



HERITAGE COUNCIL OF NSW

Approvals Committee Minutes

3:30pm – 6:00pm
 Wednesday, 5 February 2020
 Meeting Room 1, Level 13
 10 Valentine Avenue, Parramatta

Attendees			
Chair	Mr Dillon Kombumerri	N/A	N/A
Deputy Chair	Mr Ian Clarke	N/A	N/A
Voting Member	Mr Bruce Pettman	N/A	N/A
Voting Member	Mr David Burdon	N/A	N/A
Voting Member	Mr Niall Macken	N/A	N/A
Voting Member	Ms Caitlin Allen	N/A	N/A
Observer	Ms Ingrid Mather	N/A	N/A
HNSW staff	Ms Pauline McKenzie	Executive Director	Heritage NSW, Department of Premier and Cabinet
HNSW staff	Mr Steve Meredith	Regional Manager, Heritage South	Heritage NSW, Department of Premier and Cabinet
Invited Guests <i>Item 2.1</i>	Ms Prue Murdoch	Director / Property Owner	Prue Murdoch Architect
	Mr John Oultram	Heritage Advisor	Heritage and Design
HNSW staff <i>Item 2.1</i>	Ms Katrina Stankowski	Senior Team Leader, Regional Heritage Assessments (North)	Heritage NSW, Department of Premier and Cabinet
Invited Guests <i>Item 2.2</i>	Ms Megan Jones	Principal Architect	TKD Architects
	Mr Sean Williams	Associate/ Heritage Architect	TKD Architects

Attendees			
	Mr Lachlan Rowe	Senior Associate/ Architect	TKD Architects
HNSW staff <i>Items 2.2, 4.1</i>	Mr Rajeev Maini	Senior Team Leader, Regional Heritage Assessments (South)	Heritage NSW, Department of Premier and Cabinet
HNSW staff <i>Item 3.1</i>	Ms Nina Pollock	Senior Policy Officer, Heritage Strategy	Heritage NSW, Department of Premier and Cabinet
HNSW staff	Ms Natasha Agaki	Secretariat Officer	Heritage NSW, Department of Premier and Cabinet
Apologies			
Voting Member	Mr Brett Whitworth	N/A	N/A

Item 1 Welcome and formalities

The Chair, Mr Dillon Kombumerri, opened the meeting at 3:30pm, delivered an Acknowledgment of Country and welcomed attendees.

The Chair welcomed new members to the Approvals Committee.

- Mr David Burdon – voting member
- Mr Niall Macken – voting member
- Ms Caitlin Allen – voting member
- Ms Ingrid Mather – observer

Apologies

Apologies were accepted from Mr Brett Whitworth. Late apologies were accepted from Mr Ian Clarke who joined the meeting once the preceding Heritage Council of NSW meeting had closed. It was noted that with four voting members present, quorum had been met.

Declaration of interests

Members were asked to raise any conflicts of interest with items on the agenda. No conflicts were declared.

Further business

The following items of further business were raised for discussion at Item 5.

- Lendlease Oval Development Proposal at Closebourne.
- Committee meeting agendas.

Out of session decisions

- On 10 December 2019, the Committee convened to finalise all matters presented at the 4 December 2019 ordinary meeting.
- In addition to this, the following item was tabled: *Item 1.1 Lendlease Oval Development Proposal at Closebourne*. This matter was resolved out of session on 17 January 2020 as below.

Resolution 2020-01

The Heritage Council Approvals Committee:

1. **Does Not Approve** 11 additional villas within the oval's precinct, as this is an overdevelopment of the site, and does not recognise the significant view lines between Morpeth and Closebourne, and which cuts the pedestrian link from Morpeth to the Oval and Closebourne.
2. **Does Not Approve** conversion of Warden's Residence into 3 independent living apartments, and encourages a proposal to conserve as a single residence, possibly with common areas.
3. **Requested** further information on how the Lendlease sinking fund for Closebourne/Morpeth was being used with regards to Robinson House and Wardens Residence works.

