



HERITAGE COUNCIL OF NSW

MEETING MINUTES – Approvals Committee

Tuesday, 5 August 2025 | 10:00 AM – 1:25 PM

via teleconference

ATTENDANCE

Members

Dr Nicholas Brunton	Chair
Dr Caitlin Allen	Member
Mr David Burdon	Member
Mr Alan Croker	Member
Ms Julie Marler	Member
Mr David McNamara	Member
Ms Sally Barnes	Heritage Council Chair / Alternate Member

Apologies

Mr Bruce Pettman	Member
------------------	--------

External presenters – item 2.1

Mr Tom Kennedy	Planner, GTK Consulting
Mr Joe Agius	Lead Architect, Cox Architecture
Ms Natalie Vinton	Heritage Consultant, Curio Projects
Mr Boz Lukin	Group Manager Project Delivery, City of Parramatta Council –
Observer	
Mr Anthony Serratore	Project Manager, City of Parramatta Council – Observer
Ms Jess Matta	Project Manager, City of Parramatta Council – Observer
Mr Craig McMaster	Director Riverside Theatres, City of Parramatta Council – Observer

Heritage NSW

Ms Elizabeth Owers	A/Executive Director
Mr Tim Smith	Director Heritage Assessments
Ms Alison Lamond	Senior Assessments Officer (items 2.1 & 3.2)
Mr James Cole	Senior Assessments Officer (items 2.1)
Ms Anna Simanowsky	Senior Assessments Officer (items 2.1, 3.2)
Ms Nicole Davis	A/Strategic Manager Heritage Referrals (items 3.1-3.3)
Ms Tempe Beaven	Senior Assessments Officer (items 3.1)
Ms Lily Chu	Senior Assessments Officer (item 3.3)
Ms Natasha Agaki	Project Officer
Ms Linda Bugarin	Assistant Project Officer

1. Welcome and formalities

The A/Chair, Sally Barnes, opened the meeting at 10:00 AM.

The A/Chair delivered an Acknowledgement of Country and welcomed attendees.

Apologies were noted from Nicholas Brunton and David McNamara, who had to partially miss the morning session, and Bruce Pettman who could not attend the meeting. It was confirmed that a quorum had been met.

1.1 Conflict of Interest Declarations

Item 3.3 CBC Bank (former) (SHR 0028) – IDA – Burberry fitout

- Alan Croker raised a possible conflict prior to the meeting, noting that Design 5 is engaged as a consultant on the CBC Bank (Former) IDA, however it was noted that his firm is not involved in the Burberry fitout on the lower ground floor, which is a separate project under a separate application. The Committee considered that there is no conflict of interest.

1.2 Out of Session decisions

Members of the Approvals Committee attended a site visit to CBC Bank (Former) on 9 July 2025 and convened on 15 July 2025 to determine the Integrated Development Application (IDA).

Resolution 2025-28
The Heritage Council Approvals Committee: 1. Confirms the minutes of the out of session meeting (Tuesday, 15 July 2025) as a complete and accurate record of that meeting.
Moved by Nicholas Brunton and seconded by David Burdon
<i>Alan Croker excused himself from this meeting due to a conflict of interest.</i>

1.3 Minutes from Previous Meeting – 1 July 2025

Resolution 2025-29
The Heritage Council Approvals Committee: 1. Confirms the minutes of the previous ordinary meeting (Tuesday, 1 July 2025) as a complete and accurate record of that meeting.
Moved by David Burdon and seconded by Alan Croker

1.4 Matters Arising

Nil.

1.5 Action Report

The Committee noted the action report.

2. External presentations

2.1 Parramatta Riverside Theatre Redevelopment – SSD (74133241)

The Approvals Committee received a report from Heritage NSW and a presentation from the City of Parramatta Council on the proposed Parramatta Riverside Theatre Redevelopment – SSD 74133241.

Nicholas Brunton and David McNamara joined the meeting halfway through this session.

The Committee expressed support for a sympathetic redevelopment of the Theatre, acknowledging the highly significant location. Members considered how best to mitigate heritage impacts, focusing on key issues around archaeological management, landscaping, design, and interpretation.

Resolution 2025-30

1. **Request** Heritage NSW write to the Department of Planning, Housing and Infrastructure (DPHI) noting that:
 - a. The Approval Committee supports the redevelopment of the Riverside Theatre in this location.
 - b. The Northern elevation is a very important interface due to its fronting Prince Alfred Park and the Proponent should reconsider:
 - i. The placement of back of house facilities on the Ground level
 - ii. The potential for public activation of this elevation, particularly at the ground plain
 - iii. The potential for Market St to be pedestrianised should continue to be explored and anticipated in the design
 - c. The views analysis must consider the views from the Old Government House and from along the river to properly understand the impact of the bulk and scale of the proposal on the setting.
 - d. The protection of existing fabric of Lennox Bridge, particularly the portals and associated paving at street level, is required, noting that the bridge has been extended in various phases. The proponent should consider the original bridge alignment in relation to new deep soil planting and investigate opportunities to interpret the original bridge alignment and its interface with the Theatre forecourt.
 - e. Archaeology of State significance associated with the second Parramatta Goal and Female Factory, and Gaol Bridge should be retained in situ. If archaeology of potential State significance is identified, a redesign process should be undertaken in consultation with Heritage NSW and DPHI to avoid or minimise potential impacts to archaeology.
 - f. Heritage interpretation needs to be considered now so that it can inform design development of the building and landscape as well as specific interpretive installations across the site.
2. **Support** Heritage NSW managing further advice to DPHI on this project under delegation.

