



HERITAGE COUNCIL OF NSW

RESOLUTIONS ONLY – Approvals Committee

Tuesday, 1 November 2022 | 09:00 AM – 12:40 PM

Via Teleconference

1.1 Conflict of Interest Declarations

Resolution 2022-48

The Heritage Council Approvals Committee:

1. Noted David Burdon's standing perceived conflict of interest relating to *item 2.1 2A Gregory Place, Harris Park*. Mr Burdon is Director of Conservation at the NSW National Trust, which has objected to the proposal. **The Approvals Committee agreed that no action needed to be taken.**
2. Noted Vanessa Holtham's previous conflict of interest declaration relating to the Registrar General's Building, Macquarie Street East Precinct, to be discussed at *item 1.2 Out of Session Activity*. Ms Holtham has ongoing involvement in a Heritage Floor Space application for the building on behalf of the City of Sydney. **The Approvals Committee agreed that no action needed to be taken.**

1.2 Out of Session Activity

The Heritage Council Approvals Committee:

- Convened on 14 September 2022 to finalise determination of the Minerva/Metro Theatre integrated development application (presented to the Committee on 6 September 2022); and
- Attended a briefing from Property and Development NSW on the Registrar General's Building, Macquarie Street East Precinct, on 12 October 2022. Vanessa Holtham did not attend due to a standing conflict of interest with this item.

1.3 Minutes from Previous Meeting – 6 September 2022

Resolution 2022-49

The Heritage Council Approvals Committee:

1. **Confirmed** the minutes of the previous ordinary meeting (Tuesday, 6 September 2022), as amended, as a complete and accurate record of that meeting.

1.4 Action report

The Approvals Committee noted the action report.

2.1 SSD – 2A Gregory Place, Harris Park – Built to Rent / Affordable Housing

Resolution 2022-50

The Heritage Council Approvals Committee:

1. **Notes** the presentation from the City of Parramatta.
2. **Reconfirms** the comments provided in its resolution of 6 September 2022.

2.2 Planning Proposal – Glenlee, Menangle Park Rezoning

Resolution 2022-51

The Heritage Council Approvals Committee:

1. **Thanks** the proponent and Campbelltown City Council for the revised proposal in response to the comments provided by the Approval Committee and its sub-committee.
2. **Supports** the underlying planning principles for the revised subdivision;
3. **Notes** that the realignment of the subdivision boundaries and smaller size of the developable areas have reduced the potential heritage impacts on the State heritage values of the Glenlee Estate;
4. **Supports** the use of planning provisions including a DCP to control development within the northern and southern residential subdivisions, to minimise impacts on the heritage values of the Glenlee Estate including its rural character and setting.
5. **Supports** a mechanism to ensure that sufficient funds are available for the ongoing heritage conservation and maintenance of the Glenlee Estate;
6. **Requests** the Council and proponent:
 - a. Provide HNSW with a copy of the draft Voluntary Planning Agreement (VPA) so that the Approvals Committee can be satisfied of the funding mechanism for the long-term maintenance and conservation of Glenlee.
 - b. Provide further information as to how the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 will not apply to the C4 and R3 zoned land, given the SEPP itself prevails over all LEPs and itself provides that it applies to the whole of the State.
 - c. Provide further advice on whether the proposed amendment to the LEP will constitute a prohibition on the future subdivision of the residue land comprising Glenlee or merely constitute a development standard capable of variation through clause 4.6 of the LEP.
 - d. Provide to HNSW with a copy of the current draft of the Development Control Plan (DCP) that will apply to the C4 and R3 zoned land.
 - e. Refine the layout of the proposed new lots closer to the heritage listed buildings on the southern slopes to ensure no built form is visible above the ridgeline.

7. **Agrees** that following the provision of the information requested in item 6, the Approvals Committee may convene an expedited out of session meeting, if required to finalise a decision to support the provision of the planning proposal to DPE for a gateway determination.
8. **Recommends** to Campbelltown City Council and the proponent that detailed design for the future subdivision and development of the site be informed by:
 - a. Further visual analysis
 - b. A revised Heritage Impact Statement
 - c. Detailed Landscape Masterplan
9. **Advises** Campbelltown City Council and the proponent that redefining the curtilage is a separate process under the Heritage Act. As there has been no formal request for redefining the SHR curtilage under the Heritage Act, the proposed reduction in the SHR curtilage is not considered as part of this planning proposal and would be subject to the controls provided by item 2.
10. **Agrees** that any future comments on the publicly exhibited planning proposal (provided it is substantially in line with the Approvals Committee's comments above), be provided by Heritage NSW under delegation.
11. **Thanks** Approvals Committee members, Caitlin Allen and Julie Marler, for their input into the proponent's revised and improved planning proposal.

3.1 Forward agenda

The Approvals Committee noted the forward agenda.

3.2 Approvals Committee Membership Skills and Future Meetings

The Approvals Committee briefly discussed the format of future meetings and membership skills in relation to filling any future vacancies.

Secretariat

Heritage NSW