Moved by Dillon Kombumerri and seconded by Bruce Pettman.

1.1 Minutes from previous ordinary meeting

The Approvals Committee received the Minutes UNCONFIRMED from the previous ordinary meeting.

Resolution 2020-02

After discussion, the Heritage Council Approvals Committee:

1. **Confirmed** the minutes of the previous ordinary meeting (Wednesday, 4 December 2019) as a complete and accurate record of that meeting.

Moved by Mr Bruce Pettman and seconded by Mr Ian Clarke.

1.2 Review Action Log

The Approvals Committee received the Action Log from the previous ordinary meeting and discussed the following matters with the new members.

1. Increase in applications relating to improving liveability in Millers Point properties and the broader issues arising from this.
2. Duntryleague Mansion IDA.
3. RMS Timber Truss Bridges.
4. 93-97 Macquarie Street, Sydney (Former Health Department Building).

Decision

After discussion, the Heritage Council Approvals Committee:

1. **Noted** the action log.

Item 2. Presentations

2.1 Hollowforth, 146 Kurraba Road, Kurraba Point – IDA

The Approvals Committee received:

- A presentation from Ms Prue Murdoch, Director, Prue Murdoch Architects and Mr John Oultram, Heritage Advisor, Heritage and Design.
- A paper and verbal report on the Hollowforth IDA from Ms Katrina Stankowski, STL Heritage North Assessments, HNSW.

The Heritage Council Approvals Committee discussed:

1. The servant staircase:
 - a. Its high level of significance as a key aspect of the in-tact historical layout of the property.
 - b. Issues of safety and functionality in its current form.
 - c. Options for removing the first-floor bathroom and creating a new ensuite without demolishing the servant staircase.
2. The extent of original fabric that was damaged by the fire and subsequently rebuilt.
3. Proposed removal of kitchen from ground level to first floor, its impacts, and possible alternative design options, including:

- a. Splitting the kitchen function by creating a light kitchen on the upper level and retaining the original ground level kitchen space.
 - b. Dumbwaiter arrangement.
 - c. Moving the kitchen to the first floor without demolition of original fabric and retaining the original fireplace to provide evidence of the historic layout.
2. Design and impact of proposed windows and dormers, primarily to the aesthetic value;
 - a. options to minimise visual impact of the northern dormers from the street including the use of an opening skylight instead.

Resolution 2020-03

The Heritage Council Approvals Committee grants the following general terms of Approval for the integrated development application:

1. APPROVED DEVELOPMENT

Development must be in accordance with all plans set out in the following table:

Dwg No	Dwg Title	Date	Rev
Project Name: Hollowforth 146 Kurraba Road Neutral Bay			
DA201	Site Plan	27/09/19	02
DA203	Ground Floor Plan	1/10/19	03
DA204	First Floor Plan	1/10/19	03
DA205	Attic Plan	27/09/19	02
DA206	Roof Plan	27/09/19	02
DA207	West Elevation	27/09/19	02
DA208	South Elevation	27/09/19	02
DA209	East Elevation	27/09/19	02
DA210	North Elevation	27/09/19	02
DA211	Street Elevation	27/09/19	02
DA212	Section 1	27/09/19	02
DA213	Section 2	27/09/19	02
DA216	Finishes Schedule	27/09/19	02
DA302	Demolition - Ground Floor Plan	27/09/19	02
DA303	Demolition - First Floor Plan	27/09/19	02
DA304	Demolition - Attic Plan	27/09/19	02
DA306	Demolition - Roof Plan	27/09/19	02
DA501	Ground Floor Heating Plan	27/09/19	02
DA502	First Floor Heating Plan	27/09/19	02

DA503	Attic Heating Plan	27/09/19	02
DA418	Landscape Concept	27/09/19	02

- a) *Heritage Impact Statement (HIS)* prepared by John Oultram, dated June 2019
- b) *Heritage Impact Statement Addendum (HISA)* prepared by John Oultram, dated October 2019
- c) *Conservation Management Strategy (CMS)* prepared by City Plan Heritage, dated May 2018
- d) *Arboricultural Impact Report* prepared by Landscape Matrix, dated June 2019

