



HERITAGE COUNCIL OF NSW

MEETING MINUTES – Approvals Committee

Tuesday, 4 April 2023 | 10:45 AM – 3:00 PM

Room 14, Level 11, 4 Parramatta Square (4PSQ), 12 Darcy Street, Parramatta NSW 2150.

ATTENDANCE	
MEMBERS	
Mr Ian Clarke	Chair
Dr Nicholas Brunton	Deputy Chair
Ms Caitlin Allen	Member
Ms Julie Marler	Member
Mr Bruce Pettman	Member
Mr David Burdon	Member
Ms Vanessa Holtham	Member
APOLOGIES	
Dr Danièle Hromek	Member
Mr David McNamara	Member
Mr Frank Howarth	Heritage Council Chair / Alternate Member
EXTERNAL PRESENTERS	
Mr Andrew Griffin	Owner, 14 Rosemont Ave, Woollahra (item 2.1)
Ms Yelena Griffin	Owner, 14 Rosemont Ave, Woollahra (item 2.1)
Mr James Phillips	Heritage Consultant – Weir Phillips (item 2.1)
Mr Cameron Jones	Architect, Innovate Architects (item 2.1)
Mr Murray Wood	Director, Wood Architecture (item 2.2)
Ms Rachel MacLucas	Executive Manager Vibrant City, Maitland City Council (item 2.2)
Ms Linda Babic	Principal Architect, Heritas Architecture (item 2.2)
Ms Jennifer Hill	Heritage Consultant, Architectural Projects (item 3.1)

Mr Matthew Taylor	Landscape Consultant, Taylor Brammer (item 3.1)
Ms Chris Langeluddecke	Aboriginal Heritage Consultant, AMBS Ecology and Heritage (item 3.1)
HERITAGE NSW STAFF	
Mr Tim Smith	Director Heritage Assessments
Ms Mariyam Nizam	Senior Assessments Officer, Heritage Assessments South (item 2.1)
Mr Michael Ellis	Manager Assessments, Heritage Assessments (item 2.2, 3.1)
Ms Lily Chu	Senior Assessments Officer, Heritage Assessments North (item 2.2)
Mr James Quoye	Senior Assessments Officer, Heritage Assessments North (item 3.1)
Ms Natasha Agaki	Secretariat Officer

1. Welcome and formalities

The Chair, Ian Clarke, opened the meeting at 10:45 am.

- The Chair delivered an Acknowledgement of Country and welcomed attendees.
- Apologies were accepted from Mr David McNamara and Dr Danièle Hromek.
- It was confirmed that quorum had been met.

1.1 Conflict of Interest Declarations

Members were asked to raise any conflicts of interest with items on the agenda.

Members noted David Burdon's standing perceived conflict with 2A Gregory Place, Harris Park, in that the NSW National Trust (where Mr Burdon is Conservation Director) objects to the State Significant Development (SSD) proposal. Whilst this item is not on the meeting agenda, Mr Burdon excused himself from the site visit to 2A Gregory Place earlier in the morning.

No further conflicts were declared.

1.2 Out of Session Activity

2A Gregory Place, Harris Park – the Approvals Committee attended the site visit with other members of the Heritage Council and State Heritage Register Committee, prior to the commencement of this meeting. The walking inspection covered views from Hambledon Cottage, along Gregory Place and Clay Cliff Creek, and from Experiment Farm Cottage and reserve.

1.3 Minutes from Previous Meeting – 28 February 2023

Resolution 2023-13
The Heritage Council Approvals Committee: 1. Confirms the minutes of the previous ordinary meeting (Tuesday, 28 February 2023), as amended, as a complete and accurate record of that meeting.
Moved by Nicholas Brunton and seconded by Bruce Pettman

1.4 Action Report

The Committee noted the action report

2. External Presentations

2.1 IDA – Rosemont (SHR 00294) – 14 Rosemont Ave, Woollahra

The Committee received a presentation from Andrew Griffin (Owner), James Phillips (Weir Phillips) and Cameron Jones (Innovate Architects), and an assessment of the Integrated Development Application from Ms Mariyam Nizam, Heritage NSW.

