



HERITAGE COUNCIL OF NSW

MEETING MINUTES – Approvals Committee

Tuesday, 3 October 2023 | 9:00 – 11:40 AM

via teleconference

ATTENDANCE

Members

Mr Ian Clarke	Chair
Dr Nicholas Brunton	Deputy Chair
Dr Caitlin Allen	Member
Ms Vanessa Holtham	Member
Dr Danièle Hromek	Member
Ms Julie Marler	Member
Mr Bruce Pettman	Member

Apologies

Mr David Burdon	Member
Mr David McNamara	Member
Mr Frank Howarth AM PSM	Heritage Council Chair / Alternate Member

External Presenters

Mr Vince Squillace	Architect, Squillace Architects (item 2.1)
Mr George Stavropoulos	Architect, Squillace Architects (item 2.1)
Mr Kevin Carrucan	Architect, Architectus (item 2.2)
Mr Mitchell Murphy	General Manager, Hunters Hill Council (item 2.1)
Mr Steven Barry	Heritage Specialist, Transport for NSW (item 2.2)
Mr Alex Carbone	Design Manager, Degnan (item 2.2)
Ms Lynette Gurr	Heritage Consultant, GML (item 2.2)

Heritage NSW

Ms Rochelle Johnston	A/Director Heritage Assessments
Mr Michael Ellis	A/Senior Manager Major Projects (items 2.1, 2.2 & 3.1)
Ms Tempe Beaven	A/Manager Assessments (item 2.1)
Ms Ruth Berendt	Senior Assessments Officer (item 2.2)
Ms Samantha Gibbins	Senior Assessments Officer (item 3.1)
Ms Elizabeth Thomas	A/Manager Secretariat

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 from David McNamara.
- It was confirmed that a quorum had been met.

1.1 Conflict of Interest Declarations

There were no actual conflict of interests received for this meeting.

1.2 Out of Session Decisions

There were no out of session decisions made since the previous ordinary meeting.

1.3 Minutes from Previous Meeting – 1 August 2023

Resolution 2023-32
The Heritage Council Approvals Committee: 1. Confirms the minutes of the previous ordinary meeting (Tuesday, 1 August 2023), as a complete and accurate record of that meeting.
Moved by Bruce Pettman and seconded by Nicholas Brunton

1.4 Matters Arising

There were no matters arising.

1.5 Action Report

The Committee noted the action report. The register was updated to reflect further actions required.

2. External Presentations

2.1 The Priory – adaptive reuse and revitalisation proposal – prelodgement consultation

The Committee received a report from Heritage NSW and a presentation from architect, Vince Squillace.

Key points raised:

- The adaptive reuse proposal is for repair and maintenance works to enable the main building to be transformed into a restaurant and the old stables converted to a café.
- The committee's feedback on the original DA, which was presented to the AC in 2022, has been considered and the revised proposal includes retention of the hipped roof of the Boiler House and Room 13.
- Hunters Hill Council has undertaken independent traffic studies and the architects presented the reconfigured parking allowance which will enable the retention of additional trees with further detailed arborist advice to be sought as part of the DA lodgement.
- The proposal includes new build for the commercial kitchen to be located below ground, removal and reconstruction of some sandstone walls, installation of glass roofing linking sections, new openings to the former retaining walls.
- Demolition plan involves the removal of the hospital era bathroom and the rear sandstone walls and steps that have deteriorated and will be removed, numbered and reconstructed elsewhere on the site and removal of the hospital era verandahs and posts to allow for activation of the courtyard.

Caitlin Allen joined the meeting at 9:30 AM.

- Members emphasised that the design phase will need to carefully consider the mitigation measures required to reduce the risk of rising damp for the sandstone walls.
- The Committee discussed the opportunities for heritage interpretation to reflect the different activities that the building has had across the site's history.

The Committee thanked Squillace Architects for the presentation and looked forward to further engagement to progress to the DA lodgement. The Committee will provide feedback to the architects to inform the IDA.

Following the presentation, members further discussed the risk that the design proposal will damage the building with increased rising damp and risk of impacts to Tree 10 from car spaces 30 and 31.

Members also noted the need for:

- a demolition plan and schedule of conservation works
- a landscape plan with planting replacements that are properly considered
- a heritage interpretation plan with a sensitive approach, and
- greater details around the removal of walls and openings proposed for the bar area.

More generally, Daniele Hromek reflected that as part of the Approvals Committee process, ACH considerations and connections to Country should be routinely sought by Heritage NSW and provided by applicants in their presentations and materials submitted. Members fully supported the need for presentations to include the design incorporation for Aboriginal heritage and culture to enable a greater understanding of the deeper history of sites.

The Committee thanked the team for working with the proponent to develop the proposal and for the ongoing engagement required to achieve positive heritage outcomes.

