

**MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE**  
**Wednesday 5 November 2003 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	
Elsa Atkin	National Trust

**Also in Attendance**

Vincent Sicari	Heritage Office
Vanessa Williams	Heritage Office
Elton Menday	Heritage Office
Alice Brandjes	Heritage Office
Elizabeth Broomhead	Heritage Office
Tim Holden-Brown	MGT Architects
Peter Freeman	Freeman/Ellsmore Sub-consultant
Don Ellsmore	Freeman/Ellsmore Sub-consultant
Monsignor Tony Doherty	Dean Of St Mary's Cathedral
Ralph Morris	Cathedral Staff – Building Manager
Tony Smith	Sydney City Council
Greg Campbell	General Manager Junee Shire Council
James Davis	Junee Shire Council
Neil Smith	Member of Friends of Athenium
Lesley Rogers	Member of Friends of Athenium
Mark Mulhearn	Member of Friends of Athenium
B. Leaver	Australian Heritage Committee

**1. Declarations of Interest**

Bruce Pettman – St Mary's Cathedral

**1.2 Apologies**

Garry Fielding

**2. Commonwealth Legislation**

A briefing was presented on the Commonwealth Heritage Legislation.

**3. Presentations**

**3.1 Jadda Centre: Junee Shire Council**

A presentation was made at a joint sitting of the Heritage Council of NSW State Heritage Register Committee and the Approvals Committee. The Junee Shire Council (the Council) presented a case for the demolition of the Jadda Centre. It was conducted by Greg Campbell, General Manager, Junee Shire Council and aided by James Davis, Manager of Planning Junee Shire Council.

In essence, Junee Shire Council disagrees with the Heritage assessment of the Jadda Centre. The council believes that the building façade is of poor workmanship, made from

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cheap building materials and has an ordinary frontage. Consequently the building is redundant and has not been used in many years. The site has been identified as suitable for medical facilities.

### **3.2 Jadda Centre: Friends of the Athenium**

A presentation was made at a joint sitting of the Heritage Council of NSW State Heritage Register Committee and the Approvals Committee. The Friends of the Athenium (Community organisation) presented a case for support to listing the Jadda Centre and objection to the Council's proposal to demolish the building. It was conducted by Neil Smith (chairperson), and aided by Lesley Rogers and Mark Mulhearn.

Friends are aware of the community medical needs, but do not see the Jadda Centre's demolition as fixing this situation. Junee does not have a Town Hall and the Jadda Centre has many different uses. The arguments put forward for keeping the centre included that it is a social hub for community organisations, including tourism, conference centre, arts and cinema and that the construction of a Medical Centre is possible elsewhere in town.

### **3.3 St Mary's Cathedral – College Street Sydney**

Tim Holden-Brown from MGT Architects, along with Peter Freeman and Don Ellsmore from Freeman/Ellsmore attended the approvals meeting to put forward their proposed changes to the flooring of St Mary's Cathedral. Also in attendance was Ralph Morris, Project Manager for St Mary's Cathedral. Essentially the architects have re-designed the flooring with what they believe was "Wardell's" vision. This includes removing the marble in the floor and replace flooring with granite tiles.

## **4. Integrated Development Applications/Section 60 and 132 Applications/Section 140 Excavation Permits**

### **4.1 Jadda Centre, Junee - IDA**

Members further discussed the proposed demolition of rural movie theatre for the purpose of constructing a Medical Centre on the land.

The resolutions made were decided after the Approvals committee considered the presentations by both the Junee Shire Council, in favour of the demolition of the Jadda Centre and the Friends of the Athenium, supporting the restoration and continued use of the Jadda Centre. The committee considered all arguments presented and also the financial figures proposed by the Junee Shire Council.

#### **Resolved:**

**That the Heritage Council advise Junee Shire Council that it will not grant an approval for the proposed demolition of the Jadda Centre The Broadway Junee under s63 of the Heritage Act 1977 because the Heritage Council has no power under the provisions of the Heritage Act 1977 to grant approval for demolition, as there is an Interim Heritage Order over the property and the State Heritage Committee has recommended listing the item. Therefore, Junee Shire Council must refuse to consent to the proposal under s91A (4) of the Environmental Planning and Assessment Act 1979 for the following reasons :**

- 1) The provisions of s63 (2) (a) of the Heritage Act 1977 do not allow the Heritage Council to approve demolition of the whole of a building or work ;**

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- 2) The Jadda Centre is of state significance as an intact rural movie theatre ;
- 3) The Jadda Centre is highly representative as a good example of the work of theatre architects Kaberry and Chard ;
- 4) The Jadda Centre is socially significant to the Junee community both as due to its association with past events, persons and groups who contributed and participated in movie going and as a building that as a de facto town hall became the social centre of Junee ;
- 5) The Jadda Centre is a landmark building in the Broadway, Junee and in the Junee Heritage Conservation Area ;
- 6) Demolition of the Jadda Centre has not been adequately justified ;
- 7) Alternatives exist to demolition of the Jadda Centre including operation as a rural movie theatre and adaptive reuse which need to be fully explored
- 8) The Heritage Council has resolved to give notice of its intention to consider listing the Jadda Centre on the State Heritage Register.