Moved by Caitlin Allen and seconded by Alan Croker

Dr Nicholas Brunton resumed his role as Chair of the meeting.

3. Matters for consideration

3.1 National House (SHR 00581) and Hardware House (SHR00580) - IDA - Concept Plan - Hospitality Precinct

The Approvals Committee received a report from Heritage NSW seeking determination of the Integrated Development Application (IDA) for a hospitality precinct concept plan that includes *National House (SHR 00581) and Hardware House (SHR00580)*.

Members discussed the recommendations of Heritage NSW in detail. Members supported the proposed conditions in the General Terms of Approval, noting that while the overall concept plan was approved, various elements that involved demolition of important fabric were not supported.

Members agreed with the conclusions in the Heritage NSW report that there was insufficient information to support various elements of the project. Any subsequent development application would need to contain significantly greater analysis of the existing heritage fabric in order to understand the scope of potential impacts on the heritage significance of the items.

Resolution 2025-31

The Heritage Council Approvals Committee:

1. **Approves** the Integrated Development Application (IDA) for the Concept Development Application to establish the parameters for a new hospitality precinct within five existing heritage buildings located centrally within the Sydney CBD, in accordance with the General Terms of Approval in the draft letter to the City of Sydney (Tab 3.1 B of the report).
2. **Notes** various elements of the project are not approved for the reasons set out in the detailed assessment paper (Tab 3.1 A of the report).
3. **Recommends** a detailed investigation of existing fabric be carried out and be provided with the lodgement of any subsequent Development Application. This would enable a thorough understanding of fabric significance and an accurate assessment of the impacts.

Moved by David Burdon and seconded by Alan Croker

3.2 Oxford and Nelson Street, Bondi Junction (SHR 01384) – SSD – Affordable housing

The Approvals Committee received a report from Heritage NSW seeking advice for the Department of Planning, Housing and Infrastructure (DPHI) on their assessment of SSD 77175998 – Shop top housing with infill affordable housing at Oxford and Nelson Street, Bondi Junction.

The application affected highly significant elements and vistas within the State Heritage Register (SHR) curtilage of Centennial Park, Moore Park, Queens Park (SHR 01384), which is also on the National Heritage List with place ID 106153.

The Committee discussed impacts of the proposal on the State and National significance of Centennial Park and its key vistas, and risks around the changes to planning controls which has led to the lodgement of this SSD application.

Members agreed that the SSD proposal seeking additional height and FSR would result in a building that would cause an unacceptable impact on SHR 01384. This would exceed an acceptable level of impact on the heritage significance of the place.

Resolution 2025-32

The Heritage Council Approvals Committee requests Heritage NSW to write the Department of Planning, Housing and Infrastructure (DPHI) noting:

1. **Advises** that the Heritage Council does not support the grant of consent to the SSD application as it would adversely impact on the setting of Federation Valley, due to the proposed additional height and bulk disrupting a key vista, and the Federation Pavilion, which are highly significant elements/areas within the State Heritage Register (SHR) curtilage of Centennial Park, Moore Park, Queens Park (SHR 01384), and National Heritage List place ID 106153.
2. **Notes** that the CMP policy under 'fabric and setting' states that Centennial Parklands needs an appropriate physical and visual curtilage including its skyline.

- | |
|--|
| 3. Notes the existing approval for the site will result in a building above the tree line which is at the limit of an acceptable impact on Federation Valley. |
| Moved by Julie Marler and seconded by Nicholas Brunton |

3.3 CBC Bank (former) (SHR 00428) - IDA - Burberry fitout

The Approvals Committee received a report from Heritage NSW seeking approval of the Integrated Development Application (IDA) (HMS 10495) for internal alterations to the Burberry retail store at 343 George Street, Sydney.

Members supported the recommendation for the grant of General Terms of Approval set out in the report from Heritage NSW, noting that various key amendments had been made to the applicant's proposal following the site visit on 9 July 2025. Some elements of the proposal were not supported for the reasons set out in the Heritage NSW report.

Resolution 2025-33
The Heritage Council Approvals Committee:
1. Approves the Integrated Development Application for alterations and refurbishment of the Burberry retail store in accordance with the General Terms of Approval, in the draft letter to the City of Sydney (Tab 3.3 B of the report).
Moved by Julie Marler and seconded by Nicholas Brunton

4.0 General Business

4.1 Forward agenda

The Approvals Committee noted the forward agenda.

4.2 Other matters

The Committee briefly discussed legal proceedings for St. Mary's Cathedral.

5.0 Meeting Close

There being no further items of business, Dr Nicholas Brunton, Chair, declared the Approvals Committee meeting closed at 1:25 PM.



Ms Sally Barnes, Chair, Heritage Council of NSW
on behalf of
Dr Nicholas Brunton

Chair, Heritage Council Approvals Committee

Date: 2 September 2025