



HERITAGE COUNCIL OF NSW

MEETING RESOLUTIONS – 509

2 November 2022 | 9:00 AM – 2:45 PM

Conference Room 14, Heritage NSW, Level 11, 4PSQ, Parramatta & via teleconference

Item 1.3 Minutes from previous meeting – 5 October 2022
Resolution 2022-45
The Heritage Council of NSW: 1. Confirmed the minutes of the previous ordinary meeting (5 October 2022) as a complete and accurate record of that meeting.
Moved by Paul Knight and seconded by Ian Clarke
Item 1.4 Matters Arising
Nil
Item 1.5 Action Report
The Heritage Council of NSW noted the report and closed the items recommended for closure.
Item 2.1 Executive Director Heritage NSW – monthly update
The Heritage Council of NSW noted the report.
Item 3.1 State Heritage Register Committee – monthly update
The Heritage Council of NSW noted the update.
Item 3.2 Approvals Committee – monthly update
The Heritage Council of NSW noted the update.
Item 4.1 Redfern North Eveleigh Paint Shop Sub-precinct
Resolution 2022-46
The Heritage Council of NSW resolved to: 1. Write to Transport for NSW thanking them for their presentation and provide comments about the key concerns: a. Treat heritage and Connecting with Country as assets and drivers, rather than constraints. b. GFA remains unchanged with no justification or evidence-based studies for proposed total GFA. c. Future use of Paint Shop Building should be commercial. d. Approach 4 and 5a are not supported as these do not respond to previous Heritage Council's advice. e. Approach 5b is an improvement but there is no supporting justification or drivers for the six-storey volume provided. The Heritage Council does not support any building in the location of the proposed K1 building.

- f. Further detail is required on the proposed commercial adaptive reuse of the Paint Shop Annex.
- g. The Response to Submissions package should only include one design approach. Flexibility in the future use of the Paint Shop Building should be eliminated.
- h. Introduction of soft landscaping to address Connecting with Country is supported.
- i. Updated heritage documents are yet to be provided for review and comment.
- j. The proposed building envelope for K2 building is not supported as it would interfere with views and sightlines, both north and south.

Moved by Nicholas Brunton and Ian Clarke

Item 4.2 Climate Change Preparedness Project Stage 2

The Heritage Council of NSW noted the draft Climate Change Preparedness Action Plan for Heritage NSW and the draft Climate Change Preparedness Case Studies.

Resolution 2022-47

The Heritage Council of NSW:

1. **Thanks** the staff and consultants for their work on an excellent report.
2. **Notes** the draft Climate Change Preparedness Action Plan for Heritage NSW (Tab 4.2.A of the report).
3. **Notes** the draft Climate Change Preparedness Case Studies (Tab 4.2.B of the report).
4. **Recommends** that the consultants' report be made public with prompting questions to shape and contextualise feedback.

Moved by Nicholas Brunton and Paul Knight

Item 5.1 Australia State of the Environment Report 2021

The Heritage Council of NSW noted the overview of the heritage chapter of the State of the Environment 2021 report.

Item 6.1 Registrar General's Building s.60 for partial demolition

Resolution 2022-48

The Heritage Council of NSW:

1. **Supports** the objectives for the revitalisation of the wider Macquarie Street East Precinct to:
 - a. create a city-shaping cultural destination
 - b. tell the stories of First Nations people and the history of NSW
 - c. provide connectivity through and across the precinct
 - d. activate buildings and spaces
2. **Supports** in principle the Macquarie Street East Precinct broader program that will deliver upgrades to the precinct's public domain to provide access, encourage exploration and transform Macquarie Street into a civic boulevard that prioritises people.
3. **Understands** that the approach to the redevelopment and activation of the Registrar General's Building site is staged and will deliver short-term and long-term projects that support the objectives of the Macquarie Street East Precinct, including:

- a. the current s.60 application which proposes an interim public square that will, in the short-term, meet the objectives of activating buildings and spaces, providing connectivity through the Registrar General's Building site
 - b. a long-term use and design for the site that is the subject of a draft Final Business Plan being considered by Cabinet. This design will reinstate access to the upper levels of the Registrar General's Building, which will be lost as an outcome of the current proposal
 - c. a Property and Development NSW commitment to reinstating accessibility to the above ground levels of the Registrar General's Building if the draft Final Business Plan is not approved.
4. **Approves**, pursuant to section 63 of the *Heritage Act* 1977, the s.60 application (HMS 1302) subject to the conditions provided in Section 8 of the detailed paper (attached).
 5. **Notes** that a further s.60 application will be required for the final design of the square and **recommends** a landscape architect be engaged to provide a whole of landscape approach to the site.
 6. **Looks forward** to continuing engagement on the development of this precinct.

