



HERITAGE COUNCIL OF NSW

Approvals Committee Meeting Minutes

07/07/2020 | 9:00am – 12:10pm

Teleconference

ATTENDANCE	
MEMBERS	
Mr Ian Clarke	Deputy Chair
Mr Bruce Pettman	Member
Mr David Burdon	Member
Ms Caitlin Allen	Member
Mr Niall Macken	Member
Dr Nicholas Brunton	Member
Mr David McNamara	Alternate Member
Ms Ingrid Mather	Observer
APOLOGIES	
Mr Dillon Kombumerri	Chair
EXTERNAL PRESENTERS	
Michael Callanan	President Royal Automobile Club Australia (Item 2.1)
Ed Lippman	Principal Lippman Partnership (Item 2.1)
Stephen Davies	Director Heritage, Urbis (Item 2.1)
HERITAGE NSW STAFF	
Ms Pauline McKenzie	Executive Director (part meeting)
Mr Steven Meredith	Regional Manager, Southern Region.
Ms Caitlin Stevens	Senior Heritage Assessments Officer (Item 3.1)
Mr Rajeev Maini	Senior Team Leader, South Regional Heritage Assessments (Items 4.1-4.2)

Ms Natasha Agaki	Senior Secretariat Officer
Ms Rosanna Luca	A/Advisory Panels Coordinator

1.0 Welcome and formalities

The A/Chair, Ian Clarke, opened the meeting at 9:00am, delivered an Acknowledgment of Country and welcomed attendees.

- Apologies were accepted from Mr Dillon Kombumerri, Chair, and it was noted that quorum had been met.
- Members were asked to raise any conflicts of interest with items on the agenda. No conflicts of interest were declared.
- There were no out of session decisions to note.

1.1 Minutes from previous meeting - 2 June 2020

The Committee received the Minutes Unconfirmed from the previous ordinary meeting.

Resolution 2020-30
The Heritage Council Approvals Committee confirmed the minutes of the previous ordinary meeting (Tuesday, 2 June 2020) as a complete and accurate record of that meeting, subject to a minor amendment to item 2.2.
Moved by Dr Nicholas Brunton and seconded by Mr Niall Macken

1.2 Action report

The Committee noted the monthly Action Report and briefly discussed the need to progress the compliance report relating to Albion Hotel, Braidwood.

2.0 External Presentations

2.1 Royal Automobile Club - Proposed internal modifications and new five-storey commercial building above existing.

The Committee received a presentation from representatives of the Royal Automobile Club and Urbis; and a paper and verbal report from Ms Caitlin Stevens. The Committee discussed:

- Planning, design and expression of the proposed extension
 - How the proposed designs have been informed by the engineering analysis and the need to meet seismic code compliance whilst protecting heritage significance.

- Note that negotiations with City of Sydney on the building's height limits are in process.
- The LEP height limit in place to prevent any additional overshadowing of Hyde Park.
- The distinction between old and new is supported, however the scale and bulk, lack of setback and understated façade of the current concept result in an architectural expression that is unsympathetic to the Macquarie Street setting.
- Impacts of the proposed extension on the existing building, its setting and the character of the place.
 - Impacts of 10 metre, 5 metre and 0 metre setback options on the building's structural integrity, its use, functionality and potential to generate income.
 - Impacts to the interior of the existing building, in particular the lift shafts, light wells and fabric of the Victorian Room.
 - A 0-metre setback would present an issue of precedents to consider for the adjacent significant buildings within the Precinct, where a 10m setback is generally required.
- Issue of commercial viability and ongoing use of the building
 - Strong support for adaptive reuse; recognition for the importance of longevity and financial viability.
 - How the proposed commercial extension might subsidise the existing establishment below and the potential to reutilise the existing space to generate income.
 - Feasibility of selling heritage floor space to generate income; the process and possible implications of this.

Resolution 2020-31

The Heritage Council Approvals Committee (AC):

- Notes the supporting documentation and the applicant's presentation.
- Notes the information in this paper, in particular:
 - The Royal Automobile Club building is located within the boundaries of the *Governors Domain and Civic Precinct*, which is under consideration for national heritage listing, and is the focal point of a set of heritage buildings in Macquarie Street.
 - The Royal Automobile Club (RAC) is located within the vicinity of numerous prominent state heritage listed items, including The Royal Botanic Gardens and Domain (SHR 01070), the former Health Department Building (HR 01912) and the Intercontinental Hotel former Treasury Building (SHR 00355).
 - The City of Sydney DCP 2012 does not permit rooftop additions to the Royal Automobile Club.
 - All of the adjacent buildings on Macquarie Street have a setback requirement of at least 10 metres.

