.

3. Action Report

Members noted the Action Report for 7 April 2004.

4. Presentations

4.1 Tempe House

Megan Jones and Scott Macarthur, of Tanner Architects, along with Jon Lyle from Australand and John Richardson from Cox, Richardson Architects and Planners presented to The Approvals Committee a revised plan and scope of work for basement

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excavation and wall construction for Building 1. This was due to Previous Heritage Council involvement and request for clarification of a condition. The team stressed that the modified proposal reduced the extent of excavation of Mount Olympus compared to that originally proposed on the Master Plan DA and horticultural advice indicates that the trees originally intended to be protected are "struggling specimens, in poor health and unlikely to survive". The proposed modification also improves the amenity for the occupants of several dwellings by providing courtyards and improved light and ventilation.

4.2 Everleigh Carriageworks

The team presenting to The Approvals Committee included Tim Greer and Julie McKenzie from Tonkin, Julkiea, Greer and Anne Tregale, Root Project Manager. Their proposal included carrying out adaptive reuse of the eastern half of the Carriage Workshops as a large performance/training space. In the process of this adaptive reuse it is proposed to remove a number of cast iron columns between bay 17 and 18 (Grid 3) and to raise the roof by about 5m (the existing roof will be removed in this area).

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

5.1 Tempe House – s.65A

That the Heritage Council defer determination of the application subject to further negotiation between the applicant and the Heritage Office and the submission of amended plans showing a variable reduction of the widths of the proposed courtyards to improve the relationship between the courtyards and the contours of Mount Olympus.

5.2 Sydney Opera House

Resolution:

That the Heritage Council agree that the Director or Assistant Director determine the section 60 application after the conclusion of the notification period having regard to all of the submissions received and the following draft conditions.

1. Significant fabric proposed to be removed which is capable of reuse on site, must have its location recorded and the fabric catalogued and stored safely for possible future replacement or relocation.
2. The placement of furniture within the loggia is to be minimised and details of any furniture to be provided within the loggia and its placement are to be submitted for the approval of the Director of the Heritage Office prior to its installation.
3. The loggia columns are to be clad in similar materials, textures and colours to the podium. Details of the loggia including treatment of ceilings and concrete finishes are to be submitted for the approval of the Director of the Heritage Office prior to construction.
4. The spaces between the loggia piers must not be glazed, partitioned or enclosed, and any furniture must be confined to the area within the loggia and clear of the entry doors to the foyer.
5. Catering facilities must not be located within the loggia. Details of lighting, cloaking and catering facilities for the western foyer are to be in accordance with the Conservation Management Plan (JS Kerr 2003).
6. Details of the lift including the lobby and its visual relationship to the folded beams above are to be submitted for the approval of the Director of the Heritage Office prior to its installation.

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7. 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 The Queen Victoria Building – DA Referral

Resolved:

- 1) That the Heritage Council defers the decision at the request of the applicant until the owner is briefed. The application will be re-submitted at the June 2nd Heritage Council Meeting.
- 2) Note that the General Manager of Sydney City Council has agreed to defer their decision on the application until receipt of advice from the Heritage Council.

7. Conservation Management Plans

7.1 Members noted the Conservation Management Plan Status Report.

7.2 Members Endorsed the Crown Street Reservoir, Surry Hills CMP

Resolved:

That the Heritage Council:

1. endorse the conservation management plan titled *Crown Street Reservoir and Site Conservation Management Plan* prepared by Asset management Division, Sydney Water for Sydney Water dated 2004;
2. agrees that this endorsement will apply to the Standard Exemption no 6 issued in accordance with section 57(2) of the Heritage Act, 1977; and
3. notes that this in endorsement does not provide any approval under the Heritage Act for any subdivision of the site or the adaptation or removal of any structure from the site, but does provide a framework for assessing any such proposals that may be submitted to the Heritage Council for approval.

8. Matters for Consideration

8.1 UWS New Teaching Facility – Pre s.60 DEFERRED

8.2 Marsden Rehabilitation Centre – Pre s. 60 DEFERRED

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8.3 Everleigh Carriage works – Pre s.60

Resolved:

That the Heritage Council:

1)advise the applicant that:

- (a) It welcomes the adaptive reuse of the Carriageworks building and Blacksmith Workshop as it provides an opportunity to conserve its historic fabric and contribute towards its long term survival;
 - (b) It supports the adaptive reuse such as a major performing arts space allowing public access and appreciation of the subject heritage item;
 - (c) in supporting the adaptive reuse for the buildings as a major performing arts space it recognises that the only feasible option conforming to the design parameters to provide for this use is to raise the existing roof line;
 - (d) In considering various design options for the roof line presented for consideration it believes that option 3 is the most appropriate design option for the following reasons:
 - 1) This form minimises the adverse visual impact on the building whilst catering to the intended uses for the building;
 - 2) The roof is clearly expressed as a distinctive contemporary design element;
 - (e) Notwithstanding point (d) above it agrees that option 3 should, if possible, be further refined to achieve a lower roof height down to approximately RL 43.2 consistent with the western most bay (bay 25) of the Carriageworks Building and requests the applicant to hold further discussions with the Heritage Office to achieve this objective;
 - (f) It supports the proposed conservation works to the historic buildings and requires that these works be part of stage one of the project and not left for a later date;
 - (g) In relation to any removed heritage fabric including trusses, columns & moveable items the applicant is required to submit a management plan to the satisfaction of the Director, Heritage Office;
 - (h) The Sub-Committee's recommendations have, to date, focussed on the roof and accordingly the above comments are intended to provide preliminary guidance to the applicant on this specific development;
 - (i) Upon receipt of a formal S60 application the proposed development will be advertised for public comment for 21 days in accordance with the requirements of the Heritage Act. The Heritage Council will need to formally consider the proposal in detail in view of the information submitted with the S60 application and public comments received as a result of public notification;
 - (j) It has received Conservation Management Plans (CMP) for Carriage works & Blacksmith Workshop and will review these in the context of the proposed adaptive reuse. These CMPs will need to be considered in relation to the S60 application. These CMPs when endorsed by the Heritage Council will be the basis for the future management of the site;
- 2) Agree that, if required, formal determination of the S60 application for these works may be made by the Director, Heritage Office under delegation provided the S60 application is received consistent with the above advice.

9. Matters for Information

Susan Macdonald distributed to the committee Draft Economic Feasibility Guidelines.

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10. General Business

NIL

11. Next Meeting

The Chair closed the meeting at 12.15pm. The next meeting is scheduled for 2 June 2004, 13.30pm.

Signed:

Date