



HERITAGE COUNCIL OF NSW

MEETING MINUTES – Approvals Committee

Tuesday, 5 March 2024 | 9:00 AM – 12:30 PM

via teleconference

ATTENDANCE

Members

Mr Ian Clarke	Chair
Dr Nicholas Brunton	Deputy Chair
Mr David Burdon	Member
Ms Vanessa Holtham	Member
Ms Julie Marler	Member
Mr David McNamara	Member
Mr Bruce Pettman	Member
Mr Frank Howarth AM PSM	Heritage Council Chair / Alternate Member (item 2.3)

Apologies

Dr Caitlin Allen	Member
Dr Danièle Hromek	Member

External Presenters

Mr Kendall Mackay	Managing Director, DFP Planning (item 2.1)
Mr Michael Heenan	Architect, AJC (item 2.1)
Mr James Phillips	Heritage Consultant, Weir Phillips (item 2.1)
Ms Anna McLaurin	Heritage Consultant, Weir Phillips (item 2.1)
Ms Vera Batalha	Architect, AJC (item 2.1)
Mr Callum McKinnon	Design Engineer, Tamworth Regional Council (item 2.2)
Mr Graeme McKenzie	Manager Strategy Assets & Design, Tamworth Regional Council (item 2.2)
Ms Sue Singleton	Heritage Consultant/Historian, Eureka Heritage (item 2.2)

Heritage NSW

Mr Tim Smith	Director Heritage Assessments
Ms Shikha Jhaldiyal	A/Manager Assessments (items 2.1 & 2.3)
Ms Caitlin Stevens	Senior Assessments Officer (items 2.1 & 2.3)
Mr Michael Ellis	Manager Assessments (item 2.2)
Ms Tempe Beaven	Senior Assessments Officer (item 2.2)
Ms Elizabeth Thomas	Senior Secretariat Officer

1. Welcome and formalities

The Chair, Ian Clarke, opened the meeting at 9:00 AM.

- The Chair delivered an Acknowledgement of Country and welcomed attendees.
- Apologies were noted for this meeting, and it was confirmed that a quorum had been met.

1.1 Conflict of Interest Declarations

No conflicts of interest were declared for this meeting.

1.2 Minutes from Previous Meeting – 6 February 2024

Resolution 2024-07
The Heritage Council Approvals Committee: 1. Confirms the minutes of the previous ordinary meeting (Tuesday, 6 February 2024), as a complete and accurate record of that meeting, pending minor amendment.
Moved by Nicholas Brunton and seconded by David McNamara

1.3 Out of Session Meeting – 20 February 2024

The Approvals Committee met out of session on 20 February 2024 to determine two section 60 applications for the Lithgow Area Resignalling (LAR) project (TAHE – Sydney Trains): *Lithgow Coal Stage Signal Box* and the *Eskbank Railway Station Group*.

Resolution 2024-08
The Heritage Council Approvals Committee: 1. Confirms the minutes of the out of session meeting (Tuesday, 20 February 2024), as a complete and accurate record of that meeting.
Moved by Vanessa Holtham and seconded by Bruce Pettman

1.4 Matters Arising

Tim Smith provided a verbal update on various heritage matters including *St Mary's Catholic Cathedral and Chapter House*, *Me Mel* (Goat Island) and compliance inspections recently conducted for *The Paragon*, *Katoomba* and *Mudgee Theatre*, Mudgee.

1.5 Action Report

The Committee noted the action report.

2. External Presentations

2.1 Studley Park (SHR 00389) – Integrated Development Application (IDA)

The Approvals Committee received a report from Heritage NSW and a presentation from the consultant team for *Studley Park* at Camden on their revised proposal for conservation works to the main house and development of a hotel and four residential apartment buildings.

The Committee noted that a subset of members attended a site visit on 17 January and an online meeting on 9 February 2024 with initial comments subsequently provided to the applicant. The applicant's response to the comments were received by Heritage NSW on 23 February along with the revised proposal.

The design consultants presented key elements of the revised proposal, including:

- the consideration of heritage sightlines

- the bulk and scale of the new proposal and the proposed subdivision of the site
- the integration of the house and the landscape, with buildings setback within the recessive landscape to minimise the visual impacts, and
- the heritage interpretation throughout the site and the army building.

The Committee sought clarity around:

- the topography and the hierarchy of pedestrian pathways and roads across the site and potential impacts to the heritage character and suggested further consideration be given to the surfaces and approach
- archaeological investigations and elements proposed for removal/demolition to be guided by the Conservation Management Plan's graded levels of significance
- the schedule of works and the approach to the choice of materials and finishes, paint colour selection and the use of glazing and render
- community access to the hotel within the Studley Park house and grounds, restaurant facilities and other recreational uses, and
- titling and the proposed strata scheme for residential lots, including the relationship to the community property scheme and the commercial structure that is designed to ensure the long term conservation and maintenance of the site's heritage elements.

The Committee thanked the design consultants for the presentation and acknowledged the amount of comprehensive work done to finalise the proposal.

Following the presentation, members discussed the need for:

- the conservation of the main house to be a primary concern in relation to this project
- consideration of the sensitivities of the site when planning the pedestrian and traffic movement
- the Schedule of Conservation Works (2019) to be updated and include a detailed scope of conservation works that explores paint colours, documents necessary repair works, considers reinstating original design elements.

The Committee acknowledged the significant amount of work done by Heritage NSW, with particular thanks to Shikha Jhaldiyal and Caitlin Stevens, for preparing the detailed report.