- Provides the following comments to the applicant:
 - In principle, the AC agrees that it is valuable for heritage buildings to have an economic use to fund preservation, such as commercial adaptive re-use. The Heritage Act does not permit, nor does the AC support, inappropriate development to increase financial returns to the owner.
 - The AC also supports the ongoing conservation and maintenance works to the Royal Automobile Club building.
 - The AC requests that the RAC explores alternative options to the proposed development in conjunction with the City of Sydney, including:
 - Greater utilisation of the existing space by the public
 - Sale or lease of heritage floor space to third parties
 - Suitable setbacks for any proposed development envelope
 - The structural capacity of the existing building
- Does not support the proposed five storey roof top addition for the following reasons:
 - The overall aesthetic significance of the site (as part of the imminent national listing for the Governors Domain and Civic Precinct) would be detrimentally impacted by the proposal. The proposed rooftop addition would overwhelm the SHR item and detract from its rare architectural style and character.
 - The Governors Domain and Civic Precinct Draft Statement of Significance acknowledges that later buildings within this precinct have continued to respect the inherited civic intentions for this area. Due to its large scale, no articulation and lack of setback the rooftop addition has not acknowledged its highly significant context.
 - The design of the rooftop addition in terms of its scale, 'box like' form lacking adequate setbacks and articulation would have a detrimental impact on the setting of the item and several other SHR listed items in the vicinity that form part of the Macquarie Street civic precinct.
 - The proposed rooftop addition would have an unacceptable and permanent detrimental impact on the overall heritage significance of the Governors Domain and Civic Precinct and the Royal Automobile Club due to:
 - Its impact on the aesthetic significance as a rare example of the Inter War Commercial Renaissance Palazzo architectural style.
 - Its impact on aesthetic values of the Royal Automobile Club, due to modifications to the Victoria Room on Level 3 and the Imperial Services Room on Level 4, which are significant spaces.
 - Removal of the Lift Motor Room, which is an original feature to the building.

- The proposed lack of setback and the large scale of the roof top addition, which would overshadow Macquarie Street and adversely impact pedestrian appreciation of the significant civic precinct.

- Requests that any future development proposal should have:
 - More visual modelling of the impact of any proposed development on the character of the building in its setting in the *Governors Domain and Civic Precinct* from different perspectives in public space
 - An updated CMP

Moved by Dr Nicholas Brunton and seconded by Mr Bruce Pettman

4.0 General Business

4.1 7 & 9 Dalgety Road, Millers Point - Outcome of Class 1 appeal against City of Sydney Council's refusal.

The Committee received a verbal report from Mr Rajeev Maini and discussed the following:

- Impact of the Court's decision on the assessment of future applications for Millers Point and on the local community.
- Precedence and potential cumulative impact as reasons for refusal under the Material Threshold Policy and whether the Court's decision will create conjecture in this regard.
- How the judgement will be taken into consideration in the development of guidelines for the Millers Point Precinct that is currently in progress;
- The challenge of reconciling the Court's judgement on precedents with the policy aim to provide fairness and consistency of approach across the Millers Point Precinct.
- Potential impacts of the Court's decision on the use of CMPs and the issue of producing CMPs to support development.
- The question of what is considered an acceptable standard of contemporary living.
- Whether treatment of interiors should be differentiated on the basis of whether it is a public space or private dwelling.
- How to manage heritage properties that have been through multiple iterations.

Resolution 2020-32

The Heritage Council Approvals Committee:

- Notes the Land and Environment Court judgement which will be taken into consideration at the Millers Point workshop.

Moved by Dr Nicholas Brunton and seconded by Mr Niall Macken

4.2 93-97 Macquarie Street, Sydney - Design Competition process

The Committee received a brief verbal update from Mr Rajeev Maini on requirements of the design competition process relating to 93-97 Macquarie Street, Sydney.

Resolution 2020-33
The Heritage Council Approvals Committee: <ul style="list-style-type: none">• <u>Notes</u> the advice from Heritage NSW.• <u>Nominates</u> David Burdon to be an Observer.
Moved by Mr David Burdon and seconded by Ms Caitlin Allen.

4.3 Christchurch Cathedral, Newcastle

The Committee received a verbal report from Mr Ian Clarke on his site visit to Christchurch Cathedral, Newcastle and further discussed key issues raised on the Section 60 application at the 5 May 2020 meeting, including:

- Possible solutions to address how the current design and landscaping impacts views of the Cathedral and restricts the movement of people through the space.
- How the coffeeshop design and location limits accessibility to the main West front, impacts of the canopy overhanging the ramp and obscuring key views of the front elevation, and how these issues might be mitigated.
- Usability of the current scheme as a whole and how the development of a landscape plan may require further design changes.
- The impacts and intention of the proposed lifts and spire and whether or not there is a public benefit argument to support the latter's approval.
- Providing the applicant with visual guidance and reasoning to better demonstrate impacts and possible design solutions in relation to key aspects of the proposal.
- Importance of engaging with the Newcastle City Council on this proposal, noting that the application was made under s.60 of the Heritage Act not as an IDA and thus NCC may not have been involved in the proposed developments to date.
- The importance of articulating the principles that underpin decision making to positively shape the dialogue with proponents and community.
- Possible ways of improving the transparency of Council and Committee decision making, including use of the Heritage Council social media platforms to communicate with the community.

Resolution 2020-34

The Heritage Council Approvals Committee:

- Notes the site visit by Ian Clarke and discussions with the proponents
- Recognises the importance of the Cathedral to Newcastle City
- Supports the Cathedral's intention to invest in the ongoing reinvigoration of the site as a living building
- Intends to work with the Cathedral and the Architect to realise the best possible outcome for the community of Newcastle.

Moved by Ms Caitlin Allen and seconded by Mr Niall Macken

5.0 Meeting Close

There being no further items of business, Mr Ian Clarke closed the meeting at 12:10pm.



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Mr Dillon Kombumerri

Chair, Heritage Council Approvals Committee

Date: 10/8/2020