

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 1 October 2003 at the Heritage Office, 3 Marist Place,
Parramatta at 3:00pm

Attendance

Mary-Lynne Taylor	Chair
Diane Jones	
Susan Macdonald	Assistant Director, Heritage Office
Bruce Pettman	Deputy
Rod Leaver	

Also in Attendance

Lannie Purcell	Heritage Office
Vincent Sicari	Heritage Office
Mark Robinson	Heritage Office Consultant
Elton Menday	Heritage Office
Alice Brandjes	Heritage Office
Ken Pearson Smith	Architect (Item 5.1)
Maree Laws	Item 5.1
Steve Laws	Item 5.1
Ian Stapleton	Architect (Item 5.3)
Peter Youll	Royal College of Pathologists (Item 5.3)
Peter Bracher	Director, Paspaley Pearls (Item 8.1)
Mark Jagla	Paspaley Pearls (Item 8.1)
Rod Howard	Heritage Consultant (Item 8.1)
Peter Rektor	Design Focus designers (Item 8.1)

1.1 Declarations of Interest

Nil

1.2 Apologies

Garry Fielding	Department of Infrastructure, Planning and Natural Resources
Elsa Atkin	National Trust

3. Confirmation of the minutes of the previous meetings

The minutes of the meeting of 4 September 2003 were confirmed.

3. Action Report

Members noted the Action Report for 4 September 2003.

4. Presentations

4.1 Denfield, Appin Road, St Helens Park

Mr and Mrs Laws and their architect, Mr Pearson-Smith, attended the meeting to explain to members the reasons for their proposal to construct a pavilion addition on the southern side of the house. The committee explored other options for the siting of the pavilion with the applicants and discussed the probable impact on the existing house of each of the

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options. Members also discussed the likely impact on an adjacent casuarina, assessed as being up to 150 years old.

4.2 Albion Street Cottages, 203-205 Albion Street, Surry Hills

Ian Stapleton and Peter Youll attended the meeting to explain to members the reasons behind the proposed enclosure of the verandah of the cottages. They explained the problems caused by itinerant people using the veranda for shelter and the measures they have adopted so far to resolve the issues, including employing security guards.

Members inquired about lighting and were informed that it is dim at the moment. Members expressed some concern at the possible 'flow-on-effect' to neighbouring properties.

4.3 Paspaley Pearls, 2 Martin Place, Sydney

Representatives of Paspaley Pearls and their consultants attended the meeting to discuss with members proposals for adaptive reuse of the banking chamber for jewellery retail. The proposal also includes providing a new entrance from Martin Place with disabled access.

Members were informed that the current proposal has been guided by recommendations by Marcus Relf of the FASAP Committee. The proposal was acknowledged as not being ideal, especially arrangements for disabled access outside normal retail hours which would require prior arrangement with security guards.

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

5.1 Denfield, Appin Road, St Helens Park – S60

Members further discussed the proposed construction of a pavilion addition to Denfield.

Concern was expressed with certain aspects of the proposal, including the scale of the new structure and its proximity to both the southern side and the front of the house. Various alternate proposals were explored, including linking the structure to the main house through the existing covered walkway.

Resolved:

that the Heritage Council, approve the application with the following conditions:

- 1) all work shall be carried out in accordance with the description of works included in unnumbered Drawings prepared by Pearson-Smith and Associates dated 12 May 2003 and the Heritage Impact Statement prepared by Pearson-Smith and Associates dated May 2003 except as modified by the following conditions;**
 - a) the new pavilion structure is to be sited 500mm further to the south; and**
 - b) the roof line of the link is to be lowered and detailed in a similar manner to the existing covered walkway.**

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- 2) **An archaeological assessment prepared by a suitably qualified and experienced historical archaeologist shall be submitted to the Heritage Council for approval prior to the commencement of work. The assessment shall identify the likelihood of archaeological remains occurring on the site specifically in the location of the proposed works and identify the impact that the works will have on the potential archaeological resource;**
- 3) **an archival black and white photographic recording of the existing fabric and condition of "Denfield" shall be prepared prior to the commencement of work to document changes to the building. A copy of the recording shall be lodged with the Heritage Office and in the Local Studies collection of Campbelltown Library;**
- 4) **All work involving heritage fabric shall be superintended by a nominated heritage consultant. The name and experience of the consultant shall be submitted to the Heritage Council for approval prior to the commencement of work;**
- 5) **work shall be carried out by suitably qualified tradespeople with practical experience in conservation, as certified by the nominated heritage consultant;**
- 6) **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 which ever occurs first.**

5.2 Buckland Hospital, 39 Hawkesbury Road, Springwood - IDA

Members considered a report on an application to construct a 60 bed nursing home, kitchen and laundry on the site of Buckland Convalescent Home. The new structures are proposed because the original hospital building no longer meets current standards for licensing as a nursing home. It is proposed to use the original building for administration purposes, public functions and accommodation for visiting relatives. The high-care facility will be in the new buildings.