Resolution 2024-09
<p>The Heritage Council Approvals Committee:</p> <ol style="list-style-type: none"> 1. Notes the applicant's presentation 2. Supports in principle, the approval of the integrated development application subject to revisions of the proposed General Terms of Approval outlined in Section 8.0 of the Detailed Assessment Report (Tab 2.1A). 3. Agreed to establish subcommittee to work with Heritage NSW to redraft the proposed General Terms of Approval and to circulate the revised General Terms of Approval to the Approvals Committee for final determination at an Out of Session meeting.
<p>Moved by Nicholas Brunton and seconded by Ian Clarke</p>

2.2 King George V Avenue of Memorial Oaks (SHR 01922) Tamworth – pre lodgement

The Approvals Committee received a report from Heritage NSW and a presentation from Tamworth Regional Council on the design options being considered for the *Calala to Tamworth CBD Recreational Path* on the southwest side of the SHR listed *King George V Avenue of Memorial Oaks*.

The Committee noted the engagement with the local community and feedback received for the two design options and various path alignments explored as part of the early feasibility study, which included a Statement of Heritage Impact (SoHI), Arboricultural impact assessment and path material investigation.

Members noted that Transport for NSW has provided funding for the concept and detailed design phases of the project and discussed:

- the changes in land use along the Avenue
- activation, heritage interpretation and opportunities for connectivity around the township with a shared path and tourist link
- the proposed methodology and installation of root barriers, succession planting and consideration of trees on adjacent properties to assess any potential impacts, and
- the need for the SoHI to include structural impacts and a refined proposal that includes diagrams and before and after rendered images of the preferred design.

Members thanked Tamworth Regional Council for the pre-lodgement consultation.

Resolution 2024-10

The Heritage Council Approvals Committee:

1. **Thanks** the representatives of Tamworth Regional Council and their consultant for their presentation.
2. **Notes** the information in the summary paper prepared by Heritage NSW and all the attachments.
3. **Acknowledges** the feasibility study and community consultation considered by Tamworth Regional Council.
4. **Provides** the following comments to the applicant regarding this project:
 - a. Supports in principle the construction of a recreational path to enhance the community experience and visitation of the King George V Avenue
 - b. Requests a more ambitious design approach with alternative materials and additional features that may add to the community acceptance of the upgrade to the Avenue.
 - c. Supports the construction of a 3-metre wide recreational path with a minimum offset of 5.5 metres from the nearest tree (measured from the centre of trunk) subject to the following:
 - i. The relocation of the overhead power lines to an underground conduit
 - ii. The final design is to respect the existing heritage character of the place without dominating the landscape setting that contributes to the State heritage values
 - iii. The final design and construction management measures are to prioritise preservation of tree health during construction and for the life of the path
 - iv. An interpretation strategy is to be prepared to increase understanding of the broader history of the avenue.
 - d. Requests the following submission requirements:
 - i. Updated set of documents in accordance with the preferred option including drawings showing the location, extent and detail of the proposed works,
 - ii. An Arboricultural impact assessment prepared in accordance with *AS4970:2009 Protection of trees on development* sites by an AQF5 (Australian Qualification Framework Level 5) arborist. The report is to include a tree protection plan (drawing) that is to be included in the construction documentation
 - iii. A Statement of Heritage Impact prepared by a qualified heritage consultant. The assessment is to consider impacts to trees as well as to setting and views in accordance with the policies and guidelines in the Conservation Management Plan (Feb 2016)
 - iv. An Archaeological Assessment prepared by a suitably qualified historical archaeologist where excavation is proposed including for site drainage and service infrastructure
 - v. An Interpretation Strategy.
5. **Provides** the following comments to Heritage NSW:
 - a. Recommends Heritage NSW seek an independent peer review of the supporting arboricultural impact assessment.

- b. Recommends any future Section 60 approval include a comply with condition, requiring biennial monitoring of the condition of the trees

Moved by Julie Marler and seconded by Vanessa Holtham

2.3 Albion Hotel, Braidwood (SHR 003040)

The Approvals Committee received an update from Heritage NSW on the development application for *Albion Hotel, 3 Adjoining Shops and Stables* that includes removal of t-shaped sheds and timber garages.

The Committee noted the previous decisions made in relation to section 60 applications for Albion Hotel including:

- the Committee's earlier refusal of a section 60 application for a three lot subdivision of Lot 1 DP 598830 on 13 August 2019
- a section 60 approval granted on 18 November 2020 by Heritage NSW (as the Heritage Council's delegate) for a two lot subdivision; and
- a section 60 approval granted on 24 September 2021 by Heritage NSW (as the Heritage Council's delegate) for works to the stables building, construction of an awning to shed at the rear of Albion Hotel and removal of t-shaped sheds and timber garages on the southern boundary.

Members noted the legacy transfer of the ex-Permanent Conservation Order for the *Albion Hotel, 3 adjoining shops & stables* to the SHR. The Committee discussed the current listing description and the potential process required for the listing to be updated to include a Statement of Significance.

Resolution 2024-11

The Heritage Council Approvals Committee resolved to:

1. **Note** the updated provided by Heritage NSW in this paper.
2. **Note** the intention of Heritage NSW to issue a letter to Queanbeyan-Palerang Regional Council advising that a determination on the proposed works was made under Section 63 of the *Heritage Act 1977 (Tab 2.2D)* on 24 September 2021.

Moved by Nicholas Brunton and seconded by David McNamara

3.0 General Business

3.1 Forward agenda

The Approvals Committee noted the forward agenda and suggested a site visit to the State Library of NSW be arranged for members of the Heritage Council, AC and SHRC.

4.0 Meeting Close

There being no further items of business, Ian Clarke, Chair, declared the Approvals Committee meeting closed at 12:30 PM.



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Mr Ian Clarke
Chair, Heritage Council Approvals Committee
Date: 2 April 2024