**4.2 Wambo Homestead Complex (WHC), Warkworth - IDA**

Members considered the proposed expansion of Wambo Coal Mine and construction and use of associated rail infrastructure.

**Resolved:**

1. The development of the site is to be in accordance with the Environmental Impact Statement (5 volumes) prepared by Resource Strategies July 2003, the letter from Wambo Coal Pty Ltd to the Department of Infrastructure Planning and Natural Resources dated 24 October 2003 (which deletes the proposed demolition/relocation of the WHC), as amended by the following conditions and other conditions imposed by the consent authority.
2. An application under section 60 of the Heritage Act must be submitted to and approved by the Heritage Council prior to the commencement of any development on land within the State Heritage Register listing boundary for the Wambo Homestead Complex (WHC). In this regard a mine management plan will be required to accompany the application which demonstrates that the proposed underground mining will not have adverse heritage impacts on the WHC due to land subsidence.
3. A conservation management plan (CMP) for the WHC is to be prepared in accordance with Heritage Office guidelines for the consideration of the Heritage Council of NSW within 12 months of the date of this consent.
4. The conservation policies and an interpretation strategy contained in the conservation management plan are to be implemented in accordance with a timetable to be contained in the CMP.
5. A suitably qualified and experienced consultant is to be engaged by the applicant to undertake an oral history of the WHC having regard to the strong associations of members of the local community with the site.
6. In circumstances where safe access to the WHC is able to be provided, opportunities are to be offered to the local community to visit the site during and after its conservation.

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7. A photographic record is to be prepared of all elevations of all structures within the WHC, prior to the commencement of mining operations, and then at yearly intervals prior to the approved structural engineer's inspections. The photographs are to be of archival quality in accordance with the Heritage Office guidelines, *How to Prepare Archival Records of Heritage Items 1994*, and *Guidelines for Photographic Recording of Heritage Items, 1994*. One copy of the photographic record is to be lodged with the NSW Heritage Office, the Department of Infrastructure Planning and Natural Resources and with Singleton Shire Council.
  8. Ground vibration and air blast levels are to be monitored and recorded at a blast monitoring station to be established within the WHC for each blast within 2 km of the WHC.
  9. A suitably qualified and experienced structural engineer, with expertise in vibration and blast monitoring is to be appointed to examine all monitoring records from the WHC blast monitoring station. The appointment of the structural engineer is to be approved in writing by the Director of the NSW Heritage Office.
  10. Ground vibration and air blast levels experienced at the WHC blast monitoring station are not to exceed the structural damage assessment criteria prescribed by *Australian Standard AS 2187.2-1993 "Explosives – Storage Transport and Use" for Sensitive and Heritage Structures* to prevent damage to the heritage items.
  11. The approved structural engineer is to report to the applicant on the monitoring results each month for blasting within 2 km of the WHC and 6 monthly for the remainder of the open cut mining operation and make recommendations to ensure the conservation and prevention of damage to the significant heritage structures. Copies of these reports are to be forwarded to the NSW Heritage Office.
  12. The approved structural engineer is to inspect the WHC structures annually and as soon as practical, but no later than 3 days after blasting monitoring which exceeds the structural damage assessment criteria prescribed by *AS 2187.2-1993*. During the period between blasting monitoring being recorded which exceeds the criteria in *AS 2187.2-1993* and the engineer's inspection, ground vibration from blasting is to cease or be limited to a level which will prevent further blasting damage. The structural engineer is to advise the applicant and the NSW Heritage Office of any action required to repair the damage.
  13. The approved structural engineer is to make an assessment of whether blasting is to cease or be managed in order to stabilise or repair the damage, and so advise the applicant and the Director of the NSW Heritage Office. If blasting has been required to cease, it is not to resume until the damage has been stabilised or repaired, and the written approval of the Director of the NSW Heritage Office for the resumption has been issued.
  14. Following the cessation of the use of the coal haulage road which traverses the WHC property, the land is to be returned to its former condition (pre1999) and the half palisade fence on the southern alignment of the mounting yard which was removed is to be reinstated as required by the approval of the Heritage Council for the construction of the road of 12 February 1999.
  15. The applicant should liaise with the Power House Museum and Museums and Galleries Foundation regarding a strategy for long term care and management of displaced movable heritage which will be displaced by the proposed open cut mining and suitable repositories for the conservation and storage of any significant items.
- (B) That the Heritage Council request the Department of Infrastructure Planning and Natural Resources to implement the recommendations of the Heritage Impact Statement regarding the effect of the rail loop on an abandoned homestead, piggery and butcher's hut to avoid adverse heritage impact on those items which are outside the boundaries of the SHR listing for the WHC.

