

MINUTES OF THE HERITAGE COUNCIL APPROVALS COMMITTEE
Thursday 4 September 2002 at 11.00am
Linwood Hall, 25 Byron Road, Guildford

Attendance

Mary-Lynne Taylor	Chair
Diane Jones	
Susan Macdonald	Assistant Director, Heritage Office
Bruce Pettman	Alternate
Rod Leaver	
Garry Fielding	
Elsa Atkin	
Susan Macdonald	Heritage Office
Terry Barnes	Until 12.10pm

Also in Attendance

Lannie Purcell	Heritage Office
Vincent Sicari	Heritage Office
Bruce Edgar	Heritage Office (Item Nos. 5.2 and 5.3)
Alice Brandjes	Heritage Office (Item No. 9.1)
Gary Pringle	Heritage Office (Item No. 8.1)

1.1 Declarations of Interest

Bruce Pettman – Item 5.2 Chief Secretary's Building
Terry Barnes – Item No. 5.3 Roxy Theatre, Parramatta
Elsa Atkin – Item Nos. 4.2 and 9.2 Regent Theatre, Wollongong

1.2 Apologies

Nil

2. Confirmation of the minutes of the previous meetings

The minutes of the meeting of 1 August 2002 and the special meeting of 24 July were confirmed.

3. Action Report

Members noted the Action Report for 1 August 2002.
Further details were provided on the following items from the Action Report;

- **Item 2.1 - 24 July 2002, Chief Secretary's Building**
No response to the resolution of the Approvals Committee has been received from Sydney City Council.
- **Item 8.1 – 1 August 2002, Eric Pratten House**
Crown Solicitors advice not yet received.

4. Presentations

4.1 Chief Secretary's Building

The presentation was cancelled.

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4.2 Regent Theatre, Wollongong

Mr Howard Tanner, architect, Mr Robert Lewis, Mr David Steadman and Mr Phil Heaney representing Bovis Lend Lease attended the meeting to present to members a scheme involving partial demolition and alterations to the Regent Theatre and its incorporation into a large shopping centre development as part of a bigger theatre complex.

Mr Tanner explained that the theatre is owned by Mrs Rowena Millgrove who is now 85 years old. In its current form the theatre is not considered to be economically viable. It was originally proposed to demolish the theatre but Mr Tanner requested the Heritage Council's initial comments on a scheme to retain the theatre, in a smaller form. The proposal involved demolition of the front half of the auditorium, including the proscenium and the cinemascope screen. The two Marion Hall- Best interiors, the current foyer and the Butterfly Bar will be retained. It also involves the incorporation of the theatre into a complex of seven or eight smaller cinemas. The Art deco facade to Kiera Street would be retained with additions constructed above the mezzanine offices. Members considered preliminary drawings and photographs of the theatre and its interiors.

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

5.1 Qantas House, 1 Chifley Square, Sydney – revised IDA

Members considered a report on an application for refurbishment works to Qantas House. The proposed works involve conservation of the existing facade, reconstruction of the original canopies and the clerestory windows, refurbishment of internal office space, including the removal of the 1980s fitout and the upgrade of services.

Members recalled that they had deferred consideration of an application in June to enable the Conservation Management Plan to be finalised and endorsed. The CMP was endorsed by the Heritage Council on 9 July 2002.

It was noted that this application is amended from the previously considered application in that the southern lift wells and foyer are to be retained. The proposal intends to demolish the walls to the northern stair well and replace them with glass partitions and to demolish the floor slab above the main entry foyer to create a double storey space.

In response to Diane Jones' inquiry if the original architect had been contacted, members were informed that the architect has not been able to be contacted.

Diane Jones requested that the conditions of consent adequately reflect the mitigating works detailed in the Godden Mackay Revised Heritage Impact Statement. It was agreed that these works should be listed and included in the resolution as separate conditions.

