



HERITAGE COUNCIL OF NSW

RESOLUTIONS – Approvals Committee

Tuesday, 6 August 2024 | 9:00 AM – 1:10 PM

via teleconference

1.1 Conflict of Interest Declarations
<i>Item 2.1 Juniper Hall</i> David Burdon (National Trust employee) and Bruce Pettman (National Trust Board Member) declared conflicts of interest noting that the National Trust is the property owner. <i>It was agreed that Mr Burdon and Mr Pettman be excused for this item and papers redacted from their view.</i>
1.2 Minutes from Previous Meeting – 2 July 2024
Resolution 2024-30
The Heritage Council Approvals Committee: 1. Confirms the minutes of the previous ordinary meeting (Tuesday, 2 July 2024), as a complete and accurate record of that meeting.
Moved by Bruce Pettman and seconded by Vanessa Holtham
1.3 Out of Session Decisions – 16 July 2024
Resolution 2024-31
The Heritage Council Approvals Committee: 1. Confirms the minutes of the out of session meeting (Tuesday, 16 July 2024), as a complete and accurate record of that meeting.
Moved by David McNamara and seconded by Bruce Pettman
1.4 Matters Arising
Resolution 2024-32
The Heritage Council Approvals Committee: 1. Note the Heritage Council's submission to the Department of Planning, Housing and Infrastructure for the <i>Department of Lands Building State Significant Development 7484 - Modification 20 (clock tower)</i> and reiterate its concerns about some of the heritage outcomes for this SSD project. 2. Recommend the Department of Planning, Housing and Infrastructure and the Heritage Council of NSW undertake a formal review of the State Significant Development (SSD) process more broadly, to ensure a meaningful approach for heritage and planning to inform future SSD projects.
Moved by Nicholas Brunton and seconded by Caitlin Allen
1.5 Action report
The Committee noted the action report.

2.1 Juniper Hall (SHR 00268) – prelodgement consultation

Resolution 2024-33

The Heritage Council Approvals Committee resolved to:

1. **Thank** the Applicant and their consultant team for presenting to the Approvals Committee.
2. **Consider** the documentation provided and the presentation from the consultant team.
3. **Support in principle** the display and protection of the highly significant state listed archaeological remains.
4. **Provide** the following comments to the Applicant regarding this project:
 - (a) Note the proposal involves the demolition of a section of the northern portion of the western sandstone retaining wall (c.1877) to provide entry to the carpark will impact fabric ranked exceptional in the *Juniper Hall 248-250 Oxford Street, Paddington - Conservation Management Plan [CMP]* (prepared by Clive Lucas Stapleton and Partners, dated May 2016, not endorsed by the Heritage Council).
 - (b) Given the above, greater justification must be provided for the proposed impact on this item of exceptional significance.
 - (c) Support the establishment of an Archaeological Conservation Zone (ACZ) in the basement to conserve and publicly display a portion of the State significant archaeology/relics (footings and deposits associated with the c.1820s/30s hothouse and ensure that the display is flexible to incorporate other significant remains if found.
 - (d) Support the installation of interpretative displays, including significant artefacts, within the basement and gallery building with an interpretative strategy that considers the relationship of the archaeological remains to the built form and the visitor experience within the site.
 - (e) Consider increasing the viewing area of archaeological remains to provide greater visibility from above.
5. **Recommend** that the following is submitted with the Integrated Development Application:
 - a) Due to concerns to the impact to the retaining wall and the interaction of the driveway with the ACZ, the proponent should provide detailed traffic and parking advice and how traffic will interact with the ACZ.
 - b) Arboricultural advice on the potential impacts of the excavation on the *Liquidambar styraciflua*.
 - c) Architectural drawings, including of the proposed ACZ.
 - d) 3D renders and detailed drawings that demonstrate the visitor experience of the archaeological display.
 - e) An Interpretation Strategy and Interpretation Concept Design.
 - f) Statement of Heritage Impact, including visual analysis of the proposed entry to the basement carpark through the western boundary wall.
 - g) A finalised Historical Archaeological Assessment and Archaeological Research Design (ARD) for the proposed salvage excavation program prepared by a suitably qualified archaeologist. The Assessment must comply with Heritage Council of NSW guidelines including, but not limited to, *Assessing Significance for Historical Archaeological sites and Relics 2009* and *Archaeological Assessments 1996*.
 - h) A plan of management for the proposed ACZ, including protection, conservation, and maintenance during works and in perpetuity. This must be prepared by a materials conservator with recognised and appropriate experience in presentation of public archaeology.

Moved by Julie Marler and seconded by Caitlin Allen

2.2 Millers Point & Dawes Point Village Precinct General Heritage Design Guidelines – final draft
Resolution 2024-34
The Heritage Council Approvals Committee resolved to: <ol style="list-style-type: none"> Thank Heritage NSW staff and City Plan Heritage for all the work done to finalise the Guidelines. Endorse the content in the Millers Point & Dawes Point Village Precinct General Heritage Design Guidelines final draft document provided at Tab 2.2A of this report. Note that the document will be further reviewed and edited by the Department of Climate Change, Energy, the Environment and Water’s Communications Team and their external editor to ensure it complies with NSW Government’s template and accessibility requirements. The final document will be published on the Department’s website.
Moved by Caitlin Allen and seconded by David McNamara
3.1 Varroville (SHR 00737)
Resolution 2024-35
The Heritage Council Approvals Committee resolved to: <ol style="list-style-type: none"> Invite the applicant to present to the Approvals Committee to provide information requested regarding the site location and additional concerns relating to the Pump House. Note the delegate’s likely refusal of the section 60 application in relation to replacement of the boundary fence and removal of vegetation between the cemetery and the Homestead and provide advice to the applicant to submit a section 4.55 modification to Campbelltown Council along with the reasons for such action. Arrange for a site visit for members to better understand the compliance issues related to the cemetery site.
Moved by Nicholas Brunton and seconded by Julie Marler
3.2 Statement of Regulatory Intent
The Heritage Council Approvals Committee noted the report.
4.1 Forward agenda
The Heritage Council Approvals Committee noted the forward agenda.
Meeting Close
There being no items of further business, the Acting Chair, Nicholas Brunton, closed the meeting at 1:10 PM.

Secretariat
Heritage Council of NSW