EXCEPT AS AMENDED by the conditions of this approval:

2. WORKS NOT APPROVED

- a) Demolition of the servant stair between the first floor and the attic and construction of an ensuite within the servant stair hall at the first-floor level including the installation of a partition wall to the main stair is not approved.
- b) The opening to the Servant Stair Hall (R37) from the Small Hall (R21a) to create access between the first floor and Bedroom 1 (R29) is not approved.
- c) The proposed northern dormer is not approved.
- d) The opening to Bedroom 2 (R26) from the Dining Room (R24) to improve views to southeast verandah is not approved.
- e) The proposed attic bathroom and northeast and southeast attic dormers are as detailed in the proposed plans is not approved.

Reason: To ensure that the proposal will not have a detrimental impact to the aesthetic, rarity, and representative values of Hollowforth.

Advice: It is recommended that the applicant examine a different method of obtaining light and air flow in the location of proposed northern dormer. One that is sensitively designed and will not impact the aesthetic values of this roofline such as the use of a discrete opening skylight and submit this information for consideration as part of the s.60 application.

The Heritage Council noted that if the applicant were to redesign the proposed ensuite bathroom and the bathroom within the attic to ensure that its construction doesn't impact the servant's stairs and submits this information for consideration as part of the s.60 application, this bathroom could be considered for approval.

3. DETAILS TO BE SUBMITTED FOR APPROVAL

The following details for proposed works are to be provided with the S60 application prior to commencement of works on site for the approval of the Heritage Council or its delegate:

- a) Detailed information on the conversion of the upstairs living room (R23) to a kitchen including its reversibility, that the works will not require any demolition of original fabric and information ensuring services to the new kitchen will be discrete.
- b) Detailed information outlining the proposed raising of the attic ceiling in the south bay (R43/44) (architectural/structural engineering plans and any other relevant information).
- c) The detail of the proposed automatic front gates demonstrating that new fixings and mechanics do not touch or impact the existing sandstone wall, graded as exceptional significance.

- d) The detail of the proposed skylight to the laundry demonstrating, sympathetic finishes and profiles as well as the dimensions and alignment to match the existing skylight.
- e) The detail of the proposed awning to the western door of the original front kitchen demonstrating, sympathetic material and profile such as timber shingle.
- f) An amended space heater layout for the existing attic configuration.
- g) The details of the installation of proposed gas combustion fire to Bedroom 2(F6) that has least impact on original fabric.
- h) The details of stormwater trench in the front setback length and depth of the trench.
- i) A comprehensive paint finishes schedule for all works to Hollowforth. All external timber paint finishes are to match existing.
- j) A detailed landscape plan including details of proposed paving, retaining walls and planting in association with the front setback. Sawn sandstone is to be shown to landing and steps adjacent front entry only. Steps are to be without curved detailing as shown. All other paving to graded paths and driveway is to be split-faced sandstone flagging or gravel.

Reason: The details requested were not supplied during the assessment of the application. The assessment and management of these details is considered essential in order to obtain a good heritage outcome.

4. NOMINATED ARBORIST

- A Project Arborist shall be nominated to advise on all excavation for the driveway within the tree protection zone of Trees 1 and 2 located near the southern boundary of the front setback and within the adjoining property.
- The arborist shall have qualification and experience appropriate to projects involving cultural heritage landscapes.

Reason: To retain existing trees.

5. SPECIALIST TRADESPERSONS

All work to, or affecting, significant fabric shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods.

Reason: So that the construction, conservation and repair of significant fabric follows best heritage practice a condition should be included requiring all work to, or affecting, significant fabric to be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods.

