



HERITAGE COUNCIL OF NSW

MEETING MINUTES – Approvals Committee

Wednesday, 4 February 2026 | 1:00 – 4:35 pm

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

ATTENDANCE

Members

Dr Nicholas Brunton	Chair
Alan Croker	Member
Julie Marler	Member
Bruce Pettman	Member
David McNamara	Member
Sally Barnes	Alternate Member

Apology

Nil

External presenters

Item 2.1 Union Bank of Australia

Paddy Williams	Architect, PWAO
Peter Basha	Town Planner, PB Town Planning
Fiona Leslie	Director, Principal Heritage Consultant, MTS Heritage
Milly Gell	Architect, PWAO (<i>observer</i>)
Benjamin Hicks	Orange City Council (<i>observer</i>)

Item 2.2 Parliament House

Dr Andrew Burns	Principal, Architecture AND
John Oultram	Heritage Consultant, Heritage Design
Lyndall Smith	Senior Program Manager, Capital Works Strategy & Delivery, NSW Parliament
Hannah Hill-Wade	Designer, Architecture AND (<i>observer</i>)
Ngaire Richards	Archaeologist, Heritage Now (<i>observer</i>)
Robert Nielsen	Director, Capital Works Strategy & Delivery, NSW Parliament (<i>observer</i>)

Item 2.3 Warders Cottages and Perth House

Karen Urquhart	Heritage Consultant, Urbis
Jo Kelly	Strategic Planning Consultant, PP&P
Craig Baudin	Architect, FK Australia
Stanley Giang	Assistant Development Manager, Freecity (<i>observer</i>)
Ivan Vetta	Archaeologist, Urbis (<i>observer</i>)
Katherine McIntosh	Town Planner, Mecone (<i>observer</i>)

Heritage NSW

Rochelle Johnston	A/Director Assessments
Lyndon Patterson	A/ Practice Lead, Heritage Referrals (<i>item 2.1</i>)
Louise Doherty	Senior Assessments Officer (<i>item 2.1</i>)
Rajeev Maini	Manager Assessments (<i>item 2.2</i>)
Caitlin Stevens	Senior Assessments Officer (<i>item 2.2</i>)
Alison Lamond	A/Senior Manager Major Projects (<i>item 2.3</i>)
Corey O'Driscoll	A/Manager Major Projects (<i>item 2.3</i>)
Anna Simanowsky	Senior Assessments Officer (<i>item 2.3</i>)
James Cole	Senior Assessments Officer (<i>item 2.3</i>)

Committee Services

Olgica Lenger	Manager
Linda Bugarin	Policy Officer
Lily O'Connor	A/Policy Officer

1. Welcome and formalities

Dr Nicholas Brunton, the Chair, opened the meeting at 1:00 pm, welcomed attendees, and delivered the Acknowledgement of Country.

It was confirmed that a quorum was present.

1.1 Conflict of Interest Declarations

Nil

1.2 Minutes from Previous Meeting – 2 December 2025

Resolution 2026-01
The Approvals Committee: 1. Confirms the minutes of the previous ordinary meeting (2 December 2025) as a complete and accurate record of that meeting.
Moved by Julie Marler and seconded by Bruce Pettman

1.3 Matters Arising

Nil

1.4 Action Report

The Committee noted the action report.

2. External Presentations

2.1 Union Bank of Australia (Former) (SHR 00230) – Alterations and additions – Pre-lodgement service (PLS)

The Approvals Committee received a report from Heritage NSW and a presentation from PWAO on the Union Bank of Australia (former), Orange – alterations and additions – PLS.

The Approvals Committee noted the proposed changes to the site's heritage fabric and the modifications to the project plans made in response to feedback from Heritage NSW. The Committee further noted that the project objectives include providing all-weather dining and improving amenities, access and safety across the site, while strengthening the site's heritage qualities.

The Committee discussed the materiality and detailing of the proposed new additions, the impacts of building services and penetrations on heritage fabric, the overall scale and number of new structures, and opportunities to reduce interventions and further refine the proposal.

Resolution 2026-02
The Approvals Committee resolves to: 1. Suggest that the proposal be refined to ensure that any additional element is not directly connected to the heritage fabric to avoid the risk of long-term impacts and deterioration of fabric.

2. **Invite** the applicant to participate in a workshop with members of the Approvals Committee and Heritage NSW to further refine the proposal.

3. **Provide** the following pre-lodgement comments on the proposal:

Proposed modifications to Union Bank Building

- a. Supports the removal of intrusive additions to the heritage buildings.
- b. The addition to the east of the Union Bank building must be self-supporting and designed with a linking element connected in a manner which does not impact on original fabric. The steps to Byng Street should not extend west beyond the eastern wall of the heritage building.
- c. Services to the proposed kitchen to the rear of the Union Bank Building and the Schoolhouse Building must not impact the existing fabric or views of the Union Bank Building.