Resolution 2023-33
The Heritage Council Approvals Committee: 1. Notes the information provided in the paper and presentation. 2. Supports the sympathetic adaptive reuse of The Priory residence and kitchen for a restaurant and café. 3. Provides the following comments on the proposal: a. Consider the protection and management of the stonework and the function of the Courtyard b. Develop a Landscape Plan for the entire site including Connecting with Country consideration and appropriate plantings c. Develop a Heritage Interpretation Plan for the pre and post-colonial period d. Develop a Demolition Plan and a Schedule of Conservation Works e. Reconsider the proposed door openings in the bar section. 4. Delegates integration and provision of the holistic advice to Heritage NSW.
Moved by Nicholas Brunton and seconded by Vanessa Holtham

2.2 Moss Vale Railway Station Upgrade (SHR 01200)

The Committee received a report from Heritage NSW and a presentation Transport for NSW on the proposed design for the station upgrade to improve access and entry points for the Moss Vale Railway Station.

The presentation outlined the:

- historical overview of the site from the original building in 1867 and various renovations and additions carried out up to 1927

- challenges including the gradings of significance for the two footbridges and the courtyard garden
- design principles and options explored for the station forecourt and station access pathways and the location of the lifts, designed to minimise the heritage impact and protect the existing footprint and materials and finishes that are sympathetic to the surrounding buildings, and
- views of the proposed entranceways and vistas as well as the approach to the station entrance.

The Committee questioned the ground plane materiality, opportunities for heritage interpretation and the lift design; in particular the maintenance issues associated with the proposed use of transparent glass and ways to better integrate the lift design with the surrounding garden spaces. Members noted that engagement is underway with local elders to develop the connecting with Country design elements including the integration of artworks and advice to inform the landscape concept design.

The Committee thanked Transport for NSW for the presentation and acknowledged the care and attention to detail given to develop the scheme.

Following the presentation, the Committee further discussed the collection within the state heritage items and considered the use of lifts and ramps to enable positive heritage outcomes, noting that further refinement may look at:

- the integration of the station entrance with distinction between the modern elements and the original fabric
- steelwork colour finishes for the courtyard and Lackey St lift
- how the lift integrates with the materiality of the existing footbridge
- ensuring the heritage experience for patrons is not greatly disrupted, and
- how the proposal speaks to the original landscape and waterways.

Resolution 2023-34
The Heritage Council Approvals Committee: 1. Notes the information provided and thanks the Transport for NSW project team for their presentation and continuing consultation. 2. Provides in principle support for the improved station access and the preferred design option for the proposed Moss Vale Railway Station group TAP upgrade. 3. Agrees that a delegate at Heritage NSW exercises delegation for the assessment and determination of the section 60 application, in line with the Approvals Committee's support for the preferred design, and feedback on finishes and landscaping.
Moved by Nicholas Brunton and seconded by Vanessa Holtham

3. Heritage NSW Presentations

3.1 Sydney Opera House (SHR 01685) – section 60 removal of State Significant Archaeology Barquette Wall 1860

The Committee received a report from Heritage NSW regarding a section 60 proposal for the Sydney Opera House.

The Committee acknowledged the design intent to keep the archaeological remains of the Fort insitu and the associated engineering challenges of the site and methodology proposed to allow for the installation of the escalators.

Members also noted that an open public display of the remains was not possible given the marine environment and that a digital archive is being explored to record the original Fort and its history.

The Committee discussed elements that have not been addressed in the Conservation Management Plan including the previous conditions highlighted in the report, the archaeological remains found, and the outstanding universal values of the Opera House.

In general terms, members were comfortable with the proposal and the Committee acknowledged the careful consideration given overtime as the needs of the site and methodologies have evolved.

The Committee thanked Heritage NSW for the report.

Resolution 2023-35

The Heritage Council Approvals Committee:

1. **Approves** the proposal subject to standard and site specific conditions, as noted in Annexure A of the section 60 details report (Tab 3.1 A).
2. **Notes** the proposed methodology for the protection and conservation of the archaeological remains to be left *in situ* (during works and in perpetuity) prepared by ICS 2023 (Tab 3.1 B).
3. **Notes** the range of non-intrusive interpretive options for the archaeological remains prepared by GML Heritage and Esem Projects 2023 (Tab 3.1 C).
4. **Notes** that there have been cumulative impacts to the significant archaeological remains of Fort Macquarie during various phases of upgrade works to the Opera House. This decreases tolerance for change associated with future works.
5. **Notes** that the existing CMP and statement of significance for the Opera House do not adequately recognise the presence and significance of the remains of Fort Macquarie or contain detailed management policies for its ongoing conservation and public interpretation. The remains are therefore, not always identified and addressed in the early stages of planning works at the Opera House.
6. **Reminds** the Opera House Trust of the requirements of condition 4 of s60 approval s60/2018/227 that the Opera House CMP be revised within 12 months of the date approval to address the significance and management of Fort Macquarie in more detail.

Moved by Caitlin Allen and seconded by Bruce Pettman

4.0 General Business

4.1 Forward agenda

The Committee noted the forward agenda and discussed the paper being put to the Heritage Council in November to consider the criteria and guidance for future AC agenda items.

5.0 Meeting Close

There being no further items of business, Ian Clarke, Chair, declared the Approvals Committee meeting closed at 11:40 AM



Mr Ian Clarke

Chair, Heritage Council Approvals Committee

Date: 31 October 2023