Resolved:

that, in accordance with Section 91A of the Environmental Planning and Assessment Act 1979, the NSW Heritage Council inform Sydney City Council that the following terms of approval are proposed to be granted:

- 1. EXCEPT AS ALTERED BY THE CONDITIONS OF THIS CONSENT, ALL WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:**

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- **Revised Heritage Impact Statement dated August 2002, prepared by Godden Mackay Logan.**
 - **Statement of Environmental Effects dated February 2002 prepared by Rihs Architects (as amended on 8 August 2002).**
 - **Conservation Management Plan dated February 2002 prepared by Godden Mackay Logan (as amended).**
 - **Drawings A3.01 Issue B, dated 14/02/02, A3.02 Issue B, dated 14/02/02, A3.03 Issue B, dated 14/02/02, A3.04, Issue B, dated 14/02/02, A3.05 Issue B, dated 14/02/02, A3.06 Issue B, dated 14/02/02, A3.07 Issue B, dated 12/02/02, A3.08 Issue B, dated 12/02/02, A3.09 Issue B, dated 13/11/01, A3.10 Issue B, dated 13/02/02, A3.11 Issue B, dated 13/02/02, A3.12 Issue B, dated 13/02/02, A3.13 Issue B, dated 13/02/02, A3.14 Issue C, dated 13/02/02, A3.15 Issue C, dated 13/02/02, A3.16 Issue C, dated 13/02/02, A3.17 Issue C, dated 13/11/01, A3.18 Issue B, dated 14/12/02, A3.19 Issue B, dated 14/02/02, A3.20 Issue B, dated 15/02/02, A3.21 Issue B, dated 15/02/02, A3.22 Issue B, dated 15/02/02, A3.23 Issue B, dated 15/02/02, A3.24 Issue B, dated 15/02/02, A5.01 Issue B, dated 21/09/01, A5.02 Issue B, dated 11/12/01, A5.03 Issue B, dated 11/12/01, A5.04 Issue C, dated 11/12/01, A5.05 Issue E, dated 30/11/01, A5.06 Issue E, dated 30/11/01, A5.07 Issue D, dated 15/11/01, A5.08 Issue F, dated 30/11/01, A5.09 Issue C, dated 12/12/01, A5.10 Issue C, dated 26/07/01, A5.11 Issue C, dated 12/12/01, A5.12 Issue C, dated 12/12/01, A5.13 Issue C, dated 12/12/01, A5.14 Issue C, dated 26/07/01, A5.15 Issue C, dated 23/03/01, A5.16 Issue C, dated 26/07/01, A5.17 Issue C, dated 26/07/01, A5.18 Issue B, dated 26/07/01, A5.19 Issue C, dated 28/05/01, A5.20 Issue B, dated 26/11/01, A5.21 Issue B, dated 26/11/01, A5.22 Issue B, dated 26/11/01, A5.23 Issue B, dated 26/07/01, A5.24 Issue B, dated 13/08/01, A5.25 Issue C, dated 13/08/01, prepared by Rihs Architects.**
2. **The proposed conservation works identify that the roof paving should be reconstructed in a form similar to that shown in historic photographs. Drawing A5.18 indicates that a liquid membrane will be used with a finish that attempts to replicate a paving finish as shown in historic photographs. To ensure that this approach is a feasible alternative to re-paving in a traditional manner and would achieve an appropriate result, a sample of the approach is to be prepared for approval prior to its implementation.**
 3. **A sample panel/area of the proposed facade repair and cleaning shall be made to test the addition of new sealants and cleaning techniques prior to a decision to proceed generally. The trial should include samples of appropriate replacement glazing and enamel panels to be available if unplanned breakage occurs during construction.**
 4. **A detailed scope of work shall be prepared in relation to sandstone and other decorative stone repairs.**
 5. **The ceiling heights and the provision of air handling on level 11 shall be reconsidered to provide, if possible, a deeper set back of ceilings in the area around the clerestory windows to allow for a greater appreciation of the clerestory windows and a reconstruction of a greater amount of the original spatial volumes that existed on this level.**
 6. **The detailed design of the proposed reconstructed canopy over the northern entry shall provide a similar visual appearance with a solid fascia to that shown on historic photographs, but may have glazing behind the fascia to provide for improved light access into the entrance.**

