

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 6 October 2004 at the Heritage Office, 3 Marist Place,
Parramatta at 1.30pm

Attendance

Mary-Lynn Taylor	Chair	
Sharon Sullivan		
Elsa Atkin (until 2pm)		
Rod Leaver		
Diane Jones		
Susan Macdonald	Assistant Director, Heritage Office	
Bruce Pettman		
Megan Jones		
Garry Fielding		
John Simmons	Accor	Item 4.1/5.1
Paul Davies	Heritage Architect	Item 4.1/5.1
Ian McKenzie	St Michaels Church	Item 4.1/5.1
Ray Brown	Architect	Item 4.1/5.1
Michael Magnus	Proprietor	Item 4.2/5.2
Anna McPherson	SJB Interiors	Item 4.2/5.2
Kate Mountstephens	AJC Architects	Item 4.2/5.2
Barry Stephenson	Lend Lease	Item 4.3/6.1
David Rolls	Lend Lease	Item 4.3/6.1
Greg Deas	Lend Lease	Item 4.3/6.1

Also in Attendance

Vincent Sicari	Heritage Office
Vanessa Williams	Heritage Office
Ed Beebe	Heritage Office
Brad Vale	Heritage Office

1. Declarations of Interest

Megan Jones Items 6.1 & 8.1

1.2 Apologies

2. Confirmation of the minutes of the previous meeting

The minutes of 1 & 8 September 2004 were confirmed..

3. Action Report

Members noted the Action Report for 1 & 8 September 2004.

4. Presentations

4.1 St Michaels Wollongong

The team from St Michaels re-iterated that the major benefit of the proposal on the heritage significance of the site is to realise commercial use of the western part of the site (which has been a long-term land use strategy of the church) to fund the conservation and maintenance of the site as well as the church's community work. They explained that at present with a congregation of 250-300 the area is barely adequate and in striving to attract a congregation of about 500 the church needs money to refurbish the

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 6 October 2004 at the Heritage Office, 3 Marist Place,
Parramatta at 1.30pm

prayer area.

4.2 APA Building 53 Martin Place Sydney

Michael Magnus, and his team presented to the Approvals Committee their desire to remove granite panels from the Martin Place side of the building to allow Lindt chocolate to use the space as Display cabinets. Miss Mountstephens elaborated on the original architects desire to have the building 'open to the people' and explained that the proposed work would be reversible.

4.3 St Patrick's Estate Manly

The team from Lend Lease and Megan Jones presented to the Approvals Committee their DA proposal for the sub division of precincts 3 and 12. The members were shown a 'fly through' of the view corridors on the opposite side of the wall along Darley Road and North Head Scenic Drive. The Approvals Committee were shown plans and drawings that showed the proposed construction of a three storey building (Building E) with underground parking in the south east corner of the subject land. The building comprises 12 dwellings in total (2 and 3 bedroom apartments) with 4 apartments on each level. At its closest point Building E will be situated approximately 2 metres from the Darley Road stone wall.

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

5.1 St Michael's Cathedral and Rectory, Market and Church Streets, Wollongong – IDA

Resolved:

That the Heritage Council approve the proposed realignment of allotment boundary, demolition of existing curate's residence and service station, construction of new Ibis hotel, carparking and landscaping subject to the following conditions:

- 1) The work being carried out in accordance with
 - a) Drawings prepared by Architectus Sydney dated 2 July, 2004 revision D: A01-00 Site Plan; A01-01 Ground Floor Plan; A01-02 Mezzanine Level; A01-03 Typical Floor Plan Level 1-3; A01-04 Floor Plan Level 4; A01-05 Plant Room + Roof Plan; A01-06 East/West Elevation; A01-07 South/North Elevation; A01-08 Sections; A01-09 Shadow Diagrams; and P1-P5 Perspective Views – NE, NW, SE and S and W and (birds eye west) except where modified by the conditions below.; and
 - b) Statement of Environmental Effects dated April 2004 prepared by Architectus Sydney. Except where modified by the conditions below, which includes Heritage Impact Statement dated June 2004 prepared by Paul Davies Pty Ltd.
- 2) The following revisions to the proposal are to be made and submitted for approval by the Director of the NSW Heritage Office with the section 60 application:
 - a) the removal of three family rooms on levels 1,2 & 3, currently positioned in the North West corner of the southern building and glazing of the lift lobby on the North, West and East sides.
 - b) Revisions to the schedule of external cladding materials from the proposed precast units as external cladding so that the new buildings better respond to the existing context (materials, colour and texture) of the site;
 - c) Revision to the detailed design and appearance of the glazed walkways to minimise their visual impact and increase their transparency;

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 6 October 2004 at the Heritage Office, 3 Marist Place,
Parramatta at 1.30pm

- d) Revisions to the proposed landscape design is to be revised to thicken and enhance the proposed planting, strengthen the Mitchell axis on the west and east side of the new buildings, provide a denser mid storey shrub layer to better screen and settle the buildings and carparking in vicinity of the rectory, cathedral and streetscape and to compensate for and interpret the removal of the commemorative Hills Figs. The landscape design should be sympathetic with the current mature planting which characterises the south and west of but allow understand of the historic development of the site The revised landscape plan shall be submitted to and approved by the Director of the NSW Heritage Office.

