

HERITAGE COUNCIL OF NSW

Approvals Committee

MINUTES OF MEETING

3 May 2006

Heritage Office, 3 Marist Place, Parramatta



PRESENT: Michael Collins (Chair), Susan Macdonald (Director), Bruce Pettman, Chris Johnson, David Logan, Julie Bindon, Jacqui Goddard, Janet Dore, Diane Jones

APOLOGIES:

ALSO PRESENT: Heritage Office:
Vincent Sicari, Nikki Ward, Rajeev Maini, Gary Pringle, Murat Gul, Murray Brown
For Marsden Rehabilitation Centre:
Ross Gunthorp, Megan Jones, Peter Phillips
For Former Wangi Wangi Power Station:
Paul Davies, Ian McDonald, Anthony Alliston, Scott Robertson
For Queen Victoria building – Pre-DA:
Ken Woolley, Graham Brook, Victor Gasgoin, Dale Swan

1. Opening – Welcome

The Chair opened the meeting at 9:30 am.

1.2 Confirmation and Timing of Agenda

The agenda was confirmed.

Declarations of Interest

Pecuniary Interests

NIL

Non Pecuniary Interests

Bruce Pettman

4.1 – Marsden rehabilitation Centre (Dept. of Commerce submission of Master Plan)

5.1 – *as above*

David Logan

4.1 – Marsden rehabilitation Centre (Prepared addendum referred to in the report for the dept. of Commerce. No longer has pecuniary interest).

5.1 – *as above*

Conflicts of Interest

NIL

2.0 Confirmation of Minutes

2.1 Approvals Committee Meeting of 5 April 2006

Members received a copy of the minutes.

Resolved:

that the Minutes of the meetings of 5 April 2006 be adopted.

3.0 Action Report

Members received a copy of the action report.

Resolved:

that the Action Report of the meeting of 5 April 2006 be adopted.

4 Presentations

4.1 Marsden Rehabilitation Centre, Parramatta – Master Plan

The applicant advised that feedback from potential buyers of the subdivided portion of the Marsden Rehabilitation site would need a high degree of certainty that development would be possible on the site. There was some preference from potential buyers for institutional use of the site, however the site does have potential for residential, commercial or mixed use. The site would come under single management. The applicant advised that it is not intended to subdivide the site into smaller portions. However, in case strata subdivision is proposed, management of different lots would come under one unified management for the whole site.

It was noted that the CMP Addendum requires any new buildings to follow the width of the Dormitory Building (ie. 12 metres wide). The point was made that the width of 12 metres was too narrow for institutional buildings. It was suggested that wider buildings, some connected, would allow increased yield and a greater capacity to keep open landscape space on the site and provide greater flexibility for future use. Connected buildings would also reduce construction costs. The current design proposal for possible new building layout demonstrates one such option of having primary building envelopes of 12 metres (width) with secondary envelopes of 3 metres, with setdown and setback.

The applicant advised that the proposed master plan guidelines require all buildings to remain below the REP height limit. Car parking space would be available as 2 storey basement space under the new buildings. An example of the underground parking under construction at the Parramatta Justice Precinct was used to illustrate that a similar parking facility could be provided on this site.

4.2 Former Wangi Wangi Power Station – Master Plan

For initial financial viability the construction of apartments on the roof of the existing former Power Station building was presented as being the owner's best option. While there are a number of problems to be addressed in the existing building, it is considered structurally stable. Internal fitouts of the existing space inside the building are a viable option, however this would effectively involve creating a building within the building to create greater floor space.

Until the Power Station building proposal is up and running, other development on the site is not viable or considered desirable by Lake Macquarie Council, as the use of the former Power Station building is the priority for the whole project.

The proponent sought Heritage Council approval of a Master Plan the Heritage Council and Lake Macquarie Council could rely on for future development of the site and suggested alternative conditions for recommendation.

The applicant maintains that, in regard to views from the lake, rooftop development would have no significant effect on the silhouette from the water.

4.3 Queen Victoria Building – Pre-DA

The applicant stated that: The Queen Victoria Building, as a retail centre, is currently experiencing difficulties in attracting retailers and visitors/shoppers to the upper levels of the building as there are no strong transport connections between the ground level and upper levels of the building. As a result, only casual tenants on short-term leases have been attracted to the upper levels and some current upper level tenants are considered 'at risk'. Further, tenants on the upper levels are not installing decorative fitouts as it is not financially viable for them.

Market expectations are that 2/3 of ground floor traffic generally moves to upper levels of retail complexes. However, in the Queen Victoria Building only 1/5 move to the 2nd level and 1/10 to the 3rd level.

Two escalators currently exist in the central voids of the building. New escalators would be reversible structures. The existing escalators would be removed and replaced with escalators in the current scheme. Only 'up' escalators would be installed, eliminating the problem of creating cross bridges. Committee members commented that having escalators only on the west side of the voids interferes with the symmetrical nature of the building.

