

**HERITAGE COUNCIL OF NSW
MINUTES OF SPECIAL MEETING**

Meeting Number 346

4th March 2009

Heritage Branch
Department of Planning
Parramatta



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- PRESENT** Gabrielle Kibble (Chair), Chris Johnson (Department of Planning), Russell Couch (for Director-General Department of Environment and Climate Change), David Logan, Julie Bindon, Ross Fitzgerald, Peter Mould (Government Architect), Rosemary Annable, Petula Samios (for Director General, Department of Planning)
- APOLOGIES** Sharon Sullivan (Deputy Chair), Tina Jackson, Danny Chapman
- ALSO PRESENT** Michael Clarke (SHR Committee)
Heritage Branch Staff: Cameron White, Vincent Sicari, Colleen Klingberg, Stirling Smith, Siobhan Lavelle

1. Opening – Welcome

The Chair opened the meeting at 9.10am. The chair welcomed Chris Johnson following his re-appointment.

1.2 Confirmation and Timing of Agenda

The agenda was confirmed.

1.3 Declarations of Interest

Pecuniary Interests	Nil
Non Pecuniary Interests	Nil
Conflicts of Interest	David Logan and Julie Bindon - Item 2.1 Bungarrabee Homestead: Site Specific Exemption

2.0 Matters for Consideration and Decision

2.1 Bungarrabee Homestead: Site Specific Exemption

The members received presentation on the Bungarrabee Precinct Project from Kerry Robinson of Landcom and David Logan of Godden Mackay Logan. Also present at the meeting were Anne Mackay of Godden Mackay Logan, Pat Coleman and Camille Abbot from Landcom and Carlos Lopez, Project Manager, APP.

The presentation outlined the project proposal including how the heritage values of the site will be preserved, enhanced and protected. The following are the key points:

- Minister's Part 3A Concept Plan approval is expected within the next few weeks .

- If the Concept Plan is approved it is intended for Blacktown City Council to be the consent authority for all future applications and the Heritage Council for the State Heritage Register listed area.
- Without a site exemption the referral of individual applications for the future dwellings (and subsequent additions / alterations, etc) is considered to be a lengthy and resource intensive exercise given the Precinct will provide for the construction of over 700 dwellings.
- The plan includes conservation of 3.39ha in recognition of the heritage value of the former Bungaribee House including:
 - Core Heritage Area;
 - Heritage Park; and
 - Heritage View Park/Corridor.
- Commitment to prepare and implement an Interpretation Plan to communicate the site's heritage values, and undertake additional archaeological investigations such as:
 - Northern house site
 - Archaeological monitoring proposed (further excavation if necessary).
 - OTC remains
 - Archaeological investigation not warranted (low research value).
 - Kitchen Garden site
 - Archaeological Research Design submitted.
 - Test trenching proposed.
 - Core Heritage Area
 - All remains conserved in situ (not excavated).
 - Buffer area mostly un-excavated.
- The benefits of the Proposed Exemption
 - Doonside Parcel only.
 - Excludes area of Heritage Park (ie extended Core Heritage Area).
 - Enables archaeological investigation to proceed outside Core Heritage Area (kitchen garden site).
 - Northern house site (outside SHR)—exception in lieu of exemption.
 - Avoids multiple S60 applications for subdivision works and new dwellings.
 - Avoids fragmented archaeological investigations.
 - Exemption conditioned to require Heritage Branch to be notified if State significant archaeology found.

The members thanked Landcom and Godden Mackay Logan for their presentation and the presenters left the meeting.

Members David Logan and Julie Bindon left the meeting due to registered conflict of interest for this item.

The members discussed the application and agreed that the use of a site specific exemption is appropriate for the site. The members agreed that from the reports presented and previous work carried out at the site, that the Core Heritage Area identified in the concept plans is appropriate.

The members agreed to revise the curtilage for the State Heritage Register item by referring to the original plans considered by the Heritage Council in 2000 and the open space areas included in the concept plan (including the view corridor). The members requested that the interpretation plan for the site is presented to the Heritage Council when it is prepared.

Resolved:

That the Heritage Council of NSW:

- 1. notes the presentation made by Landcom and Godden Mackay Logan;**
- 2. endorses an increased buffer zone (setback) as shown in Appendix C of the prepared report;**
- 3. endorses the archaeological management strategy for remains outside the core heritage area contained in the *Doonside Parcel – Summary of Heritage Assessments and Proposed Archaeological Management* report by Godden Mackay Logan (February 2009);**
- 4. requests the Director to resolve with Landcom, final details regarding future approvals processes for the area outside the State Heritage Register curtilage;**
- 5. resolves to amend the curtilage for the State Heritage Register listing for the Bungarribee Homestead Complex according to the original plans presented to the Heritage Council in 2000 with the addition of the view corridor from the concept plan;**
- 6. requests that the interpretation plan for the site is presented to the Heritage Council when prepared;**
- 7. recommends that once resolution 4 has been actioned, the Minister grant a site specific exemption in accordance with s57(2) of the Heritage Act, for the following:**
 - a. Torrens title subdivision to create the residential allotments, future public open space, road reserves and regional parklands;**
 - b. construction of the Bungarribee Residential Precinct, comprising up to 730 residential dwellings with a maximum height of two stories, which is consistent with the Residential Development Code;**
 - c. construction and provision of associated infrastructure and services; and**
 - d. construction of community facilities (eg: playground equipment) that serve the recreational needs of the intended occupants of the Residential Precinct.**

Members David Logan and Julie Bindon returned to the meeting.

3.0 General Business

3.1 Torin Building (former), Penrith

Members were advised by Petula Samios that the owners of the building were concerned that the 13 metre curtilage from the rear of the building may impact on their ability to develop the site. Petula advised that she would like to give the owners a commitment of support from the Heritage Branch on behalf of the Heritage Council in their future development applications.

Members agreed that this level of support is appropriate for the site as part of the new development would require a Section 60 approval.

Resolved:

That the Heritage Council of NSW

- 1. agreed to the Heritage Branch providing support to the owners of the Torin Building in future development applications.**

3.2 Building Codes Australia – Disability Access Standards

Members were advised that a request for comments on the proposed changes to the Disability Access Standards had been received. Petula advised that the Fire Access and Advisory Panel (FASAP) was preparing a response and requested that the Heritage Council agree to the response be signed by the Chair on behalf of the Heritage Council.

Resolved:

That the Heritage Council of NSW

- 1. agree to the response prepared by FASAP on the BCA – Disability Access Standards be signed by the Chair on behalf of the Heritage Council.**

3.3 Commonwealth Economic Stimulus Package

Members were advised that the Heritage Branch had not received any formal request at this point as to how the Economic Stimulus Package of \$60m for Heritage was going to be allocated. No requests for projects had been received. The members agreed that it would be advisable to prepare for the request by identifying projects that could be submitted.

Resolved:

That the Heritage Council of NSW

- 1. request the Heritage Branch to begin identifying possible projects for submission to the Commonwealth.**

There being no further items the meeting closed at 10:00 am.