



HERITAGE COUNCIL OF NSW

MEETING MINUTES – 541

6 August 2025 | 9:00 am – 4:30 pm

Meeting Room 14, Level 29, 4PSQ, 12 Darcy Street, Parramatta & via teleconference

ATTENDANCE

Members

Ms Sally Barnes	Chair
Dr Nicholas Brunton	Member
Mr Alan Croker	Member
Ms Vanessa Holtham	Member
Dr Brian Lindsay	Member
Ms Anthea Sargeant	Member
Mr Julian Siu	Member
Ms Lisa Trueman	Member

Apologies

Nil

Others

Abbie Galvin	Government Architect NSW
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Heritage NSW

Ms Elizabeth Owers	A/Executive Director
Ms Anna London	Senior Manager Heritage Listing Programs
Mr Tim Smith	Director Assessments
Ms Anna Simanowsky	Senior Assessments Officer (item 2.1)
Ms Alison Lamond	Manager Assessments (item 2.1)
Ms Lucy Albani	Director Policy and Strategy (item 3.1)
Dr Caroline Ford	Policy Manager (item 3.1)
Ms Julia Dowling	Manager Strategic Policy (item 3.1)
Ms Nicole Davis	A/Strategic Manager Heritage Referrals (item 4.1)
Ms Andreana Kennedy	Senior Assessments Officer (item 4.1)
Mr Spiros Spyrou	Senior Assessments Officer (item 4.1)

External Presenters

Andrej Stevanovic	Infrastructure NSW (item 2.1)
Samantha Polkinghorne	NBRS Architecture (item 2.1)
David Jagers	Durbach Block Jagers Architects (item 2.1)
Tom Kennedy	Infrastructure NSW (item 2.1)
Lisa Havilah	Powerhouse Ultimo (item 2.1)
Hannah Slater	Powerhouse Ultimo (item 2.1)
Claire Mouclier	Infrastructure NSW (item 2.1)

Committee Services

Ms Olgica Lenger	Manager Committee Services
Ms Jo Pickles	Project Officer

IN-CAMERA SESSION

This item was not minuted.

Item 1. Welcome and Formalities

The Chair, Sally Barnes, opened the meeting at 10:00 am, delivered an Acknowledgement of Country and welcomed the attendees.

It was noted that no apologies were received for this meeting and that a quorum had been met.

Item 1.1 Conflict of Interest Declarations

- Item 1.2 Out of Session Decisions

Nicholas Brunton had previously declared conflict of interest for *MLC Building, North Sydney (former) (SHR 02069) – IDA for commercial development*; Alan Croker had previously recused himself for this item.

- Item 2.1 Powerhouse, Ultimo Revitalisation – SSD Modification 1

Anthea Sargeant, Alan Croker, and Vanessa Holtham disclosed possible interest regarding Item 2.1 *Powerhouse Ultimo Revitalisation – SSD Modification 1*.

The Council reviewed the declarations during the in-camera session and determined that there were no conflicts of interest, allowing all members to participate in the decision-making process.

Item 1.2 Out of Session Decisions

Alan Croker and Nicholas Brunton left the meeting for the duration of this item.

An out-of-session meeting of the Heritage Council of NSW was held on 14 July 2025 to determine the agenda item *MLC Building, North Sydney (former) (SHR 02069) – IDA for commercial development*, which was deferred from the 2 July 2025 meeting.

Following concerns raised by some members about the extent of the proposed demolition, including to the Miller Street wing, and the decision-making process, members agreed to discuss the previous decision, Heritage Council's responses to the proponent, inconsistencies with the IPC findings, and the process and importance placed on the timing of the decision.

During the discussion, long standing members on the Council noted that the plans, (aside from the demolition plans) referred to the Heritage Council by North Sydney Council in January 2025 were not inconsistent with the previous concepts presented by Investa to the Heritage Council throughout 2024.

Heritage NSW provided verbal guidance on demolition and material retention, confirming they had reviewed the full design proposal and that, whilst there was substantive proposed demolition and re-instatement of heritage features as presented to the Council iteratively, it did not equate to complete demolition of an SHR item.

The timing of the decision was required because of government obligations providing General Terms of Approval (GTA) and/or determining development applications.

Lisa Trueman proposed, and Brian Lindsay supported that a motion to rescind Resolution 2025-33 be put before the Heritage Council.

Lisa Trueman sought support for the motion for the following reasons:

- i. The resolution may be open to legal challenge as the proposal is likely to be described as demolition. Demolition of a State Heritage Register listed item is contrary to section 63(2) of the Heritage Act.
- ii. Some Council members have raised concerns about the process leading to and timing of the resolution.
- iii. The resolution is not in accordance with the advice of the Independent Planning Commission.
- iv. The resolution is contrary to previous resolutions of the Council in relation to the retention of fabric of the Miller Street wing.

With an equal number of votes in favour and against the rescission motion, the Chair cast their second vote, and the motion was defeated. The original resolution 2025-33 from the 14 July meeting remains in place.

Members were reminded that discussions in the Heritage Council are confidential and should not be discussed outside Council meetings, particularly in the media.

Item 1.3 Minutes from the Previous Meeting – 2 July 2025

Members reviewed the minutes from the 2 July 2025 meeting of the Heritage Council and made necessary amendments.