6. NOMINATED HERITAGE CONSULTANT

A suitably qualified and experienced heritage consultant is to be nominated heritage consultant for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values including location of the pathway for running pipes for space heating that has least impact on original fabric. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

7. SITE PROTECTION

Significant built and landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged or removed.

Reason: To ensure significant fabric including vegetation is protected during construction.

8. UNEXPECTED HISTORICAL ARCHAEOLOGICAL RELICS

The applicant must ensure that if unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

Reason: This is a standard condition to identify to the applicant how to proceed if historical archaeological deposits or relics are unexpectedly identified during works.

9. ABORIGINAL OBJECTS

Should any Aboriginal objects be uncovered by the work which is not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and the Office of Environment & Heritage is to be informed in accordance with the National Parks and Wildlife Act 1974 (as amended). Works affecting Aboriginal objects on the site must not continue until the Office of Environment and Heritage has been informed and the appropriate approvals are in place. Aboriginal objects must be managed in accordance with the National Parks and Wildlife Act 1974.

Reason: This is a standard condition to identify to the applicant how to proceed if Aboriginal objects are unexpectedly identified during works.

10. COMPLIANCE

If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

Reason: To ensure that the proposed works are completed as approved.

11. SECTION 60 APPLICATION

An application under section 60 of the *Heritage Act 1977* must be submitted to, and approved by, the Heritage Council of NSW (or delegate), prior to work commencing.

Reason: To meet legislative requirements.

Moved by Ms Caitlin Allen and seconded by Mr Niall Macken.

2.2 Throsby Park Historical Site, Moss Vale IDA

The Approvals Committee received:

- A presentation from Ms Megan Jones, Principal Architect; Mr Sean Williams; Heritage Architect and Mr Lachlan Rowe, Project Architect, TKD Architects
- A paper and verbal report on the Throsby Park IDA from Mr Rajeev Maini, STL Heritage South Assessments, HNSW.

The Approvals Committee discussed:

1. The Courtyard Canopy
 - a. The character and interpretation of the courtyard and its connections to other parts of the house.
 - b. The contemporary design and reversible fitting is appreciated, noting the structure sits free of the roof form and minimises impact to the existing fabric of the courtyard.
 - c. Execution could be considered bulky for the overall scale of the house, but there is minor visual impact due to the location of the site.
 - d. Questions around how the material will perform environmentally.
2. The Pool House
 - a. Layout and function of the building and the design, form and materiality of the roof in particular.
 - b. The character and interpretation of the space and impacts of the proposed roof on this.
 - c. View lines and its relationship to the house and stables, and the visual impact from the tennis court and summer house.
 - d. Concerns with the scale of the roof and how its height reads against the other single storey elements around the property.
 - e. The use of avenue trees to shield and address the height discrepancy.
3. Roof modifications
 - a. Considerations given to fire risk and prevention including compartmentalisation of the roof space; water harvesting and environmental performance more generally.

Resolution 2020-04

In accordance with Section 4.47 of the Environmental Planning and Assessment Act 1979, the Heritage Council Approvals Committee grants the terms of approval as outlined below:

APPROVED DEVELOPMENT

1. Development must be in accordance with:
 - a) Architectural drawings, prepared by TKD Architects as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: Throsby Park House			
AR.DA.1001	Site Analysis Plan	15.07.19	A
AR.DA.1002	House Addition Option Studies	15.07.19	A
AR.DA.1101	Existing Ground Floor Plan	15.07.19	A
AR.DA.1102	Existing Attic Plan	15.07.19	A
AR.DA.1103	Existing Roof Plan	15.07.19	A
AR.DA.1104	Existing Elevations	15.07.19	A
AR.DA.1111	Demolition Plan – Ground Floor	09.01.20	A
AR.DA.1201	Proposed Site Plan	09.01.20	B
AR.DA.2001	Proposed Ground Floor Plan	09.01.20	B
AR.DA.2002	Proposed Attic Plan	09.01.20	B
AR.DA.2003	Proposed Roof Plan	09.01.20	B
AR.DA.3001	Elevations Sheet 01	15.07.19	A
AR.DA.3002	Elevations Sheet 02	15.07.19	A