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- (C) That the Heritage Council advise Wambo Coal Pty Ltd that the WHC is required to be inspected in accordance with clause 11 of the Heritage Regulation regarding minimum standards of maintenance and repair within 6 months and periodically thereafter as required by the Regulation and copies of the inspection reports are to be provided to the Director of the NSW Heritage Office. The WHC is to be maintained and repaired in accordance with the minimum standards imposed by part 3 of the Heritage Regulation 1999 on an ongoing basis. The initial maintenance and repairs required to ensure compliance with the standards set out in clauses 12 to 17 of the Heritage Regulation are to be completed within 12 months.

**5. Confirmation of the minutes of the previous meetings**

The minutes of the meeting of 1 October 2003 were confirmed.

**6. Action Report**

Members noted the Action Report for 1 October 2003.

**7. Development Application Referrals**

St Mary's Cathedral – College Street, Sydney

Members considered the proposal to retain and restore the principal aisles, to replace the Arkilite and Ironite cementitious floor with a new stone floor, and to replace the current marble tile column surrounds.

**Resolved:**

That the Heritage Council provides the following comments to Sydney City Council.

1. **The Heritage Council is not satisfied with the removal of the marble tiles**
2. **The Heritage Council is satisfied with the proposed granite material**
3. **That the following additional conditions of consent be included in Sydney City Councils determination:**
  - a) **All works are to be carefully supervised by a heritage architect with appropriate experience;**
  - b) **Prior to any work being undertaken on the floor, the details and condition of the flooring is to be recorded in accordance with Heritage Council guidelines on archival recording and copies of the documentation are to be deposited in the St Mary's Cathedral Archives and at the NSW Heritage Office;**
  - c) **The sandstone columns in the cathedral are to be wrapped and padded to avoid damage**
  - d) **The marble tiled flooring is to be protected with padded covering while the works are in progress**
  - e) **The junction in construction between the original and extended Cathedral is to be visible through the new floor construction, and new work is to include construction joints at these locations**
  - f) **The floors to the northern turret stairs are to be conserved and made accessible, providing an example of the original Arkilite floor :**
  - g) **The floors to the southern turret stairs are to be conserved and made accessible, providing an example of the original Ironite floor;**

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- h) All works are to be carried out by suitably qualified tradespeople with extensive experience in the conservation of church buildings**

**8. Planning Instruments/Heritage Studies**

Nil

**9. Matters for Consideration**

**Grand Hotel – 32 Church Street Newcastle – Pre DA**

The Grand Hotel owner has put forward a request for permission to extend and alter the existing building. Given were photos showing the original building, with two balconies, to the present building, and an artists impression of the building with three verandahs'.

It was requested that approval be given to reconstruct the street level and first level verandahs to their original state, as shown in the 1891 drawing of the building. It was also proposed by the owner that a third verandah be added, as proposed in the final drawing submission. The owner of the Grand Hotel believes that both the reconstruction and the building of a new third floor verandah will enhance the streetscape of Church and Bolton Streets, the significant vistas and this civic precinct and the landmark quality of this hotel

Resolved:

- 1. The Heritage Council commends the proposal to conserve the hotel and reconstruct the verandahs, however;**
- 2. The Heritage Council considered the information provided, and does not in principle support the addition of the top verandah. This is because of the impact on the present heritage item by obscuring the view of the second floor.**

**10. Matters for Information**

**11. General Business**

Susan Macdonald reported that the Opera House CMP is being discussed by the SHR committee today. Susan Macdonald advised that the listing of the Sydney Opera House on the SHR will be considered at the next meeting. As the exemptions will also be considered at this meeting and it has not been possible to examine these in advance, the Heritage Office will be circulating these in advance of the meeting. The Heritage Office requests any queries in relation to the exemption be discussed with Susan Macdonald before the meeting.

**12. Next Meeting**

The Chair closed the meeting at 1.50pm. The next meeting is scheduled for 3 December 2003.

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**Signed:**

**Date**