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- 7. Interpretive material (display panels and artwork) be considered in the northern foyer to include an explanation of the original planned connection with the Wentworth Hotel.**
- 8. An inventory of movable heritage items shall be prepared prior to any works.**
- 9. A photographic archival recording shall be prepared prior to any works.**
- 10. An investigation into and report on previous colour schemes and other finishes shall be made prior to any works.**
- 11. A conservation works schedule shall be implemented to assist in the building's long-term conservation.**
- 12. The conservation maintenance cycle identified in the CMP shall be implemented as part of the development.**
- 13. An application under section 60 of the NSW Heritage Act shall be submitted and approved by the NSW Heritage Council prior to work commencing.**
- 14. A heritage consultant shall be nominated to advise on design resolution and on conformity to the conservation management documents. The name and experience of this consultant shall be submitted to the Heritage Council of NSW for approval with the Section 60 application.**
- 15. 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 prior to construction commencing.**
- 16. 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.**
- 17. The Section 60 application shall include details of the conservation works proposed on the external envelope of the building, the conservation works proposed for the southern lift lobby at ground level, the proposed new canopies, and the interior fit-out.**
- 18. No work shall commence on the building until an archival photographic record of the building has been prepared, submitted and approved by the Heritage Council of NSW.**
- 19. Changes to heritage fabric, especially that of the façade of the building, shall be recorded during the course of construction and refurbishment, including any significant fabric/detail uncovered during the course of the work. The archival record shall be prepared in accordance with Heritage Council guidelines and copies lodged with the Heritage Council of NSW.**
- 20. All work involving heritage fabric shall be superintended by the nominated conservation consultant.**
- 21. Work shall be carried out by suitably qualified tradesmen with practical experience in the conservation and restoration of similar heritage buildings.**

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22. An interpretation strategy shall be prepared for the site, submitted for the approval of the Heritage Council of NSW and implemented prior to occupation of the building;

for the following reasons:

- a) the proposed conservation works to the curtain wall, ground level southern lobby, and fenestration are considered to enhance the heritage values of the building.
- b) The proposed changes to the heritage fabric of the northern foyers are considered to be acceptable in that they will improve their function.
- c) The proposed installation of modern services is considered acceptable as they will enhance the viability of the building.

5.2 Chief Secretary's Building – Section 60

Members were informed that the working-group, Mary-Lynne Taylor, Megan Jones, Diane Jones and Susan Macdonald, met on site the previous day (3 September) for a briefing by DPWS on the application. They considered a supplementary report prepared following the latest site visit.

Resolved:

- 1. to approve, the proposed conservation, refurbishment building works, including the installation of new lifts and courtrooms described in Application No. 02/S60/110, pursuant to S.63 of the Heritage Act, subject to the following conditions:
 - i) that all work shall be carried out as shown in the documents prepared by the New South Wales Department of Public Works and Services listed below:
 - a. 28 drawings, dated 02/09/02, marked DA 00 (Title Sheet); DA 01 to DA 06 (Demolition) inclusive; DA 11 to DA 17 (Floor Plans) inclusive; DA 31 to DA 37 (Sections) inclusive; DA 41 to DA 46 (Services) inclusive; DA 51 (Typical Court Fit-out),
 - b. Heritage Impact Statement dated July 2002,
 - c. Conservation Master Plan dated July 2002;
 - ii) that the works shall be supervised by an experienced conservation architect with experience in working on heritage buildings of this significance;
 - iii) that the tradesmen/craftspeople employed for specialist conservation works should have experience in working on similar heritage buildings;
 - iv) that further design details are required for the approval of the Heritage Council Approvals Committee, for the following:
 - a. the new lift shafts and lift design as well as associated floor and wall penetrations through existing building fabric. Penetrations should be kept within the original recessed openings, unless otherwise approved following receipt of these detailed drawings;
 - b. the penetrations for side wall niches at the Bridge Street entrance should be reduced to one penetration on either side in the location of the earlier openings,
 - c. general works such as the installation of double glazing for the existing windows, sound proofing, wet areas, services installation etc.;
 - v) in regard to the court use, the location and use are approved. However, the exact fit-out details shall be submitted for approval as a separate S.60 application;

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- vi) that the Moveable Heritage Conservation Management Plan and the Draft Interpretation Plan be submitted to the Heritage Council for endorsement prior to submission of the section 60 application for the fitout;
 - vii) that a management strategy plan for the tenants and users of the building be prepared outlining principles for the on-going care and maintenance of the building. This is to be submitted for Heritage Council endorsement.
2. To note that the above conditions have been made while taking into consideration the following issues:
- a. that the works of the S.60 application have been prepared generally in accordance with the Conservation Management Plan endorsed by the Heritage Council on 1 August 2002;
 - b. that while the installation of the new lifts inside of the building will have a considerable impact on the heritage fabric, it is considered acceptable because it will allow a greater use of the overall building by more people. Further, the lift location chosen is impacted on by the security needs of the Courts and the Governor;
3. that the option of an external lift/circulation space carried out in a contemporary manner would also provide a successful alternative solution that would impact less on the significant internal fabric.

