



HERITAGE COUNCIL OF NSW

MEETING MINUTES – Approvals Committee

Tuesday, 6 May 2025 | 9:00 AM – 12:00 PM

Meeting Room 14, Level 11, 4PSQ, 12 Darcy Street, Parramatta & via teleconference

ATTENDANCE

Members

Dr Nicholas Brunton	A/Chair
Dr Caitlin Allen	Member
Mr David Burdon	Member
Ms Julie Marler	Member
Mr Bruce Pettman	Member
Ms Sally Barnes	Heritage Council Chair / Alternate Member

Apologies

Mr Alan Croker	Member
Mr David McNamara	Member

External Presenters

Ms Mary Casey	Archaeologist, Casey & Lowe (item 2.1)
Mr Jeremy Hung	Head of Development, JQZ (item 2.1)
Ms Tory Stening	Archaeologist, Unearthed Archaeology & Heritage (item 2.1)
Mr Oscar Li	Development Assistant, JQZ (item 2.1)
Ms Ashleigh Ryan	Town Planner, Beam Planning (item 2.1)
Mr David Fok	Design Manager, JQZ (item 2.1)

Heritage NSW

Mr Tim Smith	Director Heritage Assessments
Mr Michael Ellis	Manager Heritage Assessments (item 2.1)
Ms Sam Gibbins	Senior Assessments Officer (item 2.1)
Mr Rajeev Maini	Manager Heritage Assessments (item 2.2)
Ms Shikha Jhaldiyal	Senior Assessments Officer (item 2.2)
Ms Andreeana Kennedy	Senior Assessments Officer (item 2.2)
Ms Alison Lamond	Senior Assessments Officer (item 2.3)
Mr James Cole	Senior Assessments Officer (item 2.3)
Ms Anna Simanowsky	Senior Assessments Officer (item 2.3)
Ms Tempe Beaven	Senior Assessments Officer (item 2.4)
Ms Tracy Appel	Senior Assessments Officer (item 2.4)
Mr Blake Bartley	Graduate, Programs
Ms Elizabeth Thomas	Senior Secretariat Officer

1. Welcome and formalities

The A/Chair, Nicholas Brunton, opened the meeting at 9:00 AM.

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

The A/Chair noted the apologies for this meeting, and it was confirmed that a quorum had been met.

1.1 Conflict of Interest Declarations

Item 2.3 Sydney University SSD EIS

- Prior to the meeting, Caitlin Allen declared a perceived conflict of interest and papers were redacted from her view. Members agreed that Dr Allen will be excused for this item.

The Approvals Committee noted the following standing declarations:

- Sally Barnes: Former head of NPWS (2007-2011) and CEO of OEH (2012-2014)
- Nicholas Brunton: current member of NPWS Audit and Risk Committee
- Dr Caitlin Allen: Sydney University; current President ICOMOS; appointed Member of the Sydney Opera House Conservation Council.

1.2 Out of Session decisions

Nil.

1.3 Minutes from Previous Meeting – 1 April 2025

Resolution 2025-13
The Heritage Council Approvals Committee: 1. Confirms the minutes of the previous ordinary meeting (Tuesday, 1 April 2025), as a complete and accurate record of that meeting.
Moved by Bruce Pettman and seconded by David Burdon

1.4 Matters Arising

Appin site visit, 16 April 2025

Julie Marler and Bruce Pettman provided an update following the site visit hosted by the First Nations Reference Group to *Appin Massacre Cultural Landscape* which they attended together with members of the Heritage Council and Heritage NSW.

1.5 Action Report

The Committee noted that there are no outstanding action items.

2. Matters for Consideration

2.1 142 - 154 Macquarie Street, Parramatta (former Cumberland Press site) – pre-lodgement consultation

The Approvals Committee received a report from Heritage NSW and a pre-lodgement presentation from the proponent's design and archaeology consultants on the proposed Archaeological Conservation Zone (ACZ) at *142-154 Macquarie Street, Parramatta* (former Cumberland Press site).

