



HERITAGE COUNCIL OF NSW

MEETING MINUTES – Approvals Committee

03/08/2021 | 09:00 AM – 02:40 PM

Via Teleconference

ATTENDANCE	
MEMBERS	
Mr Dillon Kombumerri	Chair
Mr Ian Clarke	Deputy Chair
Mr Bruce Pettman	Member
Dr Nicholas Brunton	Member
Mr David Burdon	Member
Ms Caitlin Allen	Member
Mr David McNamara	Alternate Member
Ms Julie Marler	Member
EXTERNAL PRESENTERS	
Mr Zac Abrams	Project Manager, Google Australia (item 2.1)
Mr Blair Johnston	Architect, Warren & Mahoney (item 2.1)
Mr Graham Brooks	Heritage Consultant, GBA Heritage (item 2.1)
Mr Danyal Kola	Observer - Google Australia (item 2.1)
Mr Sven Ollman	Observer - Warren & Mahoney (item 2.1)
Mr James Morgan	Observer - Warren & Mahoney (item 2.1)
Ms Nicola Catherwood	Observer - Warren & Mahoney (item 2.1)
Mr Jim Murray	Observer - EthosUrban (item 2.1)
Mr Dov Miladia	Observer - GBA Heritage (item 2.1)
Mr Victor Gaspar	Place Management NSW (item 2.2)
Mr William Smart	Head Architect, Smart Design (item 2.2)

Mr Jonathan Bryant	Heritage Architect, Urbis (item 2.2)
Mr John Rayner PSM	Chairperson, Hungry Point Reserve Land Manager (item 3.1)
Mr Matthew Taylor	Director, Taylor Brammer Landscape Architects (item 3.1)
James Horan	Associate, Taylor Brammer Landscape Architects (item 3.1)
Mr Mark Roebuck	Manager Project Delivery, Sutherland Shire Council (item 3.1)
Mr Michael Magney	Project Manager, TfNSW (item 4.1)
Mr Ben Nacard	Design Manager, TfNSW (item 4.1)
Mr Daniel Percival	Heritage Officer, TfNSW (item 4.1)
Ms Natalie Winsen	Urban Design Lead, TfNSW (item 4.1)
Mr Denis Gojak	Senior Heritage Specialist, Environment and Sustainability Branch, Transport for NSW (item 4.1)
HERITAGE NSW STAFF	
Ms Pauline McKenzie (part meeting)	Executive Director (outgoing)
Mr Samuel Kidman	Executive Director (incoming)
Mr Tim Smith OAM	Director Heritage Operations
Mr Rajeev Maini	Senior Team Leader, Regional Heritage Assessments, South (item 2.1, 2.2, 3.1)
Ms Shikha Jhaldiyal	Senior Heritage Assessment Officer, Regional Heritage Assessments, South (item 2.1, 3.1)
Ms Caitlin Stevens	Senior Heritage Assessment Officer, Regional Heritage Assessments, South (item 2.2)
Ms Sarah Jane Brazil	Senior Team Leader, Major Projects (item 4.1)
Mr Hendry Wan	Senior Operations Officer, Major Projects (item 4.1)
Ms Natasha Agaki	Senior Secretariat Officer

1.0 Welcome and formalities

The Chair, Dillon Kombumerri, opened the meeting at 9:00am.

- Delivered an Acknowledgement of Country and welcomed attendees.
- All members were present. It was noted that quorum had been met.

1.1 Conflict of Interest Declarations

Members were asked to raise any conflicts of interest with items on the agenda.

Noted
<p>The Heritage Council Approvals Committee noted the following perceived conflict of interest declaration and agreed that no further action needed to be taken:</p> <ol style="list-style-type: none">1. David Burdon – NSW National Trust has strongly opposed the Integrated Development Application proposal for Union Bond Store (former) Westpac Bank, 47 George St, The Rocks (item 2.2). Mr Burdon is Conservation Director at the National Trust.

1.2 Out of Session Activity

Members noted the following business was conducted out of session:

- 8 July 2021 – Ian Clarke represented the Approvals Committee at the Land and Environment Court hearing for 53 Lower Fort Street, Millers Point.
 - A conciliation hearing has been scheduled for 17 September 2021.
 - Statement of Facts and Contentions is currently being drafted.
- 28 July 2021 – Ian Clarke and David Burdon attended a workshop on the Chief Secretary's Building, 50-52 Phillip Street.
 - The scheme has changed substantially from previous iterations.
 - The applicant has developed a concept for a cantilever within the building. The overlap on the building has reduced to 14m and the building envelope has increased to compensate for the reduced floorspace.
 - The fundamental issues around cantilevering over heritage buildings and the heritage impacts to Macquarie Street need further consideration.
- 29 July 2021 – Dillon Kombumerri, David Burdon, Julie Marler, Caitlin Allen, Bruce Pettman attended a workshop on the La Perouse Museum Upgrade.
 - The proponents presented a new extension to the historic cable station building at La Perouse and matters around archaeology, footprint and interpretation.
 - The Approvals Committee's previous comments had not been taken into consideration.

