



HERITAGE COUNCIL OF NSW

RESOLUTIONS – Approvals Committee

Tuesday, 30 September 2025 | 9:00 AM – 13:30 PM

via teleconference

1. Welcome and Formalities
Resolution 2025-39
The Approvals Committee resolved to:
1. Elect Mr. Bruce Pettman to preside over the meeting of the Approvals Committee on the day.
Moved by Caitlin Allen and seconded by Alan Croker
1.1 Conflict of Interest Declarations
Resolution 2025-40
The Approvals Committee:
1. Noted the previously declared conflict of interest by David Burdon regarding items 2.2 (2A Gregory Place, Harris Park SSD) and 3.1 (Eryldene (SHR 00019) – Residential Development 21, 23 & 25 McIntosh Street and 55 Werona Avenue, Gordon – SSD-83478456) and agreed that Mr. Burdon will leave the meeting for the duration of these items.
2. Noted that Bruce Pettman is on the board of directors of the National Trust of Australia (NSW), which made submissions regarding items 2.2 (2A Gregory Place, Harris Park SSD) and 3.1 (Eryldene (SHR 00019) – Residential Development 21, 23 & 25 McIntosh Street and 55 Werona Avenue, Gordon – SSD-83478456) and agreed that no further action is required.
Moved by Caitlin Allen and seconded by Julie Marler
1.2 Out of session decisions
Nil
1.3 Minutes from Previous Meeting – 2 September 2025
Resolution 2025-41
The Approvals Committee resolved to:
1. Confirm the minutes of the previous ordinary meeting (Tuesday, 2 September 2025) as a complete and accurate record of that meeting, with minor amendments.
Moved by Alan Croker and seconded by Julie Marler
1.4 Matters Arising
Nil
1.5 Action report
The Committee noted that the action report.

2.1 Rushcutters Bay Park & Yarranabbe Park (SHR 02041) – Youth Recreation Facility (Skate Park) – s60
Resolution 2025-42
The Approvals Committee resolves to: 1. Approve the section 60 application (HMS Application ID: 6212) for the proposed Rushcutters Bay Park Youth Recreation area in accordance with conditions of approval, in the draft letter to the Applicant (Tab 2.1B of the report). 2. Emphasise the importance of regular maintenance of the skate park facility in order to protect the historic landscape of the State Heritage Register listed Rushcutters Bay Park.
Moved by Julie Marler and seconded by Alan Croker
2.2 2A Gregory Place, Harris Park – SSD
Resolution 2025-43
The Approvals Committee resolves to: 1. Note the draft Response to Submissions report prepared by Pacific Planning. 2. Note that the current scheme has responded to a number of concerns previously raised by the Approvals Committee and potential impacts on the context, setting and visual connections between Hambledon Cottage, Experiment Farm Cottage, and Our Lady of Lebanon Co-Cathedral have been reduced. 3. Note the material reduction in massing and scale of the building envelopes as part of the proponent's response to submissions, including the reduction from approximately 483 to 320 dwellings. 4. Note the importance of continuity of design excellence through to the construction. 5. Support the Connection with Country and landscape design and recommend that it inform the wider public domain. 6. Support the proposed 30-metre-wide public park connection as a minimum, which will provide a visual link between Hambledon Cottage and Our Lady of Lebanon Co-Cathedral. 7. Support the reduction in Building C's footprint and height from 7–8 storeys to 4–6 storeys. This adjustment adds additional parkland in the vicinity of Experiment Farm Cottage and improves view lines. 8. Support the proposed current scheme with a maximum of 2-storey heights for buildings in the immediate vicinity of the Hambledon Cottage. 9. Consider in later design phases breaking up the visual mass, particularly on the northern elevation.
Moved by Caitlin Allen and seconded by Alan Croker <i>David Burdon left the meeting for the duration of this agenda item.</i>
3.1 Eryldene (SHR 00019) – Residential Development 21, 23 & 25 McIntosh Street and 55 Werona Avenue, Gordon – SSD-83478456
Resolution 2025-44
The Approvals Committee resolves to: 1. Note that the proposed design concept for Residential Development 21, 23 & 25 McIntosh Street and 55 Werona Avenue, Gordon – SSD-83478456 does not respond to the local character and there needs to be an alternate and sympathetic design approach.

2. Advise DPHI that the proposed SSD will adversely impact the State Heritage Register (SHR) listed Eryldene, which is internationally recognised for the significance of its house and gardens. 3. Advise that the bulk and scale of the proposed SSD would make it prominent and intrusive from within Eryldene's garden and diminish the experience of this exceptionally significant garden and its associated structures and buildings. It would also adversely impact on the wider context and setting of the place. 4. Advise DPHI that overshadowing of Eryldene's garden would have an adverse impact on the viability and sustainability of the vegetation, resulting in an adverse heritage impact, especially on the unique and internationally recognised camelia collection. 5. Recommend that the SSD be re-conceptualised to substantially reduce the height of buildings in locations A and B by at least three stories to reduce the visual impacts of the setting and amenity of Eryldene and alleviate overshadowing. 6. Recommend that the revised scheme should include large trees for canopy replenishment, particularly along the site's south-western boundary to provide visual screening. 7. Recommend that any proposal should be tested with photomontages in relation to context, setting, and views within and around Eryldene.
Moved by Alan Croker and seconded by Julie Marler <i>David Burdon left the meeting for the duration of this agenda item.</i>
3.2 Blacktown Native Institution (SHR 01866) – Richmond Road / M7 upgrade – s60
The Approvals Committee noted the verbal update.
4.1 Forward agenda
The Approvals Committee noted the forward agenda.
Meeting Close
There being no items of further business, the presiding member, Mr. Bruce Pettman, closed the meeting at 13:30 PM.

Committee Services
Heritage Council of NSW