Further information

- 3) With the section 60 application the following information shall be submitted for approval by the Director of the NSW Heritage Office:
 - a) Permanent and adequate funding arrangement linked to the lease of the western portion of the site is to be confirmed through a Heritage Agreement prepared in consultation with the Assistant Director of the Heritage Office, to ensure the present and in perpetuity repair and maintenance of the significant buildings and features on the site, including the cathedral, halls, landscape features and planting;
 - b) An archaeological assessment including a research design and methodology to consider and address possible impacts of the work on any potential archaeological resource;
 - c) Proposed interpretation strategy which considers relevant historical themes, proposes appropriate media and is linked with any existing or future strategies required by Wollongong Council, NSW Heritage Office and Anglican Church of Australia. The strategy should include interpretation signage and describe location, size, materials, layout, lettering, and colours of any signs and construction materials;
 - d) Proposed Hotel external way finding and identification signage with strategies to minimise its impact on the visual setting of the significant elements on the site and interface the signage proposed in the interpretation strategy; and
 - e) An archival photographic recording of the west of the site including the exterior of the curate's residence and its garden, former tennis court and plantings in accordance with NSW Heritage Office guidelines. The original copy of the archival record shall be deposited with the NSW Heritage Office. Additional copies shall be made and deposited with Wollongong Council and the owner.

SHR boundary

- 4) Discussions are recommended to commence with the applicant, church authorities and the Heritage Office to amend the SHR boundary to include the whole of Mitchell's 1834 surveyed site; and

S60 application

- 5) An application under section 60 of the NSW Heritage Act, including archaeological works if identified as necessary in the archaeological assessment, must be submitted and approved by the NSW Heritage Council prior to work commencing.

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 6 October 2004 at the Heritage Office, 3 Marist Place,
Parramatta at 1.30pm

5.2 APA Building, 53 Martin Place, Sydney – s60

Resolved:

The application is approved by the Heritage Council subject to the following conditions:

1. The works must be undertaken in accordance with drawings DA-1000 W Issue D and DA-2000 W Issue D by AJ&C Architects. All works in and associated with this proposal must be reversible.
2. The works are to be directed and regularly inspected by an architect with heritage conservation expertise.
3. A recording of photographs and architectural sketches is to be undertaken during the works to remove the granite panels and install the display cases. This record is to provide an accurate understanding of the construction of this part of the APA Building, and also so as to aid in the eventual restoration of this part of the building. Three copies are to be made with photographic prints, and distributed to the proprietor, City of Sydney and the Heritage Office. The recording is to be approved by the Director of the Heritage Office prior to the granting of an occupation certificate.
4. The granite panels to be removed must be extracted as single panels in their original form. If a panel breaks or is chipped on the polished face, a matching replacement panel must be made and stored on site to the satisfaction of the Director of the Heritage Office prior to the granting of an occupation certificate.
5. The granite panels to be removed must be stored on site, preferably behind the proposed bench inside the café, nearby the original location. The panels must be stored on site for the duration of the tenancy until they are restored to their original location.
6. The display cases must be removed and the granite panels restored to their original configuration at the end of the Lindt tenancy.

6. Development Application Referrals

6.1 St Patrick's Estate, 151 Darley Road, Manly

Resolved:

That the Heritage Council:

- a) advise the applicant that option 2 presented is supported and that this proposal is to be further developed and submitted for comment to the Director of the Heritage Office under delegation
- b) note that the applicant is preparing an Assessment of Aboriginal Archaeology in Precincts 3 and 12 for submission to Council prior to determination of the proposal;
- c) recommend to Council that a Species Impact Statement for the *Acacia terminalis subsp. terminalis* population located in Precincts 3 and 12 should be obtained and considered prior to determination of the proposal.
- d) recommend to Council that screen planting is to be provided to the southern side of Building E.

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Wednesday 6 October 2004 at the Heritage Office, 3 Marist Place,
Parramatta at 1.30pm

7. Conservation Management Plans

7.1 Adelong Falls Gold Workings Reserve, Camp Street, Adelong.

Resolved:

That the Heritage Council Approvals Committee:

1. endorses the conservation management plan titled *Conservation Management Plan, Adelong Falls – Adelong NSW* prepared by Heritage Archaeology for Tumut Shire Council and NSW Heritage Office dated November 2003 for a period of five years;
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;
3. thanks Tumut Shire Council for facilitating the conservation management plan preparation and review processes,
4. thanks the people of Adelong and the Tumut Shire for their participation in the development of the conservation management plan and for their submissions on the plan, and
5. requests the Heritage Office to keep the Heritage Council advised on the situation regarding the responsibilities of State agencies under section 170 of the *Heritage Act* for sites vested in or owned or occupied by such agencies where management of such sites has been transferred by an agency to a trust.

8. Matters for Consideration

NIL

9. Matters for Information

NIL

10. General Business

The committee members raised the issue of adequate provision being made by applicants for items required to be stored by Heritage Council conditions. It was agreed that the Heritage Council would develop a policy on the storage of re-usable items.

11. Next Meeting 3 November 2004

Signed:

Date