AR.DA.3101	Sections Sheet 1	15.07.19	A
AR.DA.4001	Proposed Pool House	15.07.19	A
AR.DA.4002	Proposed Garage	09.01.20	B
AR.DA.7001	Materials Schedule Out Buildings	15.07.19	A
AR.DA.7002	Materials Schedule House	15.07.19	A
AR.DA.8001	Courtyard Details – Floor	09.01.20	A
AR.DA.8002	Courtyard Details – Roof	09.01.20	A

b) Photomontage of Rear Driveway, prepared by TKD Architects as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: Throsby Park House			
AR-DA-200109-A301	View of Rear Driveway to South Façade of House – Existing Condition	-	-
AR-DA-200109-A302	View of Rear Driveway to South Façade of House – original DA proposal Rev A	-	A
AR-DA-200109-A303	View of Rear Driveway to South Façade of House – Supplementary DA Proposal Rev B	-	B

c) Landscape drawings, prepared by Spirit Level Design as listed below

Dwg No	Dwg Title	Date	Rev
Project Name: Throsby Park House			
L100	Landscape Masterplan – Throsby House	20/06/19	B
L101	Landscape Concept Plan	16/06/19	A

- d) Vaulted Glass Courtyard Canopy Design Development (Revision 1), prepared by UAP, dated July 2019.
- e) Landscape Concept Design, prepared by Spirit Level Designs, dated 20 June 2019.
- f) Statement of Environmental Effects titled Throsby Park House, Moss Vale – Proposed Alterations and Additions, prepared by TKD Architects, dated July 2019.
- g) Statement of Heritage Impact titled Throsby Park House, Moss Vale – Proposed Minor Modifications and New Works, prepared by TKD Architects, dated September 2019.
- h) Report titled Throsby Park House, Throsby Park Historical Site – Archaeological Documentation and Research Design, prepared by Casey & Lowe, dated 16 July 2019.
- i) Letter titled Throsby Park House (Throsby Park Historic Site (SHR1008)) – Proposed Works (Integrated Development Application) – Additional Information, prepared by TKD Architects, dated 20 December 2019.
- j) Report titled Replacement of Non-original Roof over Central Valley, prepared by TKD Architects.
- k) Material Information Brochure – SpiraPave by Elmich.

EXCEPT AS AMENDED by the following conditions of this approval:

DETAILS TO BE SUBMITTED FOR APPROVAL

2. The Pool House in its current configuration is supported, but the design should be amended to reduce its bulk and scale to be more in accord with the summer house and ensure that the new building remains subservient to its surrounding complex. This information is to be submitted with the Section 60 application for approval by the Heritage Council of NSW (or delegate).
3. A detailed Schedule of Conservation Works be submitted with the Section 60 Application that indicates the extent of conservation works required to individual buildings within the estate complex i.e. Summer House, Dairyman's Cottage, Timber Shed, Horse Shelter etc and the approved works be carried out as part of this project prior to an occupation certificate being issued.
4. Further details for the upgrading of services shall be submitted with the Section 60 Application.

Reason: The details requested were either not supplied during the assessment of the application or were considered to be unsympathetic. The assessment and management of these details is considered essential in order to obtain a good heritage outcome.

ATTIC SKYLIGHTS

5. The introduction of attic skylights to the primary roof form is approved provided that no timber rafters are required to be removed, modified or cut to facilitate the installation.

Reason: So that impacts are minimised to the significant fabric of the place.

SPECIALIST TRADESPERSONS

6. All work to, or affecting, significant fabric shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods.

Reason: So that the construction, conservation and repair of significant fabric follows best heritage practice.

HERITAGE CONSULTANT

7. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

SITE PROTECTION

8. Significant built and landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged or removed.

Reason: To ensure significant fabric including vegetation is protected during construction.

