



HERITAGE COUNCIL OF NSW

MEETING MINUTES – Approvals Committee

Tuesday, 3 December 2024 | 9:00 - 10:55 AM

via teleconference

ATTENDANCE

Members

Mr Ian Clarke	Chair
Dr Nicholas Brunton	Deputy Chair
Dr Caitlin Allen	Member
Mr David Burdon	Member
Ms Vanessa Holtham	Member
Dr Danièle Hromek	Member
Mr David McNamara	Member
Mr Bruce Pettman	Member
Mr Frank Howarth AM PSM	Heritage Council Chair / Alternate Member

Apologies

Ms Julie Marler	Member
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Heritage NSW

Mr Tim Smith	Director Heritage Assessments
Ms Rochelle Johnston	Strategic Manager Heritage Referrals (section 2)
Ms Tempe Beaven	Senior Assessments Officer (section 2)
Ms Louise Doherty	Senior Assessments Officer (item 2.1)
Ms Katrina Stankowski	Manager Assessments (item 2.3)
Mr Spiros Spyrou	Senior Assessments Officer (item 2.4)
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.

The Chair of the Heritage Council, Frank Howarth, joined for the start of the meeting and thanked Ian Clarke for his significant contributions to the Heritage Council and for his leadership of the Approvals Committee during his term of office.

1.1 Conflict of Interest Declarations

Prior to the meeting, Julie Marler advised of a potential perceived COI for *Item 2.3 Maryland, Bringelly* noting her standing declaration for her role with Camden Council Review Panel. Ms Marler has not been involved in this project nor had discussions with Camden Council or the applicant on this matter.

1.2 Out of Session decisions

Nil.

1.3 Minutes from Previous Meeting – 5 November 2024

Resolution 2024-48
The Heritage Council Approvals Committee: 1. Confirms the minutes of the previous ordinary meeting (Tuesday, 5 November 2024), as a complete and accurate record of that meeting.
Moved by Caitlin Allen and seconded by Bruce Pettman

1.4 Matters Arising

Nil.

1.5 Action Report

The Committee noted the action report and items recommended for closure.

2. Matters for Consideration

2.1 Horningsea Park (SHR 00255) – Integrated Development Application

The Approvals Committee received a report from Heritage NSW on the general terms of approval (GTA) and associated alterations and additions for an integrated development application for *Horningsea Park*. The proposal seeks to adaptively reuse the main house as a childcare centre.

Members noted that:

- some restoration works were completed for the interior of the main house and kitchen in the 1980s
- the majority of proposed works relate to the rear of the building and installation of a wet area pod in the centre of the house
- the proposed car park is adjacent to the high school car park and includes new plantings and screening trees
- the Bunya Pines located at the front of the site will not impact the child care centre at the rear
- the original driveway is owned by the local council and forms part of *Bunya Park*, and
- there are opportunities for the council to improve the condition of *Bunya Park* and include some heritage interpretation.

Members noted that the heritage interpretation strategy does not include an implementation plan. The committee asked for this to be included in the GTAs and be provided to Heritage NSW following community consultation.

The Committee thanked Heritage NSW for the report.

Resolution 2024-49
<p>The Heritage Council Approvals Committee:</p> <ol style="list-style-type: none">1. Notes the information provided in this paper and the application.2. Approves the proposal with the General Terms of Approval outlined in Section 8 of the detailed paper provided at Tab 2.1A of this report, subject to minor changes around heritage interpretation.
Moved by Caitlin Allen and seconded by David McNamara

2.2 Tresco grounds and trees (SHR 00780) – Integrated Development Application

The Approvals Committee received a report from Heritage NSW for an integrated development application for the proposed construction of two new dwellings, car parking, landscaping and a community title subdivision for *Tresco, grounds and trees* at Elizabeth Bay.

Members reiterated their concerns with regard to the potential impacts to this rare 19th century garden including the garden walls which are graded as exceptionally significant, the loss of the fernery terrace, and the potential risk of the proposed excavation works destabilising the heritage rock cliff.

The committee noted that the proposed subdivision is inconsistent with the conservation of a significant heritage item in this setting and does not align with the principles set out in the Heritage Council's subdivision policy.

The Committee thanked Heritage NSW for the work undertaken to prepare the comprehensive report.

Resolution 2024-50
<p>The Heritage Council Approvals Committee:</p> <ol style="list-style-type: none">1. Notes the information provided in this paper and the application.2. Issues the General Terms of Refusal (GTR) for the proposal for two new dwellings, car parking, landscaping and community title subdivision at <i>Tresco, ground and trees</i> for the reasons set out in the GTRs attached at Tab 2.2B of this report.
Moved by Vanessa Holtham and seconded by Nicholas Brunton

2.3 Maryland (SHR 01071), Bringelly – Integrated Development Application – bulk earthworks preliminary assessment

The Approvals Committee received a report from Heritage NSW for an integrated development application for proposed bulk earthworks and demolition within the *Maryland* SHR curtilage, and sought the committee's feedback on the proposed draft conditions of consent.

Members noted that this proposal is part of a much larger housing development outlined in the *Camden Growth Centre Precinct Plan* in the *Western Parklands 2021 State Environmental Planning Policy* which forms part of the Premier and NSW's Government housing priority.

The committee discussed the potentially significant impacts to the cultural landscape and any archaeological finds, and noted the stakeholder concerns raised around the future use and potential storage of contaminated soils on the site.

The Committee thanked Heritage NSW for the report and looks forward to a site visit prior to determining the application in early 2025.

Resolution 2024-51
<p>The Heritage Council Approvals Committee:</p>

<ol style="list-style-type: none"> 1. Raised concerns that the proposal for bulk earthworks will substantially impact the heritage values of the place as set out in Tab 2.3A of this report. 2. Note that the nature of the information provided does not adequately allow for heritage assessment. 3. Agrees to meet on site in mid-January 2025 (date to be determined) together with Camden Council, Heritage NSW and the Applicant to consider the site and better assist with any future approval conditions.
Moved by Nicholas Brunton and seconded by David McNamara

Danièle Hromek joined the meeting at 10:15 AM.

2.4 Jenner House (SHR 00776) – Integrated Development Application - update

The Approvals Committee received a briefing from Heritage NSW on an integrated development application being prepared for *Jenner House* at Potts Point.

Heritage NSW outlined the proposed works and presented architectural drawings and photographs of the house and its setting and noted that they have been consulting with the local council and applicant on the early design scheme.

Members discussed the proposal and noted that:

- the conservation management plan indicates two periods of construction: the original *Edmund Blacket house* in 1868 and the *Thomas Rowe addition* in 1875, and
- archaeological testing has been carried out on site with conditions provided to the proponent.

The committee thanked Heritage NSW for the update and looks forward to considering the application in greater detail at an out of session meeting with Heritage NSW on 9 December 2024.

4.0 General Business


4.1 Forward agenda

The Approvals Committee noted the forward agenda.

5.0 Meeting Close

The Committee acknowledged the substantial work of the assessments team throughout the year and the overall improvement in the quality of reporting and materials provided to the committee.

There being no further items of business, Ian Clarke, Chair, declared the Approvals Committee meeting closed at 10:55 AM.



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Dr Nicholas Brunton

A/Chair, Heritage Council Approvals Committee

Date: 4 February 2025