Members discussed the lack of design response to the existing building and suggested that a block model or 3D representation would have greatly assisted in assessing the impacts of the proposal on the original building and its setting.

Resolved:

that the Heritage Council recommend to Blue Mountains City Council that the application be approved with the following conditions:

1. **the development shall be undertaken in accordance with Drawings Nos DA-BL/SP00 to 06 dated 9 April 2003 prepared by Simmat & Associates, Architects and Landscape Plans Nos 01 to 03 dated June 2002 and No 04 dated May 2003 prepared by John Chetham and Associates;**
2. **if, during excavation works, a relic within the meaning of Section 4 of the Heritage Act 1977 is discovered, work shall immediately cease and consultation undertaken with an Archaeologist of the Heritage Office to determine the appropriate course of action;**

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3. an application under section 60 of the NSW Heritage Act shall be submitted and approved by the NSW Heritage Council prior to work commencing;
4. a heritage consultant shall be nominated to advise on design resolution and on conformity to the conservation management documents and these conditions of consent. The name and experience of this consultant shall be submitted to the Heritage Council of NSW for approval with the Section 60 application. A block model is also to be submitted with the Section 60 application to assist the heritage consultant to develop the design;
5. the nominated heritage consultant shall provide written confirmation to the Heritage Council of NSW that the detailed design is in conformity with the conservation management documents and all statutory approvals with the Section 60 application;
6. the nominated heritage consultant shall provide written confirmation to the Heritage Council of NSW that the works are in conformity with the conservation management documents and all statutory approvals prior to occupation;
7. all work involving heritage fabric shall be superintended by the nominated conservation consultant;
8. work shall be carried out by suitably qualified tradesmen with practical experience in conservation and restoration of similar heritage items;
9. an interpretation plan shall be submitted for approval with the s60 application and implemented as part of the construction works program;
10. an archival photographic record specific to the areas of the site subject to this application shall be prepared before, during and after the development, documenting changes to the heritage fabric and landscape of the hospital. The archival record shall be prepared in accordance with Heritage Council guidelines for items of state significance and copies submitted for Heritage Council approval with the Section 60 application and following completion of construction;
11. detailed drawings, specifications and schedules of works, detailing changes to all heritage fabric shall be submitted for approval by the Heritage Council of NSW with the Section 60 application;

for the following reasons:

- a) the proposed changes to the item are considered acceptable because the works are considered important in providing the building with a compatible new use;
- b) the proposed changes to the item are considered acceptable because the impact on significant fabric and spaces has been minimised and based on the assessment and policies of the Conservation Management Plan (CMP);
- c) details of the scheme should be provided at s60 stage to ensure that the heritage values of the site are conserved and to ensure compliance with the endorsed CMP.

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5.3 Albion Street Cottages, 203-205 Albion Street, Surry Hills – S60

Members considered a report and discussed material presented earlier on the proposal to enclose the verandah of the Albion Street Cottages for security reasons. Members agreed that under the circumstances some form of enclosure is necessary, but the enclosure should be a simplified version of the traditional scheme proposed earlier.

Members discussed options for achieving security for the property and employees, including the use of lighting and music as a deterrent, along with more traditional methods such as fabric blinds. Modern fabrics which resist slashing were suggested as an option.

Resolved:

to provide the following comments to the applicant:

- 1. the Heritage Council supports some form of enclosure of the verandah by infill panels set behind the line of the columns;**
- 2. the scheme shown at 'D' in the material provided at the meeting is preferred, subject to further design resolution in consultation with the Heritage Office to simplify it and make it more transparent, recognising that the lower balustrade will form part of the installation;**
- 3. the revised application will be placed on public exhibition for the required statutory period of 21 days.**

6. Development Application Referrals

Nil

7. Planning Instruments/Heritage Studies

Nil

8. Matters for Consideration

8.1 Paspaley Pearls, 2 Martin Place, Sydney – pre DA

Members considered a report and further discussed information provided earlier in the presentation on the proposed adaptive reuse of the former ANZ Bank as a jewellery showroom and offices.

Members acknowledged the difficulty in providing suitable disabled access to this particular building and that substantial effort had been made to develop a suitable scheme to facilitate access into the building.

Members supported in principal the need to provide an additional entrance from Martin Place but agreed that the current proposal does not appear to be feasible, especially in facilitating access to the upper office levels.

Members agreed to attend a site visit to be arranged within the next two weeks at 8:00 or 8:30 am.

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Resolved:

to advise the applicant that the Heritage Council would consider approving an additional door in the Martin Place façade, but the proposed position of the door does not solve the access problems of the building.

9. Matters for Information

10. General Business

11. Next Meeting

The Chair closed the meeting at 5:50pm. The next meeting is scheduled for 5 November 2003.

Signed:

Date