PHOTOGRAPHIC ARCHIVAL RECORDING

9. A photographic archival recording (if necessary, specify elements or parts of structure/complex to be recorded) must be prepared prior to the commencement of works, during works and at the completion of works. This recording must be in accordance with the NSW Department of Premier and Cabinet publication 'Photographic Recording of Heritage Items using Film or Digital Capture' (2006). The digital copy of the archival record must be provided to the Department of Premier and Cabinet Heritage.

Reason: To capture the condition and appearance of the place prior to, and during, modification of the site which impacts significant fabric.

HISTORICAL ARCHAEOLOGY

10. The name of a nominated Excavation Director suitable to satisfy the Excavation Director Criteria of the Heritage Council of NSW for the proposed activity and significance level must be submitted with the s60 application.
- a. All works must be in accordance with *Throsby Park House, Throsby Park Historical Site – Archaeological Documentation and Research Design*, prepared by Casey & Lowe, dated 16 July 2019, except as amended by the following conditions:
 - b. This archaeological approval does not cover the removal of any State significant relics. This approval covers the archaeological monitoring of works with removal of relics of local heritage significance.
 - c. The Heritage Council of NSW or its Delegate must be informed in writing of the start of the archaeological investigation at least five (5) days prior to the commencement of, and within five (5) days of the completion of on-site archaeological work.
 - d. The Applicant must ensure that if substantial intact archaeological deposits and/or State significant relics not identified in *Throsby Park House, Throsby Park Historical Site – Archaeological Documentation and Research Design*, prepared by Casey & Lowe, dated 16 July 2019, are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.
 - e. The Applicant must ensure that the **nominated Excavation Director** is present at the site supervising all excavation activity likely to expose relics.
 - f. The Applicant must ensure that the **nominated Excavation Director** takes adequate steps to record in detail relics, structures and features discovered on the site during the archaeological works in accordance with current best practice. This work must be undertaken in accordance with the NSW Heritage Office guidelines, 'How to Prepare Archival Records of Heritage Items' (1998) and 'Guidelines for Photographic Recording of Heritage Items' (2006).
 - g. The Applicant is responsible for the safe-keeping of any relics recovered from the site. The Applicant must ensure that the **nominated Excavation Director** cleans, stabilises, labels, analyses, catalogues and stores any artefacts recovered from the site in a way that allows them to be retrieved according to both type and provenance.
 - h. The Applicant must ensure that a final excavation report is prepared by the **nominated Excavation Director**, to publication standard, within one (1) year of the completion of the field based archaeological activity unless an extension of time or other variation is approved by the Heritage Council of NSW. Further copies of the report should be lodged with the local library and/or another appropriate local repository in the area in which the site is located.
 - i. Should any Aboriginal objects be uncovered by the work, excavation or disturbance of the area is to stop immediately and the Department of Planning, Industry & Environment (Enviroline 131 555) is to be notified in accordance with the National Parks and Wildlife Act, 1974 (NPW Act). Aboriginal objects in NSW are protected under the NPW Act. Unless the objects are subject to a valid Aboriginal Heritage

Impact Permit, work must not recommence until approval to do so has been provided by the Department of Planning, Industry & Environment.

Reason: Standard archaeological conditions to ensure that archaeological resources are appropriately managed before, during and following the works proposed.

COMPLIANCE

11. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

Reason: To ensure that the proposed works are completed as approved.

SECTION 60 APPLICATION

12. An application under section 60 of the *Heritage Act 1977* must be submitted to, and approved by, the Heritage Council of NSW (or delegate), prior to work commencing.

Reason: To meet legislative requirements.

Moved by Mr Ian Clarke and seconded by Ms Caitlin Allen.

Item 3. Legislation, Policy and Administration

3.1 Material Threshold Policy

The Approvals Committee received:

- A presentation, paper and verbal report on the draft policy from Ms Nina Pollock, Senior Policy Officer, Heritage Strategy HNSW.