Proposed modifications to Schoolhouse Building

- d. Proposed replacement of c1902 brick link building with feature glass to be simplified as framed glass panels or a lightweight material with recessive colour palette.
- e. Proposed concrete finish to the walkway and return is visually dominant against the face brick and rendered buildings and should be replaced with a more sympathetic and reversible treatment.
- f. Remove the proposed planter boxes abutting existing heritage fabric.

Proposed high-level transparent canopy and low-level connecting awning

- g. The proposed works must ensure that the group of buildings can be read and understood as four separate structures. Views to the school building would be further improved by reducing the bulk and increasing the transparency of the western most connecting awning and proposed southern pergola.
- h. Both proposed awning structures must be designed to be self-supporting and clearly separate from the existing buildings.

Submission requirements for approval under the Heritage Act 1977

- i. Statement of Heritage Impact including impacts to setting and views to and from the item such as views from within the site, high resolution photographs of all fabric subject to proposed works and justification for all openings.
- ii. Architectural drawings including elevations, sections, door and window numbering. Additional section drawings demonstrating the junction between the Union Bank Building and Kitchen, east addition, as well as the construction of the canopy, awning and pergola structures. Sections should clearly differentiate between existing and proposed fabric.
- iii. Plan showing seating arrangements to demonstrate accessible path of travel.
- iv. Location of services must be shown on all plans. Output services such as waste, flues, vents, grease traps, compressors should be located discreetly and must not result in a physical or visual impact to the State Heritage Register item.
- v. Internal elevations for all openings with dimensions.
- vi. Materials and finishes schedule.
- vii. Detail of Lighting and Signage.
- viii. Schedule of conservation works.

- ix. Arborist report.
- x. Landscape plan including plant and materials schedule.
- xi. Archaeological assessment including results of test excavations (MTS Heritage, p58).

Moved by Nicholas Brunton and seconded by Bruce Pettman

2.2 Redacted

2.3 Warders Cottages (SHR 00709) and Perth House (SHR 00155) – 1 Barrack Lane, Parramatta – Build-to-Rent Development (SSD-79439459)

The Approvals Committee received a report from Heritage NSW and a presentation from Urbis on Warders Cottages and Perth House – 1 Barrack Lane, Parramatta – build-to-rent development.

The Committee noted the proposal for a new residential tower adjacent to the State Heritage Register-listed Warders Cottages and Perth House, including revisions to increase setbacks and improve the setting of adjacent heritage items. The Committee discussed the overshadowing, isolation and driveway impacts on Warders Cottage, and opportunities for larger setbacks, improved integration of heritage assets, a precinct-wide conservation approach, and flexibility pending archaeological findings.

Resolution 2026-04

The Approvals Committee resolves to:

1. **Provide** the following advice to Department of Planning, Housing and Infrastructure (DPHI) in relation to 1 Barrack Lane, Build-to-Rent Development (SSD-79439459):
 - a. The podium design responds to State Heritage listed Perth House (SHR 00155) and the historic Moreton Bay fig tree through its scale and setbacks near George Street.
 - b. The proposal would likely have an adverse impact on the setting of Warders Cottages (State Heritage Register 00709) and encourage consultation between the applicant and the owner of the Warders Cottages about the interaction of the cottages with the SSD proposal and their viable adaptive use.
 - c. The following changes are required to reduce the heritage impacts:
 - i. amendments to the ground floor level near the Warders Cottages to provide a suitable setting for the cottages, and consideration for the provision of a through-link between Perth House and the Warders Cottages.
 - ii. the setback of the upper levels of the podium to be increased to 7.6 m from the Warders Cottages boundary to match the ground floor podium setback.
 - iii. a suitable setback be introduced for the tower on the north elevation in the vicinity of Perth House and that the setback of the tower from the eastern boundary be increased to at least 6 m.
 - iv. where possible, trees be included in the landscaping along the eastern boundary of the site to soften the visual impact of the development to Perth House.
 - d. The following information is required from the applicant for Heritage NSW to advise DPHI on the adequacy of the heritage impact assessment:

- i. A report on the results of archaeological test excavations including a detailed impact assessment and proposed mitigation measures.
 - ii. Details of interpretation of the convict drain.
 - e. Agrees that the proponent should provide a precinct-wide conservation management plan following the completion of archaeological test excavations to understand the cumulative heritage impacts and inform the long-term heritage management of the site, in particular providing appropriate setback to Perth House.
2. **Agree** that Heritage NSW exercise delegation for managing further archaeological advice to DPHI, unless substantial impacts to State significant archaeology are identified.

Moved by Alan Croker and seconded by Nicholas Brunton

4.0 General Business

The Approvals Committee wishes to record and thank the enormous contribution to the work of the Committee by Mr David Burdon and Dr Caitlin Allen whose terms on the Committee have come to an end. Both members have deep knowledge and expertise, and their contributions greatly enhanced the work of the Committee and provided substantive and long-standing improvements to various proposals over many years.

4.1 Forward agenda

The Approvals Committee noted the forward agenda.

5.0 Meeting Close

There being no further items of business, the Chair, Dr Nicholas Brunton, declared the Approvals Committee meeting closed at 4:35 pm.



Sally Barnes

Chair, Approvals Committee

Date: 4 March 2026