5.3 Roxy Theatre, 65-69 George Street, Parramatta – IDA

Terry Barnes left the meeting.

Members considered a report on an IDA for refurbishment, upgrade of the upper theatre, conversion of lower floor from two theatres to a bar complex and refit of two commercial tenancies on the street frontage. Members noted that one aspect of the works which has not been considered, but which will have to be considered as part of the proposed development, is disabled access to the upper theatre.

Resolved:

- 1) to note that the works in the IDA have been prepared generally in accordance with the recent Conservation Management Plan, submitted to the Heritage Office in July 2002;
- 2) to issue notification to Parramatta City Council, in accordance with Section 91A of the Environmental Planning and Assessment Act 1979, that the works described in Development Application No:II/01269/02 for the Roxy Theatre, are considered acceptable subject to the following conditions:
 - i) all work should be carried out as shown in the documents prepared by Jackson Teece Chesterman Willis listed below:
 - a. 4 drawings, dated May 2002, Project No.: 2002.035, Drawing Nos.: DA.A.01, DA.A.02, DA.A.03, DA.A.04;
 - b. Heritage Impact Statement dated May 2002;
 - c. Conservation Master Plan dated July 2002.
 - ii) the site works for the new building are to be supervised by a heritage conservation architect;
 - iii) detailed documentation for the entrance to the new bar area in the former lower cinemas and for the proposed glazing to the existing colonnade to be submitted with the S.60 application.

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- iv) details of the proposed manner in which disabled access is to be addressed for the upper levels shall be submitted with the S60 application;
 - v) under the Integrated Development provisions of the Environmental Planning and Assessment Act, a further application must be made for approval under Section 60 of the NSW Heritage Act, 1977 before works commence.
- 3) to note that the above conditions have been made to ensure compatibility of the proposed work with the existing heritage qualities of the property.

6. Development Application Referrals

Nil

7. Planning Instruments/Heritage Studies

Nil

8. Matters for Consideration

8.1 Simmons Street Wharf, Balmain – response from Waterways

Members considered a report on the Waterways response to the Heritage Council's request to show cause why it should not investigate prosecution for a potential breach of the Heritage Act relating to minimum standards of maintenance and repair of the Simmons Street wharf.

Resolved:

- (1) to note the report and request the Waterways Authority to improve the monitoring of its properties on its Section 170 Register to ensure that they are maintained with due diligence as required by section 170A(2) of the Act and to ensure that its properties listed on the State Heritage Register are maintained and repaired to the standards listed in Part 3 of the Heritage Regulation 1999 and to fulfil the annual reporting requirements of section 170A(4)(b) of the Act on the statement of condition of items on its Register or listed on the SHR that are under its care, control or management; and
- (2) that staff of the Heritage Office meet with representatives of the Waterways Authority prior to February 2003 to discuss the current monitoring systems in place for maintenance of its heritage assets. A review of the Waterways Authority's system of the heritage asset monitoring is to be referred to the Heritage Council Approvals Committee at its April 2003 meeting with a view to determining whether the Authority is meeting its commitments under the Heritage Act.

9. Matters for Information

9.1 Quarantine Station, North Head – Commission of Inquiry report

Members considered a report on Commissioner Simpson's report on the Commission of Inquiry into the proposed conservation and adaptive reuse of the North Head Quarantine Station.

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Resolved:

to note the information in the report on the Commission of Inquiry into the proposed adaptive reuse and conservation of the North Head Quarantine Station.

9.2 Regent Theatre, Wollongong

Members discussed the presentation and considered a report on the pre DA consultation for the partial demolition and adaptive reuse of the cinema.

Resolved:

- 1. to note the submission made by Lend Lease Retail; and**
- 2. to request the Heritage Office to inspect the cinema and assess the proposal more fully in order to provide more detailed comments to the applicant.**

10. General Business

Nil

11. Next Meeting

The Chair closed the meeting at 1:30pm. The next meeting is scheduled for Wednesday 2 October 2002. Gary Fielding advised he will not be attending the next meeting.

Signed:

Date