- The proponents were encouraged to re-examine their understanding of the site in terms of its extensive cultural connections and to develop further design options.

1.3 Minutes from Previous Meeting - 6 July 2021

Resolution 2021-37 – Item 1.3 Minutes from previous meeting
The Heritage Council Approvals Committee:
1. Confirms the minutes of the previous ordinary meeting (Tuesday, 6 July 2021) as a complete and accurate record of that meeting.
Moved by Nicholas Brunton and seconded by Ian Clarke.

1.4 Action Report

The Committee noted the action report and briefly discussed:

- Postponement of site visits to Wentworth Memorial Church and Jenolan Caves due to COVID-19.
- Proposed workshops for Bathurst Showground and Bloomfield Sports Precinct.

2.0 External Presentations

2.1 Pre-DA - Google, REVY - Final proposal before DA submission

The Committee received a presentation from representatives of Google, Australia and a report from Shikha Jhaldiyal, Heritage NSW.

Key points discussed:

- The relationship between the proposed sequence of DA submissions for the various sites in the Precinct, and how best to ensure that the entirety of the scheme is delivered.
- Note that interpretation has become core to the applicant's design thinking.
- Positive opportunities for both staff and visitors to interpret and experience the building's heritage, beyond its design expression. This should be carefully planned and executed through an interpretation strategy embedded in the DA process for the best possible outcome.
- The need to ensure commitment to a landscape plan; the character of the building should not be reliant upon the proposed green walls, which require a high level of maintenance.
- The proposed boardwalk
 - Strong preference for the revised design and the public benefit that it would provide if successfully executed.
 - Both land and maritime archaeology must be properly assessed and managed in order to confirm the feasibility of the boardwalk design and subsequently minimise any potential impacts.

- The applicant should have a comprehensive understanding of any implications of the boardwalk, from a technical perspective, and ensure implicit support for its buildability by RMS.
- Access to Pirrama Rd should ideally not be dependent upon the boardwalk and its approval by RMS.

Resolution 2021-38 – Item 2.1 Google, REVY

The Heritage Council Approvals Committee:

1. **Notes** the applicant's presentation.
2. **Provides** the following comments on the final Pre-Development Application (DA) proposal:
 - a) Thanks the proponents for their collaborative approach in responding to the heritage issues raised by the Approvals Committee.
 - b) Supports the final proposed scheme for progression to DA.
 - c) Any approval is conditional upon the entirety of the proposed scheme being delivered as the scheme combines public benefits with heritage preservation and interventions.
 - d) Strongly recommend that DA 1 and DA 2 are integrated.

Moved by Caitlin Allen and seconded by David McNamara

2.2 IDA - Union Bond Store (former) Westpac Bank - proposed infill and modifications to 47 George St, Sydney

The Committee received a presentation from Victor Gaspar, William Smart and Jonathan Bryant and a report from Caitlin Stevens, Heritage NSW.

Key points discussed:

- Support for the principle of reinvigorating The Rocks, diversifying the story of the Precinct, providing open and equitable access to terraces, and activation of the courtyard.
- The Rocks should continue to evolve and remain relevant.
- The proposed building penetrations have a minimal impact to heritage and are considered reasonable for the evolution of the area.
- The view that the design, height, bulk and scale of the building, in particular with the rooftop tower addition, is unsympathetic to the area and should be more recessive so as to not dominate the surrounding heritage buildings.
- The building design should be conspicuously 21st Century but sympathetic to the character, context and setting of The Rocks.
- Obstruction of significant views toward the Sydney Harbour Bridge and Merchant's House.
- Compliance with building height limits does not necessarily translate to respecting significant views.
- The uninterrupted brick façade adds to the bulk and dominance of the building, diminishing the rest of the significant streetscape.

- Access and wayfinding to the courtyard through private property and the challenges this may present to the functionality of the ground floor.

Resolution 2021-39 – Item 2.2 IDA - Union Bond Store (former) Westpac Bank, 47 George St, The Rocks

The Heritage Council Approvals Committee:

1. **Defers** approval of the Integrated Development Application.
2. **Supports** the following elements of the proposal:
 - a) A modern infill with the aim of activating the Precinct.
 - b) The functional relationship and physical connections to the heritage buildings.
3. **Recommends** that the applicant attend a workshop with members of the Approvals Committee to discuss the following issues:
 - a) Alternative options to achieve functional outcomes
 - b) Streetscape
 - c) Views to the Sydney Harbour Bridge and Merchants House.
 - d) Activation of the rear of the terraces
 - e) Roof terrace and access
 - f) Material, form, bulk and scale

Moved by Caitlin Allen and seconded by Ian Clarke

3.0 External presentations

3.1 Pre-S60 - Cronulla Fisheries Centre, Hungry Point Reserve Cliff Top Walk

The Committee received a presentation from John Rayner PSM, Matthew Taylor and Mark Roebuck and a report from Shikha Jhaldiyal, Heritage NSW.