Key points:

- Members discussed key changes to the proposal from its previous iteration. It was noted that the extent of excavation has not significantly reduced, however, there are improvements to the indoor pool, pavilion, and courtyard; reduced modifications to the interior; and provision of a landscape assessment demonstrating that the main impacts are to later planting which is graded as low significance.
- It was also noted that some moderately significant trees would be relocated rather than removed and that a Transplant Methodology has been requested from the applicant to ensure the relocation is carried out properly.
- Queries were raised around the construction methodology of the reversible pavilion roof to ensure that it could be demounted in the future without damage to the fabric.
- Queries were also raised around the design rationale of the lift, including other options and methods considered by the applicant, noting that it is a large addition to an elevation ranked as exceptionally significant in the Heritage Impact Statement.
- Members reviewed the proposed changes to the interior of the house, considering the fabric, layout and use of the spaces, and agreed with Heritage NSW's assessment.
- The primary concern raised was around the treatment of sandstone walls to ensure appropriate humidity management and long-term performance of the building. One suggestion was to remove the existing paint, leave the stone cleaned and use a pointing of appropriate lime mortar so that the building breathes outwards rather than inwards. The Committee also sought assurance that the groundwater would be re-directed away from the building.
- Overall members noted clear improvements to the proposal overtime and thanked Mariyam Nizam for her hard work in securing good heritage outcomes.

Resolution 2023-14			
In accordance with Section 4.47 of the <i>Environmental Planning and Assessment Act 1979</i> , the Heritage Council of NSW (the Heritage Council) grants the following general terms of Approval for the integrated development application:			
APPROVED DEVELOPMENT			
1. Development must be in accordance with:			
a. Architectural drawings, prepared by Innovate Architects as listed below:			
Dwg No	Dwg Title	Date	Rev
Project Name: Proposed Alterations and Additions to An Existing Dwelling – 14 Rosemont Avenue, Woollahra			
SA01	Site Analysis 01	Dec 22	A
SA02	Site Analysis 02	Dec 22	A

01	Site Plan	Dec 22	A
02	Basement Floor Plan	Dec 22	A
03	Ground Floor Plan	Dec 22	A
04	Rear Yard Plan	Dec 22	A
05	First Floor Plan	Dec 22	A
06	Elevations	Dec 22	A
07	Elevations	Dec 22	A
08	Sections	Dec 22	A
09	Calculation Plans	Dec 22	A
10	Area Plans	Dec 22	A
11	Ground Floor Demolition Plan	Dec 22	A
12	First Floor Demolition Plan	Dec 22	A
13	Elevations – Demolition	Dec 22	A
14	Elevations – Demolition	Dec 22	A
15	Excavation Plan	Dec 22	A
16	Shadow Diagrams	Dec 22	A
17	New Vehicle Entry Details	Dec 22	A
18	Lift/Stair Details	Dec 22	A
19	Basix Notes	Dec 22	A

b. Landscape drawings, prepared by Taylor Brammer as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: Rosemont - 14 Rosemont Avenue, Woollahra			
LA00	Design Intent	21/12/2022	[B]
LA01	Landscape Plan	21/12/2022	[D]
LA02	Tree Retention Removal Plan	21/12/2022	[D]
LA03	Replenishment Planting Plan	21/12/2022	[D]
LA04	Landscape Section/Elevation	21/12/2022	[B]
LA05	Landscape Details	21/12/2022	[C]
LA06	Fencing Details	21/12/2022	[B]
LA07	Fencing Detail Plan	21/12/2022	[C]

- c. Civil Design drawings, prepared by Greenview Consulting as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: Proposed Development			
C01	Notes and Legends	15.12.2022	8
C02	Basement Drainage Plan	15.12.2022	8
C03	Ground Floor Drainage Plan	21.12.2022	10
C04	Site Stormwater Details Sheet 1	15.12.2022	8
C05	Site Stormwater Details Sheet 2	15.12.2022	6
C06	Site Catchment Plan	15.12.2022	3

- d. *Statement of Environmental Effects*, prepared by Weir Phillips - Heritage and Planning, dated 20 December 2022
- e. *Heritage Impact Statement*, prepared by Weir Phillips – Heritage and Planning, dated December 2022
- f. *Conservation Management Plan*, prepared by Weir Phillips – Heritage and Planning, dated December 2022
- g. *Structural Adequacy Report*, prepared by Greenview Consulting, dated 21 December 2022
- h. *Geotechnical Investigation*, prepared by Australian GeoEnviro Pty Ltd, dated 19 December 2022
- i. *Arboricultural Impact Assessment Report*, prepared by Jacksons Nature Works, dated 22 December 2022
- j. *Response to Heritage NSW*, prepared by Wier Phillips – Heritage and Planning, dated December 2022
- k. Drawing titled *Significant Trees Retained and Deep Soil Area*, prepared by Taylor Brammer, dated 23 February 2023
- l. Drawing titled *Area of Landscape Significance*, prepared by Taylor Brammer, dated 27 February 2023
- m. Letter titled *Material Quality - Excavation of Basement Car Park - 14 Rosemont Ave, Woollahra, NSW, 2025*, prepared by Australian GeoEnviro Pty Ltd, dated 23 February 2023

