



HERITAGE COUNCIL OF NSW

MEETING MINUTES – Approvals Committee

Tuesday, 2 September 2025 | 9:20 AM – 3:11 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
Mr Bruce Pettman	Member
Ms Sally Barnes	Heritage Council Chair / Alternate Member

External presenters

Brad Roeleven	Rail Projects Coordinator, Infrastructure Planning and Design, Parramatta City Council (<i>item 3.1</i>)
Myfanwy McNally	City Significant Development Manager, City Significant Development, Parramatta City Council (<i>item 3.1</i>)
Paul Yousseph	Development Director, Holdmark (<i>item 3.1</i>)
Kevin Nassif	COO, Holdmark (<i>item 3.1</i>)
Julian Bikersteth	International Conservation Services (<i>item 3.1</i>)
Alex Beben	Director, Austral (<i>item 3.1</i>)
Isabel Duffy	Principal Structural Engineer, Northrop (<i>item 3.1</i>)
Stephen Kim	Geotech Engineer, EI Australia (<i>item 3.1</i>)
Kate Paterson	Heritage Consultant, URBIS (<i>item 3.2</i>)
Claire Mallin	Architect, Turner (<i>item 3.2</i>)
Dan Szwaj	Architect, Turner (<i>item 3.2</i>)
Jonathan Thompson	Manager, Blue Sox Group (<i>item 3.2</i>)
Jonathan Wehbe	Manager, Blue Sox Group (<i>item 3.2</i>)
Aaron Sutherland	Planning Consultant, Sutherland & Assoc Planners (<i>item 3.2</i>)
James Allen	Architect, James Allen Architect (<i>item 3.3</i>)
Elliot Nolan	Heritage Consultant, Weir Phillips Heritage (<i>item 3.3</i>)
Anna McLaurin	Heritage Consultant, Weir Phillips Heritage (<i>item 3.3</i>)
Shaun White	Owner (<i>item 3.3</i>)
Danielle White	Co-owner (<i>item 3.3</i>)

Heritage NSW

Mr Tim Smith OAM	Director Heritage Assessments
Ms Rochelle Johnston	Senior Manager Major Projects (<i>items 2.2, 3.2</i>)
Ms Tempe Beaven	Senior Assessments Officer (<i>item 2.2</i>)
Ms Lily Chu	Senior Assessments Officer (<i>item 2.2</i>)
Mr Michael Ellis	Manager Assessments (<i>items 3.1, 3.2</i>)
Ms Sam Gibbons	Senior Assessments Officer (<i>item 3.1</i>)
Ms Louise Doherty	Senior Assessments Officer (<i>item 3.3</i>)

Committee Services

Ms Olgica Lenger	Manager, Committee Services
Miss Linda Bugarin	Assistant Project Officer, Committee Services

1. Welcome and formalities

The Chair, Dr Nicholas Brunton, opened the meeting at 9:20 AM.

The Chair welcomed attendees and delivered an Acknowledgement of Country.

All members were in attendance, and it was confirmed that a quorum had been met.

1.1 Conflict of Interest Declarations

Item 2.1 Bloomfield Hospital (SHR 01745) – Orange Sports Precinct – IDA

- Prior to the meeting, Bruce Pettman and Caitlin Allen advised of their historical involvement in the Conservation Management Plan (CMP) for Bloomfield. This was considered a previous engagement and not a current conflict for this agenda item.

Item 3.1 197 Church Street, Parramatta – Development Application

- Dr Brunton previously declared a conflict of interest for 197 Church Street, Parramatta. Members noted that Dr Brunton will be excused for this item and the papers were redacted from his view. Sally Barnes will be chairing the meeting for this item.

Item 3.2 Berrima Gaol (SHR 00807) - Berrima Hotel adaptive re-use – SSD

- David Burdon reported that the proponents have reached out to the National Trust regarding the Berrima Gaol. The committee clarified that this item is not for decision and no further action is required.

