

HERITAGE COUNCIL OF NSW Approvals Committee

MINUTES OF MEETING

13th September 2005

NSW Heritage Office, 3 Marist Place, Parramatta



PRESENT	Mary-Lynne Taylor Jacqui Goddard Bruce Pettman Megan Jones David Logan Diane Jones Gary Prattley	Chair
APOLOGIES	Peter Mould Rod Leaver Susan MacDonald	
ALSO PRESENT	Vincent Sicari Nikki Ward Can Ercan	Heritage Office Heritage Office Heritage Office
OTHERS	Jeremy Swan (City of Sydney Council) Tony Smith (City of Sydney Council) Chery Kemp (City of Sydney Council) Ken Taylor (Sydney Water Corporation – Project Manager) Graham Brooks (Graham Books & Associates – Project Heritage Consultant) Stewart Verity (Architectus – Project Planning Consultant)	

1. Opening – Welcome

The Chair opened the meeting at 9:55am.

1.2 Confirmation and Timing of Agenda

The agenda was confirmed.

Declarations of Interest

Pecuniary Interests

NIL

Non Pecuniary Interests

NIL

Conflicts of Interest

NIL

2.0 Confirmation of Minutes

2.1 Approvals Committee Meeting of 3 August 2005

Members received a copy of the minutes.

Amendments were made to the wording of resolutions for Warby's Barn and corrections were made to the attendance list.

Approvals Committee to agree to wording of resolutions in Committee meetings, as a standard practice.

Resolved:

- 1) that the corrected Minutes of the meetings of 3 August 2005 be adopted;***
- 2) that the letter regarding resolutions for Warby's Barn be re-sent;***
- 3) that letters sent prior to confirmation of minutes note that resolutions are 'draft resolutions'.***

3.0 Action Report

Members received a copy of the action report.

Resolved:

that the Action Report of the meetings of 3 August 2005 be adopted.

4 Presentations

4.1 Crown Street Reservoir – S60

The City of Sydney Council opposed the subdivision of the site of the reservoir and its associated infrastructure on the basis that it ignores the heritage significance of the site 'as a whole' and would detract from the overall site. They did not, however, oppose the site being used for other purposes. Council believed that archaeological issues had not been addressed and that an interpretation plan should be prepared for the site. Council had no objection to a second story being added to the commercial trade building. Council emphasised that the current heritage significance of the site was based on its continued use as a pumping station. Therefore, there would be a need to allow for changes to the site (eg. upgrading or expansion) in the future. Council suggested the introduction of long-term lease arrangements rather than subdivision. In support of development a presentation was made pointing out that the portion of the site for subdivision was not used as a critical part of the current reservoir use and has not been used for some time. It was mentioned that development of the site would allow public access to the site (of which there is none currently). Security of the site could be maintained by fencing off the reservoir, the use of Sydney Water security patrols, and the public's ability to keep an eye on the site as they would be in close proximity.

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

5.1 Crown Street Reservoir – S60

The Committee discussed site's heritage significance as being attributed to the reservoir and infrastructure being considered as a whole. Concern was raised that subdivision could, in the future, mean that the heritage significance of the subdivided portion of the site (as associated with the reservoir) may be overlooked or lost and that the boundary of Heritage Significance may be blurred. This could mean that further development may be out of heritage character. Concern was raised over issues related to single ownership vs dual/multiple ownership of the one state heritage significant site, and any precedent this may create. The possibility of allowing development of the site without subdivision was

discussed as well as the possibility of Sydney Water maintaining ownership of the site while allowing long term leases (so if Sydney Water needed to occupy the site again, at a later date, they could do so). It was proposed that some form of guarantee be made to ensure future use of the site would not impact the heritage significance of the site.

Resolved:

That the Heritage Council considers that:

- 1) Subdivision for disposal is not supported for the following reasons:**
 - a) The whole site is of state significance as one entity by association of structures and use.**
 - b) Each of the parts of the site has significance for its association with the whole.**
 - c) Both the workshop building and commercial trade building have been identified as having heritage significance because of their association with the use by the public authority.**
- 2) Long term leasing is a satisfactory solution as it would allow the potential for future re-use of the site as a whole for water management activities thereby preserving the historical association.**

Accordingly, the Heritage Council approves the application subject to the following conditions:

- 1) The whole site should be retained in the ownership of Sydney Water with appropriate leasing arrangements for any subdivided parts.**
- 2) All work shall comply with the following documentation:**
 - a) Master Plan for Crown Street Reservoir, Surry Hills NSW prepared by Architectus Sydney Pty Ltd dated May 2005; and**

b) Assessment of Heritage Impact- Master Plan and Subdivision prepared by Graham Brooks and Associates dated May 2005.