Moved by Ian Clarke and Colleen Morris

Item 6.2 Timber Truss Bridges Heritage Interpretation Strategy

Resolution 2022-49

The Heritage Council of NSW:

1. **Notes** the information in this report.
2. **Thanks** Transport for NSW for their consultation with the Heritage Council of NSW.
3. **Acknowledges** the completion of the Heritage Interpretation Strategy which satisfied the endorsement requirement of the Timber Truss Bridges list as per Resolution 2019-22.1.b.
4. **Supports** the implementation of the Heritage Interpretation Strategy by Transport for NSW.

Moved by Colleen Morris and Robyn Parker

Item 6.3 Large Erecting Shop (LES), South Eveleigh – Rezoning Proposal

Resolution 2022-50

The Heritage Council of NSW resolved to:

1. **Provide** comment on the draft public submission (Tab 6.3B of the report) by COB Monday 7 November 2022 with key points to include:
 - a. The Heritage Council commends the heritage led design approach and intent of the reference scheme to reduce and mitigate heritage impacts to the LES
 - b. LES adaptive reuse and activation will enhance South Eveleigh redevelopment and its contribution to Tech Central
 - c. The detailed design process should minimise the misalignment between the floor levels and windows
 - d. The design approach for the loading dock and plant services is generally supported
 - e. Retention and interpretation of the seven gantry cranes and existing in-ground pits are welcomed
 - f. The innovative approach to heritage interpretation is supported

<p>g. Implementation of the recommendations on moveable heritage collection is supported and provides opportunities for heritage interpretation</p> <p>h. The 2022 Overarching CMP and CMP Addendum in response to Study Requirement 4.2 are primarily being developed for a separate rezoning application. Resolution of these documents is deemed to fall under the responsibility of Transport for NSW. Once resolved, Mirvac must comply with those documents to guide future development and works.</p> <p>2. Finalise the submission out of session with the Chair.</p> <p>3. Support the rezoning proposal for the Large Erecting Shop.</p>
Moved by Nicholas Brunton and Paul Knight
Item 7. Executive Reports
The Heritage Council of NSW noted the reports.
Item 8. Heritage NSW Reporting
The Heritage Council of NSW noted the reports.
Item 9.1 Forward Agenda
The Heritage Council of NSW noted the forward agenda.
Meeting Close
There being no items of further business, the Chair, Frank Howarth, closed the meeting at 2:45 PM.

Secretariat
Heritage Council of NSW

**Item 6.1 Registrar General's Building s.60 for partial
demolition Resolution 2022-48 - Approval Conditions**

1. APPROVED DEVELOPMENT

All work shall comply with the information contained within:

- a) Architectural plans prepared by Tonkin Zulaikha Greer Architects (TAB 6.1A):

Dwg No	Dwg Title	Date	Rev
Project Name: RGB – Records Building Demolition			
A-000	COVER PAGE AND DRAWING LIST	June 2022	
A-001	SITE PLAN AND LEGEND	June 2022	
A-002	SITE ANALYSIS	June 2022	
A-200	DEMO RECORD BASEMENT 2	June 2022	
A-201	DEMO RECORD BASEMENT 1 DEMO RGB BASEMENT 1	June 2022	
A-202	DEMO RECORD GROUND DEMO RGB GROUND	June 2022	
A-203	DEMO RECORD LEVEL 1 DEMO NORTH WING MEZZANINE	June 2022	
A-204	DEMO RECORD LEVEL 2 DEMO RGB LEVEL 1	June 2022	
A-205	DEMO RECORD LEVEL3 DEMO RGN LEVEL 2	June 2022	
A-206	DEMO RECORD LEVEL 4	June 2022	
A-207	DEMO RECORD LEVEL 5 DEMO RGB LEVEL 3	June 2022	
A-208	DEMO RECORD PLANT DEMO RGB LEVEL 4	June 2022	
A-209	DEMO RECORD ROOF PLAN DEMO RGB ROOF PLAN	June 2022	
A-250	DEMO ELEVATIONS - SOUTH	June 2022	
A-251	DEMO SECTIONS AND ELEVATIONS - NORTH	June 2022	
A-252	DEMO SECTIONS AND ELEVATIONS EAST	June 2022	
A-253	DEMO SECTIONS AND ELEVATIONS - WEST	June 2022	
A-254	DEMO SECTIONS RGB AND RGB COURTYARD	June 2022	
A-400	PROPOSED BASEMENT B2	June 2022	
A-401	PROPOSED BASEMENT B1	June 2022	
A-402	PROPOSED GROUND FLOOR	June 2022	
A-403	PROPOSED ROOF PLAN	June 2022	
A-404	PROPOSED ELEVATIONS EAST AND WEST	June 2022	
A-405	PROPOSED ELEVATIONS – SOUTH AND NORTH	June 2022	
A-406	PROPOSED SECTIONS	June 2022	
A-407	PROPOSE LANDSCAPE PLAN	June 2022	
A-500	SHADOW STUDIES	June 2022	
A-600	MATERIALS BOARD	June 2022	