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

5.1 Marsden Rehabilitation Centre, Parramatta – Master Plan

Consistent with previous statutory processes on this matter an independent consultant, Peter Phillips, was appointed to review the proposed master plan guidelines and provide recommendations to the Heritage Council. It is noted that the Heritage Office is located adjacent to the proposed site.

The present request for advice relates to the site comprising the oval and the land to the north and west of the Heritage Office site. The proposed development of the site involves adaptive reuse of the subdivided portion of the site and existing buildings and provision of new buildings and landscaping.

In order to provide more certainty to a future applicant concerning the extent of permissible development on the site, the applicant sought the Heritage Council's endorsement for Master Plan Guidelines that do not fully comply with the endorsed CMP Addendum.

Members of the Approvals Committee acknowledged that the proposed building plan was only one of a variety of building options possible for the site, and plans would vary according to a buyer's proposed use of the site. Once the proposed use has been determined by a future buyer, plans could be reviewed by the Heritage Council. There was concern that the Master Plan guidelines could be interpreted as instructive on building locations. Therefore, it was suggested that the proposed plan be endorsed as an 'example only' of building layout and design for the site as part of size, bulk, scale and layout certainty for market purposes. It was generally felt that up to 13000 m² new floor space could be accommodated provided appropriate controls for height, building envelopes, size, bulk, and scale are included in the master plan guidelines.

Resolution:

That, following detailed discussion of this matter, a sub-committee comprising Chris Johnson, Susan Macdonald and Peter Phillips be established to further develop the draft Master Plan guidelines with a view to reinforcing the issues of height, floor space area, site coverage and other relevant considerations (view corridors etc) and that such re-drafted guidelines be re-presented to the Approvals Committee for its consideration.

6. Development Application Referrals

NIL

7.0 Matters for Consideration

7.1 Former Wangi Wangi Power Station – Master Plan

The proponent sought Heritage Council endorsement of the Master Plan to allow it to proceed to exhibition stage with Lake Macquarie Council. It was acknowledged that approval of additional housing lots adjacent to the Power Station, prior to development of the main Power Station building, was not considered a desirable option by Lake Macquarie Council. Therefore, to meet Council requirements and to be financially viable it would be necessary to look at rooftop development as part of the initial stages of development.

Comments from those of the Approvals Committee who attended the site visit indicated that some roof-top development would only have a minimal visual impact from vistas on the site.

Financial viability of the development would need careful consideration with regard to developing marketable rooftop apartments that would be competitive with nearby ground-level housing. Also, costs of repair to the building would be considerable.

Approvals Committee members commented on the positive impacts of possible innovative designs, sympathetic to the heritage and existing design of the Power Station building for rooftop development.

Resolved:

That the Heritage Council advise the applicant and Lake Macquarie City Council that the proposed Masterplan (2006) for the former Wangi Wangi Power Station is acceptable for public exhibition, in terms of heritage impact, subject to the following amendments:

- 1. An unobstructed view corridor is to be retained between the north east façade of the former power station building and Wangi Wangi Bay across the existing open space which will require a reduction in the area notated "residential development zone" on the Site Use Plan.**
- 2. Additions to the roof top area are to be contained within the building envelopes indicated with the following guidelines:**
 - a) the envelopes represent the maximum extent of potential development but are not intended to be filled with development, they are provided to allow flexibility in the design of rooftop structures;**
 - b) the envelopes provide opportunities for developing design approaches to the rooftop in consultation with the Heritage Office that achieve a reasonable level of development and retain heritage values.**
 - c) the proposed setbacks of the additions of 3 – 4 metres should be increased to a minimum of 6 metres.**

3. **As an alternative approach to the elevations on the turbine hall, the Heritage Council would be prepared to consider an alternative form of development which replaces the addition above the turbine hall by additional height on the roof of the boiler house structure in a way which does no detract from the prominence of the chimney stacks.**
4. **The Heritage Council considers the design quality of the roof-top additions is a critical component of the adaptive re-use of the structure and will be a primary consideration at the approvals stage.**
5. **The above approach has been taken because of the robust nature of the existing building, its purpose built design and attributes and its unique location and in recognition that the Master Plan retains the spatial qualities of the building.**

7.2 Queen Victoria Building – Pre-DA

Members of the Approvals Committee acknowledged that there were a number of issues raised in the presentation on this proposal which required careful consideration. As this paper was presented at this meeting as a green paper it was decided that, in order to allow time for consideration of the report and further discussion, the paper should be submitted for the next Approvals Committee meeting in June.

Resolved:

That a report assessing the proposal in consideration with the previous schemes be presented to the Approvals Committee at their next meeting on 7 June 2006.

8.0 Matters for Information

NIL

9.0 General Business

NIL

There being no further business the Chair closed the meeting at 1:00 pm.

Michael Collins Chair Approvals Committee Heritage Council of NSW Date:	Next Meeting of the Approvals Committee 7 June 2006 Heritage Office 3 Marist Place Parramatta
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