1.2 Out of Session decisions

Members of the Approvals Committee attended an out of session meeting on 22 August 2025 to discuss a development application proposal affecting State significant archaeology at 197 Church Street, Parramatta.

1.3 Minutes from Previous Meeting – 5 August 2025

Resolution 2025-34
The Heritage Council Approvals Committee: 1. Confirms the minutes of the previous ordinary meeting (Tuesday, 5 August 2025) as a complete and accurate record of that meeting, with minor amendments.
Moved by David Burdon and seconded by Julie Marler

1.4 Matters Arising

Nil.

1.5 Action Report

The Committee noted the action report.

2. Matters for consideration

2.1 Item withdrawn

2.2 Bloomfield Hospital (SHR 01745) – Orange Sports Precinct – IDA

The Approvals Committee received a report from Heritage NSW seeking approval of the Integrated Development Application (IDA) for the construction and operation of Stage 2 of the Orange Regional Sports Precinct.

The Committee discussed previous deliberations, current changes to the sports precinct, car park surface materials and options including colour palette, preferred organic tree planting arrangements, and need for landscaping consistency with the Master Plan. A key focus was the shift from a permeable vehicle surface treatment to a coloured concrete preference based on site environment and use profiles, the need for more substantial tree planting, and general concerns in managing the change from an original parkland character to a more engineered site.

Resolution 2025-35

The Approvals Committee resolves to:

1. **Approve** the integrated development application for the construction and operation of stage 2 of the Orange Regional Sports Precinct in accordance with the general terms of approval in the draft letter to Orange City Council (Tab 2.2B of the report), as amended.
2. **Note** Orange City Council's reasons for using concrete in the parking bays of carpark 1A instead of permeable grassed pavement as per the landscape masterplan.
3. **Support** the use of a coloured concrete surface in the parking bays of carpark 1A.

Moved by Caitlin Allen and seconded by Julie Marler

3. External presentations

3.1 197 Church Street, Parramatta – Development Application proposal affecting State significant archaeology

Nicholas Brunton left the room for the duration of this item. Sally Barnes chaired this item.

The Approvals Committee received a previously tabled report from Heritage NSW and a presentation from Holdmark Pty Ltd. seeking consideration on conditions to manage the State significant archaeology on site, through potential Development Application conditions, noting their preference for archaeological salvage and later re-instatement close to the find location as a public archaeology outcome. The Committee were presented with development constraints including current building design, structural matters, ground water and flood mitigation requirements, facilities and carparking requirements, and Metro tunnel restrictions. Parramatta City Council attended the meeting and detailed the planning and approval considerations of Council.

The Committee discussed its clear preference of an in-situ conservation outcome for the significant archaeological remains, the feasibility of achieving same, the delicate nature of the relics, and authenticity of a successful in situ outcome compared to a salvage and re-interpretative display. The Committee requested a site visit before making further decisions, noting the proponent's desire for certainty. The Committee discussed the need to prioritise an assessment of current engineering and structural reports, the need for ongoing additional archaeological testing to inform the full nature of the site's values, and that interpretation strategies would flow from this deeper appreciation of constraints and opportunities.

Resolution 2025-36

The Approvals Committee resolves to:

1. **Thank** the proponent, their team, and Parramatta City Council staff for an informative presentation.
2. **Undertake** a site visit to 197 Church Street, Parramatta as soon as possible to better understand the feasibility of the Approvals Committee's preference for in situ conservation of the State significant archaeological resource.
3. **Request** a written technical assessment from a materials conservator with archaeological site conservation experience on the feasibility of both in situ conservation and the potential for reusing materials in interpretation.
4. Following consideration of the issues above, **request** a substantive interpretation and design response, constituting meaningful display and public access.
5. **Review and provide input** at the appropriate time into any draft Interpretation Plan and Interpretation Strategy.