The Approvals Committee discussed:

1. Benefits of providing case examples, noting plans to use them in training sessions rather than as part of the policy itself. It was agreed that the examples will need to demonstrate the broad scope for application to ensure interpretations of the material threshold are not prescriptive.
2. The heritage impact scale, including how it was developed and how it should be applied. Providing definitions of *minor*, *moderate* and *major* impact would be ideal, however the Committee acknowledged the challenges involved in this.
 - a. *Moderate* is significantly harder to define as a category and has a greater potential for misuse.
 - b. Option of discarding the *moderate* category and defining material threshold as 'above minor' or 'above major' to provide clarity of distinction.
 - c. Challenges around determining a threshold without relative measures.
3. Amendments to wording and terminology within the policy to improve clarity around issues with broader philosophical implications for heritage; and to assist in decision-making about the threshold.
4. Long term goals within the policy work, including the need to define *Material* within legislation.

Resolution 2020-05

The Heritage Council Approvals Committee **approved in principle** the Draft Material Threshold Policy, subject to considering the following comments:

1. Minor, Moderate and Major should ideally be defined, although the significant challenges in achieving this are noted.
2. Develop accompanying case examples and/or guidance notes.
3. Amend the language and terminology to clarify the following:
 - The trigger for Material Threshold is to be considered before taking mitigation measures in to account.
 - Heritage significance cannot be enhanced by works to a place; but works may enhance the ability of the place to demonstrate its values.

Current wording around the ability of works to 'enhance' state heritage significance is problematic at a philosophical level. It is important to clarify that in applying the threshold, one assesses whether the SHR item could still effectively demonstrate those heritage values.

4. It is noted that the Moderate category was developed to assist in defining the threshold by providing a relative measure to the Major category; and that it helps to provide balance to the work being done in delegations in Heritage NSW, City of Sydney and other external agencies.
5. Consider the possibility of removing the 'moderate' category and defining the Material Threshold as 'above minor' or 'above major' to provide clarity of distinction and flexibility in applying the case studies.

Moved by Mr Ian Clarke and seconded by Mr Niall Macken.

Ms Pollock left at the completion of this item.

Item 4. Matters for Consideration/Decision

4.1 AMP Building, 33 Alfred Street, Sydney

The Approvals Committee received:

- A background paper on the AMP Building development application from Ms Caitlin Stevens, Senior Heritage Assessment Officer, Heritage South, HNSW.
- A verbal report from Mr Rajeev Maini, STL Heritage South Assessments, HNSW.

1. The Committee discussed previous determinations made by the Heritage Council relating to the materials selected to replace the northern façade of the AMP Building. Emphasis is on the proportions of 'gold' glass to 'clear' glass, and the high reflectivity of the chosen replacement glass.

2. The impact of the glass proportions on the original look and feel of the building, is such that it no longer reflects its era. This is considered problematic from a heritage perspective.

Resolution 2020-06

The Heritage Council Approvals Committee:

1. **Nominated** Mr Bruce Pettman to attend a meeting, as the Committee's delegate, to view a prototype model of the proposed new façade design for the AMP Building, at 8:30 am on Wednesday 26 February 2020 at 1801 Botany Road, Banksmeadow.
2. **Agreed** that Mr Pettman would provide a recommendation to the Committee on the suitability of the proposed façade replacement material after the site meeting.

Moved by Mr Dillon Kombumerri and seconded by Mr Niall Macken.

Item 5. General Business

5.1 Matters Arising

1. The Committee delayed further discussion of the Lendlease Oval Development Proposal (Closebourne) until the next Committee meeting on Wednesday, 4 March 2020.
2. HNSW to limit agenda items and keep external presentations to a maximum of two to ensure matters are given due consideration in session. In addition to this, the Heritage Council is currently reviewing the schedules of its Committee meetings to address time constraints.

Item 5. Meeting Close

There being no further items of business, Mr Dillon Kombumerri, Chair closed the meeting at 6:00pm.



6/3/2020

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Mr Dillon Kombumerri
Chair
The Heritage Councils Approvals Committee
Date:

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