Key points of the presentation

- JQZ acquired the site in November 2024 and is liaising closely with the local council to lodge a planning proposal and will seek the necessary approvals prior to commencing construction.
- The proposed location and extent of the ACZ has been informed by the results of multiple archaeological investigations and includes the historical and Aboriginal archaeology in Lots 46 and 47 to the north of the sewer.

- The proposed ACZ captures the State significant historical archaeology as well as some of the deepest sections of the *Parramatta Sand Body* (PSB) and associated in situ Aboriginal objects, which was supported and agreed to by the Registered Aboriginal Parties in 2014-15.
- A design and interpretation strategy, and an implementation plan is proposed to interpret the PSB, and the Aboriginal and historical archaeology.

Members discussed the likely planning pathway for the development and noting the constraints of the site, sought clarification on:

- the archaeological testing carried out for the George Street frontage lots, and
- the public outcomes proposed for the project and any potential for in situ displays.

Resolution 2025-14

The Heritage Council Approvals Committee:

1. **Supports in principle** the proposed Archaeological Conservation Zone (ACZ) comprising Lots 46 and 47 to the north of the sewer, as provided at Tab 2.1E of the Heritage NSW report.
2. **Provides** the following comments to the Applicant:
 - a. Any building design, including the location of columns, should respect the ACZ and enhance public interpretation of the historical archaeology, Parramatta Sand Body and associated Aboriginal objects.
 - b. A Heritage Interpretation Strategy and implementation plan for the site and ACZ should be developed in consultation with the Heritage Council of NSW. This should consider public display and interpretation of *in situ* State significant archaeology/relics. It should also consider interpretation of the Aboriginal occupation and use of the site, including public display of Aboriginal objects within the new development.
 - c. The Heritage Council of NSW should be provided with the opportunity to comment on the brief for the design competition. The heritage interpretation strategy should inform the design competition brief, so that the design of the building can respond to the state significant archaeology.
 - d. The Heritage Council of NSW should be consulted on the final proposed building design prior to submission of any Development Application.
 - e. Visual impacts, including overshadowing of items of State heritage significance in the vicinity, should be considered in the design development. This includes *Experiment Farm Cottage* (SHR 00768), *Hambledon Cottage* (SHR 01888), *Harrisford* (SHR 00248), *Elizabeth Farm* (SHR 00001), and the buried archaeological remains within *Robin Thomas Reserve*, which contains a portion of the sand body that is listed on the SHR (SHR 01863).

Moved by Caitlin Allen and seconded by David Burdon

Sally Barnes joined the meeting at 10:00 AM.

2.2 Me Mel (Goat Island) (SHR 00989) - section 60 partial demolition of crane

The Approvals Committee received a report from Heritage NSW seeking determination of a section 60 application (HMS 9303) for partial dismantling and removal of the *Me-Mel (Goat Island) Tower Crane*.

The Committee discussed the statutory obligations of the Heritage Council with regard to demolition by neglect and the safety risks posed by the dilapidated condition of the Tower Crane, noting that:

- Me-Mel is being transferred to Aboriginal ownership, and they have indicated their support for the partial retention of the Tower Crane, and
- the Tower Crane is significant as an industrial landmark, but is in poor condition.

Members discussed:

- elements of the Conservation Management Plan (CMP) and considered partial or complete demolition for the Tower Crane and any potential public benefit outcomes
- the condition report and potential future for all or part of the Tower Crane and opportunities for interpretation which incorporates salvage and repair of heritage fabric into any adaptive reuse such as a tower observation platform that could provide a vantage point to view the site, the island and harbour vistas and cited overseas examples of innovative adaptive reuse and activation
- the holistic opportunities and constraints for the proposed funding allocation to repair and maintain the range of heritage assets on the island, and
- the draft Masterplan which is currently being updated.

The Committee noted that further information from NPWS is required in order to determine the application as set out in the resolution.

Resolution 2025-15
<p>The Heritage Council Approvals Committee:</p> <ol style="list-style-type: none">1. Defers its decision on this matter, pending the matters below being addressed.2. Requests that National Parks and Wildlife Service NSW:<ol style="list-style-type: none">a. Provide a copy of the draft masterplan to enable the Committee to assess and consider the overall conservation of the State heritage listed item.b. Outline how the \$40M funding for the restoration of Me Mel is to be allocated given the context of the proposed funding for partial demolition or retention of the full crane.c. Outline how, and by what legal mechanism will be used, so that the ongoing funding for the long term management and maintenance of the tower element will be secured, if partial demolition is approved.d. Provide further information on the possibility of adaptive reuse of the potential retained tower element as a viewing platform and interpretation of the crane; ande. Information on what options for adaptive reuse have been considered if the tower element is retained, including, for example constructing a viewing platform to interpret the heritage significance of the whole island and the surrounding harbour - waters relationships.
Moved by David Burdon and seconded by Julie Marler

Caitlin Allen left the meeting at 10:30 AM.

2.3 Sydney University (SHR 01974) - SSD 57838709 EIS - Ross Street Teaching and Learning Hub

The Approvals Committee received a report from Heritage NSW on the proposed *Ross Street Teaching and Learning Hub (Building A01)* at the University of Sydney and sought the AC's comments to inform the submission to the Department of Planning, Housing and Infrastructure (DPHI) for this project.

The Committee noted the proposed works for the development proposal and discussed the:

- built form, building envelopes and visual impacts
- partial removal proposed for the Ross Street gates and fencing and opportunities for greater retention of the existing boundary fencing, and
- Western Avenue and Science Road landscaping works and the potential for increased building setbacks to allow for improved pedestrian arrival on campus.

Resolution 2025-16

The Heritage Council Approvals Committee:

1. **Requests** Heritage NSW write to the Department of Planning, Housing and Infrastructure noting that:
 - a. The removal of a 40m section of the existing sandstone and wrought iron fencing on the boundary of the University of Sydney is not supported, however options for discrete openings within the fence could be pursued as a part of the project design.
 - b. Additional information regarding the proposed impacts to significant elements, including clear justification for the removal of significant trees, and a revised assessment of archaeological potential must be provided.
 - c. A Heritage Interpretation Plan must be submitted in support of the application.
2. **Invites** the University of Sydney to present to the Approvals Committee prior to the submission of future applications relating to Building A03.

Moved by Bruce Pettman and seconded by Julie Marler

Dr Caitlin Allen left the meeting for this item.

2.4 Welcome Inn hotel (Bristol Arms Hotel), 81 Sussex St, Sydney (SHR 00408) – rooftop awning

The Approvals Committee received a report from Heritage NSW on the NSW Land and Environment Court proceedings brought by the City of Sydney that relate to an unapproved roof top awning on the *Welcome Inn Hotel*, now known as the *Bristol Arms Hotel*.

Heritage NSW has been notified of unauthorised works and the City of Sydney has issued a demolition order. Members noted that:

- any application needs to align with the local council regulations, especially setbacks from key property boundaries to minimise visual impact
- Heritage NSW understands that the *as built* awning exceeds the City of Sydney design requirements,
- retrospective approval cannot be given to the development, and
- the Heritage Act should be complied with and approvals obtained prior to carrying out any works.

The Committee supports the action undertaken by the City of Sydney and encourages the applicant to apply for approvals at all times.

Resolution 2025-17

The Heritage Council Approvals Committee:

1. **Requests** that Heritage NSW write to the City of Sydney to note that the works occurred without consent, and that the City of Sydney will address the modification of the awnings to ensure it aligns with the City of Sydney's planning requirements.

Moved by Nicholas Brunton and seconded by Sally Barnes

3.0 General Business

3.1 Forward agenda

The Approvals Committee noted the forward agenda, and Tim Smith provided a verbal update on various matters currently being managed by Heritage NSW.

4.0 Meeting Close

There being no further items of business, Nicholas Brunton, A/Chair, declared the Approvals Committee meeting closed at 12:00 PM.



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Dr Nicholas Brunton

A/Chair, Heritage Council Approvals Committee

Date: 3 June 2025