Key points discussed:

- Support for the principle of connecting the open park to the North of the site and the coastal walkway and the public benefits this would provide.
- The importance of collaborating with the local Aboriginal community to ensure that the cultural narratives within the design and interpretation are guided by knowledge holders.
- Impacts of the adjacent operational area (Marine Rescue Training Academy) on the site's planning, management, design and use. Close dialogue and negotiation around public access is encouraged.
- The current approach to access and safety provision has resulted in heavy handed infrastructure that responds functionally but not to the landscape. The applicant should reconsider how to balance access provision with respecting the experience of the whole site and its integrity. A more organic approach that engages the landscape and limits the use handrails to where they are required is achievable.

- Remaining on grade for the provision of disabled access would reduce material, cost and maintenance.
- Consideration for any environmental impacts of refusing the proposed structural engineering approach.

Resolution 2021-40 – Item 3.1 Pre-S60 - Cronulla Fisheries Centre, Hungry Point Reserve Cliff Top Walk

The Heritage Council Approvals Committee:

1. **Notes** the information in this paper and applicant’s presentation.
2. **Notes** that the proposed cliff top walk at the Cronulla Fisheries Centre would allow for public access around the peninsula of Hungry Point Reserve;
3. **Supports** the objectives of the proposal – opening the site and its accessibility to the community, linking the two walks, and preserving and improving the buildings on site.
4. **Provides** the following comments:
 - a) Detailed design for the proposed cliff top walk should be guided by the endorsed CMP.
 - b) Consideration of the topography and the extent of construction with a preference for a less engineered solution.
 - c) Reconsider the necessity and design of any balustrade.
 - d) The proposed design should be supported by a visual impact assessment. The location and siting of the walkway and lookouts should be sufficiently setback behind the natural line of the cliffs to mitigate visual impact on the significant landscape setting of the place. Proposed landscaping works in the vicinity of Building 6 should ensure that views to buildings from the water are not obscured by new planting.
 - e) Any proposal involving excavation on the site should be based on a detailed understanding of the archaeological resource (historic, maritime and Aboriginal) present on site and the likely impact of the proposal on that resource. The proposal should avoid impacts to significant archaeology present on site.
 - f) The proposal should be accompanied by a detailed interpretation plan consistent with the endorsed Conservation Management Plan and should reflect the evolution of the site and its structures, its history from Aboriginal occupation to present times and its significance.
 - g) Aboriginal and community groups should collaborate with the preparation of the heritage interpretation to tell a broad range of stories, which would contribute to the project as it develops. It is recommended that an Aboriginal cultural expert be engaged to appropriately interpret cultural narratives shared by the Aboriginal community.
5. **Notes** that a Section 60 application for the proposal will be submitted to the Heritage Council in due course.

6. **Agrees** that the subject Section 60 application be determined under delegation by Heritage NSW.

Moved by David Burdon and seconded by Julie Marler

4.0 External presentations

4.1 SHB Northern Cycleway - presentation of community consultation outcomes on options

The Committee received a presentation from representatives of Transport for NSW and a report from Hendry Wan, Heritage NSW.

Key points discussed:

- Community feedback and support, noting a strong preference for the linear design option.
- The need to ensure heritage criteria are included in the community consultations and not just amenity.
- The design competition process and the role of the Approvals Committee within it.
- Suggestions for a broad design brief that shapes key considerations outlined in the Conservation Management Plan and accommodates the layers of National and State listings within the Precinct.
- Suggestions to facilitate 3D modelling of shortlisted designs.
- Rationale behind determining certain design options unfeasible, e.g. L-shaped ramp and cantilevering the ramp from the Sydney Harbour Bridge.

Resolution 2021-41 – Item 4.1 Pre-S60 SHB Northern Cycleway - community consultation outcomes

The Heritage Council Approvals Committee:

1. **Notes** the information in the report including its attachments.
2. **Notes** the presentation from Transport for NSW.
3. **Supports** the following:
 - a) The design competition process.
 - b) A linear scheme.
 - c) Inclusion of the Approvals Committee's advice and comments into the design brief.
4. **Provides** the following comments:
 - a) Consider all heritage values articulated in the Statements of Significance for the National Heritage Listing and the State Heritage Listings of the Sydney Harbour Bridge (SHB) and Milsons Point Station, supported by their CMP documents.
 - b) Recommends a heritage expert be appointed to the Design Competition jury – membership to be advised by Heritage NSW.
 - c) The form and alignment of the SHB Northern Cycleway should be left open for interpretation by design teams submitting for the competition.

d) Key views are yet to be determined.
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Moved by Bruce Pettman and seconded by Nicholas Brunton.
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5.0 General Business

5.1 Forward agenda

The Heritage Council Approvals Committee noted the forward agenda.

6.0 Meeting Close

There being no further items of business, Dillon Kombumerri, Chair, declared the meeting closed at 2:40 PM.



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Mr Dillon Kombumerri
Chair, Heritage Council Approvals Committee
Date: 6/9/2021