Resolution 2025-34
The Heritage Council of NSW resolved to: 1. Confirm the minutes of the previous ordinary meeting (2 July 2025) as a complete and accurate record of that meeting, as amended.
Moved by Julian Siu and seconded by Brian Lindsay

Item 1.3.1 Minutes from the Out of Session Meeting – 14 July 2025

Members reviewed the minutes from the 14 July 2025 out-of-session meeting of the Heritage Council and made necessary amendments.

Resolution 2025-35
The Heritage Council of NSW resolved to: 1. Confirm the minutes of the out of session meeting (14 July 2025) as a complete and accurate record of that meeting, as amended.
Moved by Anthea Sargeant and seconded by Julian Siu

Item 1.4 Matters Arising

Nil

Item 1.5 Action Report

The Heritage Council of NSW noted the report.

Item 2. External Presentations

Item 2.1 Powerhouse Ultimo Revitalisation – SSD Modification 1

Abbie Galvin (Government Architect NSW) joined the meeting as an observer for this item.

The Heritage Council of NSW received a presentation from Infrastructure NSW and a paper from Heritage NSW on the *Powerhouse Ultimo Revitalisation - SSD Modification 1* for Galleria and Wran Building demolition and replacement like for like.

The Council noted the reasons provided by Infrastructure NSW for replacing the steel structure, which included cost, sustainability, safety, and the inability to warrant the existing structure.

The Council also noted that the Design Review Panel, represented by Abbie Galvin, supported the proposed changes based on advice from the tenderers. The panel aimed to balance safety, certification and cost considerations.

Members raised concerns about the demolition and replacement of the Galleria's existing steel structure and sought to investigate alternative options to retain it. There was a discussion about the proposed replacement of horizontal glazing with solid material and concerns about the loss of the visual link between the Galleria and the original building.

Members sought to ensure that any replacement windows are larger and maintain both vertical and horizontal glazing elements to preserve character.

Resolution 2025-36

The Heritage Council of NSW resolved to:

1. **Note** that the proposed modification would effectively result in the demolition of the Wran Building including the Galleria.
2. **Acknowledge** the difficulties in re-using the original steel structure and augmenting it to meet the requirements of the design and current building codes and regulations.
3. **Recommend** that the applicant considers the retention of the Galleria's existing steel structure in concert with the addition of a new independent steel structure.
4. **Recommend** that the high-level glazing to the eastern side of the Galleria, including the lower raked section that connects to the adjacent building, be replaced with new continuous glazing in keeping with the original design. It is considered that the proposed use of opaque cladding, particularly to replace the lower raked glazing, would have an adverse heritage impact.
5. **Advise** that the deletion of the loading dock in the Switch House, the associated reduction in the amount of excavation, and the removal of the vehicular opening on the south elevation would have an acceptable heritage impact.
6. **Advise** that the removal of the proposed rooftop annexe and roof terrace on the Switch House in accordance with conditions of the development consent, and their replacement with a low-pitch metal roof would have an acceptable heritage impact.
7. **Recommend** that the lift and stair should not project above the Switch House roof and become visually obtrusive. It is noted that the lift and stair access will no longer be required to the roof level.
8. **Recommend** that changes to the ground floor openings on the east elevation of the Switch House be detailed so that the size and proportions of the original openings remain legible and any new fabric be discernible as introduced (non-original) fabric.
9. **Seek** clarification and further assessment regarding the proposed changes to the openings on the west elevation of the Switch House including the enlargement of windows and replacement of brick infill with windows. Impacts to original fabric/elements should be clarified.

10. Note other minor changes that are proposed as part of the modification..

Moved by Julian Siu and seconded by Nicholas Brunton
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Item 3. Legal, Policy & Administration

Item 3.1 Draft NSW Heritage Strategy – input into final strategy

The Heritage Council of NSW received a presentation from Heritage NSW that provided a comprehensive overview of the consultation feedback collected from surveys and submissions for the Draft NSW Heritage Strategy. It also included an update from discussions at the Innovative Thinkers Round Table hosted by Heritage NSW on 25 July 2025.

Item 4. Matters for Consideration

Item 5. Executive Reports

Item 5.1 Chair, Heritage Council of NSW – Monthly Report

The Heritage Council of NSW noted the verbal update provided by the Chair.

Item 5.2 Executive Director, Heritage NSW

The Heritage Council of NSW noted the report and verbal update from the Executive Director Heritage NSW.

Item 5.3 State Heritage Register Committee

Brian Lindsay, Chair of the State Heritage Register Committee (SHRC), provided an update on the key outcomes for items considered at the 4 August SHRC meeting.

Item 5.4 Approvals Committee

Nicholas Brunton, Chair of the Approvals Committee (AC), provided an update on the key outcomes for items considered at the 4 August AC meeting.

Item 5.5 Planning Report (DPHI)

The Heritage Council of NSW noted the monthly planning report.

Item 5.6 Advisory Panels Report

Nil

Item 6. Heritage NSW monthly reports

The Heritage Council of NSW noted the monthly operational reports.

Item 7. General Matters

Item 7.1 Forward Agenda

The Heritage Council of NSW noted the forward agenda.

Meeting Close

There being no further items of business, the Chair, Sally Barnes, closed the meeting at 4:30 pm.

A handwritten signature in blue ink, reading "Sally Barnes", is positioned above a dotted line.

Sally Barnes

Chair, Heritage Council of NSW

6 August 2025