And EXCEPT AS AMENDED by the conditions of this consent

- 2) The whole site including the subdivided lot shall be retained on the State Heritage Register.**
- 3) A separate application for the proposed refurbishment works, alterations and additions to the commercial trade and former workshop buildings and fences shall be submitted under the NSW Heritage Act 1977.**
 - i) A structural engineer's report on condition of the former workshop building prepared by a qualified structural engineer shall be submitted to and approved by the Director, NSW Heritage Office prior to the issue of subdivision certificate.**
 - ii) A fire safety assessment shall be submitted to and approved by the Director, NSW Heritage Office prior to the issue of subdivision certificate.**
 - iii) The details of any demolition of any part of the heritage fence on Reservoir Street for the new entry. The demolition shall be minimised; curved sandstone capping and base shall be adapted into the new entry gates.**
- 4) An *interpretation strategy and plan* shall be submitted to and approved by the Director, NSW Heritage Office prior to the issue of subdivision certificate.**
- 5) A *security strategy* for the reservoir site shall be included in the master plan and submitted to and approved by the Director, NSW Heritage Office prior to the issue of subdivision certificate. The strategy shall include any measures that will be established against possible adverse impacts on the Crown Street Reservoir.**
- 6) A *public access policy* shall be submitted to and approved by the Director, NSW Heritage Office prior to the issue of subdivision certificate. The policy shall outline the possibility of guided public access to the reservoir.**
- 7) A *management policy that* integrates future development and conservation of the reservoir site shall be submitted to and approved by the Director, NSW Heritage Office prior to the issue of subdivision certificate. The policy shall outline the long term conservation of the Crown Street Reservoir and any contribution from the lease of the subdivided land to the maintenance of the reservoir and site.**

- 8) A heritage agreement under the NSW Heritage Act 1977 shall be established prior to the issue of a subdivision certificate.**
- 9) 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*, whichever occurs first.**

5.2 Sydney Trades Hall – S60

Modifications to the bulkhead were discussed by the Committee – previous modifications had been made although problems in heritage compliance had arisen due to disconnected contracting arrangements for trades-people for modifications. The revised partition scheme, showing how partitions joined up with other elements/fabrics in the building was found to be satisfactory to the Committee.

Resolved:

That the Heritage Council approve the application with the following conditions:

- 1. All work shall be carried out in accordance with the following documentation:**
 - a) Drawings 04-171-2003, 04-171-2103, 04-171-2203, 04-171-5000, 04-171-5001, 04-171-5002, 04-171-5003, 04-171-5004, 04-171-5005, 04-171-5006, 04-171-5007, 04-171-5008 prepared by Group GSA Pty Ltd dated 19 and 20 July 2005;**
 - b) Trades Hall Level 3 Fitout, Labor Council 04-171 Rev B prepared by Group GSA dated 28 June 2005;**
 - b) Statement of Environmental Effects prepared by Group GSA Pty Ltd; and**
 - c) Statement of Heritage Impact Level 3 Office Fitout prepared by Otto Cserhalmi & Partners Pty Ltd dated 25 July 2005.**

And EXCEPT AS AMENDED by the conditions of this approval.

- 2. All work shall be supervised by a qualified heritage consultant. Prior to the commencement of work the name and the details of the nominated heritage**

- consultant shall be submitted to the Director, NSW Heritage Office.**
- 3. The nominated heritage consultant shall visit the site regularly and shall provide weekly reports to the Director, NSW heritage Office on the progress of the works and any other heritage issues.**
 - 4. Following the completion of work and prior to the issue of an Occupation Certificate the nominated heritage consultant shall submit a report to the Director, NSW Heritage Office to confirm that all work have been carried out in accordance with the approved documentation and conditions of this approval.**
 - 5. Prior to issue of the construction certificate a work methodology plan and all working drawings (1:20; 1:10, 1:5 and 1:1) shall be submitted to and approved by the Director, NSW Heritage Office. The final details of the partitions and other fitout works shall be based on the concept design as shown in Trades Hall Level 3 Fitout, Labor Council 04-171 Rev B prepared by Group GSA dated 28 June 2005.**
 - 6. Prior to issue of the construction certificate a sample board showing all proposed materials and finishes shall be submitted to and approved by the Director, NSW Heritage Office.**
 - 7. Proposed partitions for Level 1 and Level 2 of the building are indicative only and are not part of this approval. Separate application(s) shall be made for the internal fitout works on all other spaces except for Level 3 and Level 4 of the building.**
 - 8. Where glass partitions meet cornices and other mouldings, the cornices and mouldings shall remain intact and not be cut.**

6. Development Application Referrals

NIL

7. Conservation Management Plans

7.1 CMP Report

Resolved:

That the Heritage Council Approvals Committee notes the status report & congratulates the senior heritage officer on the continuing improvement in management of CMP assessment.

8.0 Matters for Consideration

NIL

9.0 Matters for Information

NIL

10.0 General Business

- 1) The Approvals Committee noted that the problems with the Trades Hall project, which was constructed under a Design and Construct contract, raises concerns about similar heritage projects being undertaken under this unsuitable mechanism. The Approvals Committee resolved that the Heritage Office investigate a standard condition to address this situation.**

- 2) In relation to the use by the Heritage Office of a standard condition specifying a time limit for a S60 approval, the Approvals Committee resolved that the Heritage Office investigate the need for such a condition, and the suitability of the time period used in such a standard condition.**

There being no further business the Chair closed the meeting at 12:00pm.

Mary-Lynne Taylor Chair Approvals Committee Heritage Council of NSW Date:	Next Meeting of the Approvals Committee Tuesday 13 September 2005 NSW Heritage Office 3 Marist Place Parramatta
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