EXCEPT AS AMENDED by the General Terms of Approval:

DETAILS TO BE SUBMITTED FOR APPROVAL

2. The following information is to be submitted with the s60 application for approval by the Heritage Council of NSW (or delegate):
- a. A Transplant Methodology that ensures a successful transplant by clearly articulating whether there is sufficient area (root ball area and canopy area) allowed where the plants are proposed to be relocated to. The transplant methodology shall also include:
- Schedule of plants to be transplanted
 - Preparation (root and canopy pruning)
 - Removal and relocation of trees to be transplanted (size and depth of root balls are to be specified)
 - Establishment of transplanted specimens

- Plant care during all stages of transplant process is to be detailed to ensure a successful transplant.
- b. The applicant shall nominate an experienced Tree Transplant expert to supervise all stages of transplanting and ensure that the transplanting is undertaken in a timely manner.
- c. Information shall be provided on groundwater management for the whole site.
- d. Further information shall be supplied on the treatment to conserve external stonework. Consider removing the paint from the external stonework so it can allow moisture to escape directly and via the pointing, as was intended in the original design.
- e. Subject to item d, a humidity management program shall be prepared that details how to protect the walls from rising dampness and access moisture.

Reason: The details requested were not supplied during the assessment of the application. The assessment and management of these details is considered essential in order to obtain a good heritage outcome.

DESIGN

3. The proposed opening between the rumpus and gym is not approved.
4. A mature specimen of *Brachychiton acerifolius* shall replace the existing Tree 14 in a similar location.
5. The proposed works outlined in the Schedule of Conservation works shall be implemented on site prior to the issue of an occupation certificate.

Reason: To mitigate impacts to significant fabric.

HERITAGE CONSULTANT

6. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

SPECIALIST TRADESPERSONS

7. All work to, or affecting, significant fabric shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods.

Reason: So that the construction, conservation and repair of significant fabric follows best heritage practice.

SITE PROTECTION

8. A suitably qualified professional shall prepare a Landscape Protection Management Plan that outlines:
- Specific measure to be taken to protect plantings with encroachments of more than 10% into their Tree Protection Zone during excavation and construction works.
 - Specific measures taken to ensure that trees located at the periphery of the excavation works (specifically Tree 45 Cinnamomum camphora and T46-55 Camelia sasanqua grove) are protected during works and retained in their current locations.
9. Significant built and landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged or removed.

Reason: To ensure significant fabric including vegetation is protected during construction.

PHOTOGRAPHIC ARCHIVAL RECORDING

10. A photographic archival recording must be prepared prior to the commencement of works, during works and at the completion of works. This recording must be in accordance with the Heritage NSW publication 'Photographic Recording of Heritage Items using Film or Digital Capture' (2006). The digital copy of the archival record must be provided to Heritage NSW, Department of Premier and Cabinet.

Reason: To capture the condition and appearance of the place prior to, and during, modification of the site which impacts significant fabric.

UNEXPECTED FINDS

11. The Applicant must ensure that if substantial intact archaeological deposits and/or State significant relics or any other buried fabric such as works not identified, are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

Reason: All significant fabric within a State Heritage Register curtilage should be managed according to its significance. This is a standard condition to identify to the applicant how to proceed if historical archaeological relics, or other unexpected, buried discoveries such as works are identified during the approved project.

COMPLIANCE

12. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

Reason: To ensure that the proposed works are completed as approved.

SECTION 60 APPLICATION

13. An application under section 60 of the *Heritage Act 1977* must be submitted to, and approved by, the Heritage Council of NSW (or delegate), prior to work commencing.

Reason: To meet legislative requirements.

Moved by Bruce Pettman and seconded by Caitlin Allen

2.2 Pre-lodgement – Maitland Gaol Activation Project

The Committee received a presentation from Murray Wood and Rachel MacLucas (Maitland City Council) and Linda Babic (Heritas Architecture); and a paper from Ms Lily Chu and Mr Michael Ellis, Heritage NSW, seeking comment on the revised proposal for the Maitland Gaol Activation Project.

Key points:

- Members reviewed the proponents' efforts to respond to its previous recommendations and discussed their support for the overall intent of the scheme to adaptively reuse and activate Maitland Gaol.
- However, the proposal's design architecture was again raised as a key concern for the Committee. It maintained its previous advice to simplify the design to reduce bulk and scale, improve access, and provide better function and use of the space overall.
- Members considered the budgetary and time constraints for the Development Application submission, including impacts of any delay, and whether the design issues discussed could be resolved at the Section 60 stage. It was suggested to request an extension to the time frames to allow for a more sympathetic design to be developed.
- Members felt strongly that the cumulative impact of the design issues identified would adversely impact heritage into the future, and do not optimise economic outcomes either.
- Members considered inviting the proponent to participate in a design workshop, and the possibility of recommending a peer review.