Moved by Caitlin Allen and seconded by Alan Croker

Nicholas Brunton left the meeting for the duration of this agenda item.

3.2 Berrima Gaol (SHR 00807) – Berrima Hotel adaptive re-use – SSD

Alan Croker, Julie Marler, and Sally Barnes chaired the meeting to finalise the outstanding agenda items 3.1, 2.2, and 3.2, respectively, after Nicholas Brunton left the meeting at 2:20 PM.

The Approvals Committee received a report from Heritage NSW and a presentation from Urbis on a State Significant Development (SSD) proposal for adaptive re-use of the Berrima Gaol as a hotel.

The Committee noted the complexity and heritage significance of the site, and sought further justification for the front wall opening and preferred form, level changes on the southern corner, and opportunities for activation and further consideration of the free-standing residences. The Committee supported the Connecting with Country principled approach and proponent's honouring of stories of First Nations peoples, and provided guidance on landscape and materiality.

The Committee noted the contrast between the original prison's solidity and confinement, and the design elements inspired by Connecting with Country principles, which introduce potential transparency, lightness, and a sense of reflection.

Resolution 2025-37

The Approvals Committee resolves to:

1. **Support** in principle the adaptive reuse of the former Berima Gaol as a hotel.
2. **Support** the incorporation of Connecting with Country principles in developing the proposal.
3. **Request** further justification for the need for a new opening in the eastern (front) gaol wall, including:
 - A need for activation
 - The proximity of the existing front door
 - Functional requirement for an additional exit
4. **Request** further information on the proposed use of Governor's and Deputy Governor's residences.

5. **Support** the use of native and exotic planting in enhancing the character of the landscape and caution against the use of over-rustic stonework detailing within close proximity of historic walls.
6. **Consider** a less dominant form for the porte cochere.
7. **Ensure** that archaeological conservation and interpretation opportunities are maximised.
8. **Support** in principle the form and layout of the proposed new buildings containing hotel units at the rear of the former gaol near the Wingecarribee River escarpment, noting the State Design Review Panel's comments on further design resolution.
9. **Support** the proposed integration of new design elements within the gaol walls, including new glazed roofing elements.

Moved by Julie Marler and seconded by Bruce Pettman

3.3 Harrington Park (SHR 01773) – Alterations and additions – Pre lodgement

The Approvals Committee received a report from Heritage NSW and a presentation from James Allen Architect seeking pre-lodgement advice about the proposed alterations and additions to Harrington Park.

The Committee welcomed the proposal's intent to adapt the house for family living while respecting heritage values. Members discussed the scale and massing of the new proposed pavilion, with emphasis on ensuring new works are low scale and respectful, preserve significant views, and maintain the layered history of the site. The Committee sought further details on elevations, landscape plans, and archaeological assessment, and invited the applicant to revise plans considering Committee's feedback. The Committee noted its appreciation of having the owners present their connection to the property, family aspirations, and the personal connection.

Resolution 2025-38

The Approvals Committee resolves to:

1. **Thank** the owner for presenting the pre-lodgement proposal.
2. **Support** the conceptual approach for the proposal.
3. **Suggest** a review of the Landscape Conservation Management Plan, to assist the development of a Landscape Masterplan, to inform the management and succession planting of trees to ensure canopy replenishment over time and managing historic view lines.
4. **Provide** detailed written feedback to the owner.
5. **Invite** the applicant to re-present the revised proposal in due course.

Moved by Julie Marler and seconded by Sally Barnes

4.0 General Business

4.1 Forward agenda

The Approvals Committee noted the forward agenda.

5.0 Meeting Close

There being no further items of business, Sally Barnes declared the Approvals Committee meeting closed at 3:11 PM.

A handwritten signature in blue ink, appearing to be 'Bruce Pettman', with a long horizontal line extending to the right.

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Bruce Pettman

Presiding member, Approvals Committee

Date: 30 September 2025