- b) *Statement of Heritage Impact*, prepared by Urbis and dated 1 September 2022.
- c) *Macquarie Street East Precinct Masterplan*, prepared by PDNSW and dated September 2022.
- d) *Temporary lift: detailed design*, prepared by Tonkin Zulaikha Greer
- e) *Letter – Heritage interpretation advice* prepared by Urbis and dated 28 September 2022
- f) *Historical Archaeological Impact Assessment: Registrar General' Building - Early Works Project* prepared by Urbis and dated 16 September 2022.
- g) *Making History: the City Museum Project* prepared by SLM and dated 14 September 2022.
- h) *Self-assessment considering matters of national environmental significance* prepared by Urbis and dated 15 September 2022.
- i) *Conservation Management Plan Volume 1* prepared by Urbis and dated 22 October 2021.
- j) *Conservation Management Plan Volume 2* prepared by Urbis and dated 22 October 2021.
- k) *Movable Heritage Strategy Volume 1* prepared by Betteridge Consulting and dated 8 March 2020.
- l) *Movable Heritage Strategy Volume 2* prepared by Betteridge Consulting and dated 8 March 2020.
- m) PDNSW response to AC concerns prepared by HNSW and dated 13 October 2022.
- n) *Addendum to the Statement of Heritage Impact*, prepared by Urbis and dated 26 October 2022.

EXCEPT AS AMENDED by the conditions of this approval:

HERITAGE CONSULTANT

3. 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.

SPECIALIST TRADESPERSONS

4. 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.

SALVAGE METHODOLOGY

5. A salvage methodology report should be prepared and submitted to the Heritage Council for approval prior to the commencement of demolition of the North Wing and the Records Annexe. This should include all fabric identified in the preliminary salvage approach prepared by Urbis.

Reason: To ensure significant fabric is appropriately salvaged, stored and re-used including for interpretation.

SITE PROTECTION

6. 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.

PROTECTION FROM WEATHER

7. Ensure there is protection from inclement weather entering the heritage building. This includes the need to provide weather protections at opening where there is no fenestration in place.
8. Ensure there is protection to prevent rainwater penetrating masonry elements, which may result in falling damp and salt decay in the brick or stone masonry.

Reason: To ensure significant fabric is protected during construction.

LOCATION OF BATHROOMS IN WEST WING

9. Further assessment of the impact of the location of the bathroom on the western entry and arrival space is to be prepared and provided the Heritage Council and the final location of the bathroom approved by the Heritage Council.

Reason: To limit the impact of new development on the significance of the item.

LIMITED TIME APPROVAL FOR TEMPORARY LIFT

10. The approval for the installation and use of the temporary access lift located on the western entrance steps is for five years only stating from the date of occupation. The applicant must notify the Heritage Council of the date of commencement of occupation. A further approval under the *Heritage Act 1977* will be required after the 5 years.

Reason: To limit the impact of temporary structures on the significance of the item.

HERITAGE INTERPRETATION PLAN

11. An interpretation plan must be prepared in accordance with the Heritage NSW publication 'Interpreting Heritage Places and Items Guidelines' (2005) and submitted for approval to the Heritage Council of NSW before any construction works commence including demolition but excludes site establishment works.
12. The interpretation plan must detail how information on the stories of First Nation peoples, history and significance of the Registrar General's Building and the design of the Records Annex by Peter Hall will be provided for the public, and make recommendations regarding public accessibility, signage and lighting. The plan must identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project.

13. The interpretation must detail what significant moveable heritage will be retained and how it will be interpreted either in situ or onsite.
14. The approved interpretation plan must be implemented prior to the occupation of the Registrar General's Building.

Reason: Interpretation is an important part of every proposal for works at heritage places.

PHOTOGRAPHIC ARCHIVAL RECORDING

15. A photographic archival recording of the Registrar General's Building including the Records Annexe and South Wing, 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 Heritage NSW publication 'Photographic Recording of Heritage Items using Film or Digital Capture' (2006). The digital copy of the archival record must be provided to Heritage NSW.

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

CONSTRUCTION SITE

16. The applicant must ensure movement of machines across archaeologically sensitive areas is minimised in order to avoid as much as possible the negative impact on the potential archaeological remains.

Reason: To ensure archaeology is protected during construction.

ARCHAEOLOGICAL MONITORING

17. The applicant must ensure that a nominated site director undertakes monitoring of any minor or incidental excavation on site during demolition and construction to avoid negative impacts to potential archaeological remains.

Reason: To ensure archaeology is protected during construction.

UNEXPECTED HISTORICAL ARCHAEOLOGICAL RELICS

18. 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.

ABORIGINAL OBJECTS

19. 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 Heritage NSW 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 Heritage NSW 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.

COMPLIANCE

20. 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.

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