Resolution 2023-15

The Heritage Council Approvals Committee:

1. **Thanks** Maitland Council for its presentation and ongoing efforts to respond to the Approvals Committee's comments.
2. **Considers** the information in the paper presented including the attached documents.
3. **Reiterates** its support of adaptive reuse of Maitland Gaol and the proposed scheme in principle.
4. **Supports** the design intent and location of proposed facilities. The architectural execution requires further refinement, however, which could improve heritage, functional and budgetary outcomes.
5. **Recommends** extending the programme timeframes to ensure the best possible design and heritage outcomes.

Moved by Julie Marler and seconded by David Burdon

Actions:

3. Heritage NSW presentations

3.1 Pre-lodgement: Q Station, Manly – Landscape Master Plan

The Committee received a presentation from Jennifer Hill (Architectural Projects), Matthew Taylor (Taylor Brammer), and Chris Langeluddecke (AMBS Ecology and Heritage) on a proposal to enhance the existing use of the former Quarantine Station at North Head for cultural tourism. Members also received a paper from James Quoye and Michael Ellis, Heritage NSW.

Key points:

- Members expressed their general support for the proposal overall and were pleased to note consultation with Aboriginal stakeholders on the development of Aboriginal cultural heritage (ACH) design interpretation.
- The ACH interpretation should be carefully implemented to ensure that the various layers of history on the site and throughout the North Harbour are well integrated.
- Members felt that further clarity was needed on the broader vision for the site and what is trying to be achieved from a development and operational perspective.
- Members noted the clarity of the existing landscape and queried how the additional recreational elements and activity will be managed so as not to clutter and/or gentrify the environment.
- The existing Conservation Management Plan (CMP) is considered outdated noting the extent of research conducted on the site since then, and on quarantine in Australia more broadly. Given the exceptional significance of the site it is important that the proposal is based on the most recent research.
- Members felt that a site visit and design workshops would be beneficial in the development of this proposal.

Resolution 2023-16

1. **Thanks** the consultant team for presenting to the Approvals Committee.
2. **Notes** the papers presented and the presentation from the consultant team.
3. **Provides** the following comments to the proponent regarding this project:
 - a. **Supports** the continued use and activation of the former *North Head Quarantine Station & Reserve* for cultural tourism, including accommodation and associated entertainment and recreation.
 - b. **Notes** and commends the consultation with Aboriginal stakeholders which has provided support for development of interpretation using local Aboriginal design motifs and themes, to reflect the long history and spirituality of the place. Ensure that interpretation is integrated across the lands on North Head, and that consultation with Manly Council takes place.
 - c. **Notes** the building works are guided by the various CMPs (1991, 2000 and 2001) and Mawland's Vision Statement (2004). Consider updating the CMP using the latest

information about the site. The Heritage Landscape Masterplan should then be assessed against these documents, including the insertion of swimming pools, spas, saunas and other permanent elements.

- d. **Encourages** careful balance of the various layers of history (so that each layer can be experienced fully), respecting the history of isolation and quarantine, and incorporating recreational elements sparingly.
- e. **Recommends** consultation with the Quarantine Station Community Consultative Committee.
- f. **Notes** that any development application for *North Head Quarantine Station & Reserve*, should be consistent with the endorsed CMP 2000, DACMP 2001 and include:
 - i. Statement of Heritage Impact
 - ii. Statement of Environmental Effects
 - iii. Aboriginal Cultural Heritage Assessment
 - iv. Archaeological Assessment
 - v. Visual Impact Assessment of proposed works including lighting and signage.

4. **Welcomes** further engagement with the proponent, including a site visit when appropriate.

Moved by Vanessa Holtham and seconded by Nicholas Brunton

4.0 General Business

4.1 Forward agenda

The Committee noted the forward agenda.

4.2 Vote of Thanks

Resolution 2023-17

The Heritage Council Approvals Committee formally resolves to thank Natasha Agaki for her exemplary Secretariat services over the last five years, and wishes her well on her planned leave of absence.

Moved by Ian Clarke and seconded by Bruce Pettman

5.0 Meeting Close

There being no further items of business, Ian Clarke, Chair, declared the Approvals Committee meeting closed at 3:00 PM.



Mr Ian Clarke

Chair, Heritage Council Approvals Committee

Date: