



**HERITAGE REFERENCE COMMITTEE
TO BE HELD ON THURSDAY, 5 DECEMBER 2024 AT 12:30 PM
TEAMS / LEVEL 3 ANTE ROOM**

A G E N D A
** ** ** ** **

WELCOME BY CHAIRPERSON

APOLOGIES

DECLARATIONS OF INTEREST

NOTING OF MINUTES

Minutes of Heritage Reference Committee

File: CY00413/12
Meeting held 7 November 2024
GB.1 and GB.2

GENERAL BUSINESS

GB.1 **Briefing on heritage item planning for alternative housing scenarios** **3**

File: CY00413/12

To seek Committee feedback on proposed measures to minimise impacts on heritage items in the housing scenarios.

Recommendation:

That the Heritage Reference Committee receive and note the briefing and provide comments on the housing scenario measures to minimise impacts on heritage items.

GB.2 **Her-story Project Update**

7

File: S13598

To update the Heritage Reference Committee on Ku-ring-gai's latest online inventories uploaded to the State Heritage Inventory.

Recommendation:

That the Heritage Reference Committee receive and note the heritage items with the uploaded inventories at **Attachment A1** since the last report.

GB.3 **HERITAGE ASSESSMENTS FOR COMMENT**

11

File: CY00413/12

To seek Committee comments on a heritage assessment seeking delisting.

Recommendation:

That the Heritage Reference Committee receive and note the report and attachments and provide comments on the heritage assessment at **Attachment A1**.

OTHER BUSINESS

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BRIEFING ON HERITAGE ITEM PLANNING FOR ALTERNATIVE HOUSING SCENARIOS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To seek Committee feedback on proposed measures to minimise impacts on heritage items in the housing scenarios.

BACKGROUND:

Council’s five housing scenarios for the station precincts of Gordon, Killara, Lindfield and Roseville are currently on exhibition until 17 December 2024.

The TOD SEPP does not apply to heritage items. The TOD SEPP makes no changes to existing heritage listings. It permits 6-storey apartment buildings adjacent to 136 heritage items (8-storeys with bonuses) within 400 metres of the four stations.

To develop alternative housing scenarios, Council adopted 7 principles. One of these 7 principles is to minimise impacts on heritage items.

COMMENTS:

Council staff will provide a briefing on the measures developed to minimise impacts on heritage items for Committee comments.

RECOMMENDATION:

(Refer to the full Recommendation at the end of this report)

That the Heritage Reference Committee receive and note the briefing and provide comments on the housing scenario measures to minimise impacts on heritage items.

PURPOSE OF REPORT

To seek Committee feedback on proposed measures to minimise impacts on heritage items in the housing scenarios.

BACKGROUND

Council's five housing scenarios for the station precincts of Gordon, Killara, Lindfield and Roseville are currently on exhibition until 17 December 2024. The exhibition is seeking community feedback on four alternatives to the Transport Oriented Development State Environmental Planning Policy (TOD SEPP) that came into effect on 13 May 2024.

The TOD SEPP does not apply to heritage items. The TOD SEPP makes no changes to existing heritage listings. It permits 6-storey apartment buildings adjacent to 136 heritage items (8-storeys with bonuses) within 400 metres of the four stations.

To develop alternative housing scenarios, Council adopted 7 principles. One of these 7 principles is to minimise impacts on heritage items.

The full housing scenarios proposal, supporting information and survey for completion are available at Council's online engagement hub at [Ku-ring-gai Council | Better planning between Roseville, Lindfield, Killara and Gordon stations](#).

COMMENTS

Council staff will provide a briefing on the measures developed to minimise impacts on heritage items for Committee comments.

In summary, the measures include avoiding placing new high density residential in areas with high concentrations of heritage items, plus integration of heritage items into future development by:

- Allocating the same or similar development rights to heritage items as adjoining properties;
- requiring heritage item amalgamation with adjoining development sites; and
- mandating masterplans for affected areas.

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
Ku-ring-gai's heritage is protected, promoted and responsibly managed.	Strategies, plans and processes are in place to effectively protect and preserve Ku-ring-gai's heritage assets.	Implement, monitor and review Ku-ring-gai's heritage planning controls and Heritage Strategy. Promote local heritage in consultation with key stakeholders.

GOVERNANCE MATTERS

The Heritage Reference Committee includes Councillors, heritage practitioners and community members. The Committee provides advice on heritage matters and assists with the promotion, understanding and appreciation of heritage. While not a decision-making body, the Committee plays an important function in shaping Ku-ring-gai's future. This Committee is also an important link in Council's communication strategy with the community.

RISK MANAGEMENT

Consisting of seven members, the Committee provides advice on heritage matters and assists with the promotion, understanding and appreciation of heritage. While not a decision-making body, the Committee nevertheless plays an important function in shaping Ku-ring-gai's future. This Committee is also an important link in Council's communication strategy with the community.

FINANCIAL CONSIDERATIONS

The costs of running the Heritage Reference Committee are covered by the Strategy and Environment Department's budget.

SOCIAL CONSIDERATIONS

The aims of the Heritage Reference Committee are to provide advice to Council on heritage matters and to provide assistance to Council in promoting an understanding and appreciation of heritage, including matters of social heritage significance.

ENVIRONMENTAL CONSIDERATIONS

A role of the Heritage Reference Committee is to support Council in identifying and managing Ku-ring-gai's Cultural Heritage.

COMMUNITY CONSULTATION

The Heritage Reference Committee meets on a monthly basis or as required and notification of meetings is provided on Council's website.

INTERNAL CONSULTATION

The Heritage Reference Committee includes Councillors and heritage practitioners and is facilitated by Council staff. Where relevant, consultation with other Departments may occur in particular with Council's heritage advisors in Development & Regulation.

SUMMARY

Council staff will provide a briefing on the measures developed to minimise impacts on heritage items for Committee comments.

RECOMMENDATION:

- A. That the Heritage Reference Committee receive and note the briefing.
- B. That the Heritage Reference Committee provide comments on the housing scenario measures to minimise impacts on heritage items.

Claudine Loffi
Heritage Specialist Planner

Antony Fabbro
Manager Urban & Heritage Planning

HER-STORY PROJECT UPDATE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To update the Heritage Reference Committee on Ku-ring-gai's latest online inventories uploaded to the State Heritage Inventory.

BACKGROUND:

Ku-ring-gai Council's project named 'her-story' is progressively improving the online heritage inventories on the State Heritage Inventory for Ku-ring-gai's existing heritage items and conservation areas.

Council's adopted Heritage Strategy set two priority actions for updating inventories. This project commenced in 2021. The April 2022 report to HRC detailed the project process and priorities. Updates and sample inventories have been provided to HRC at subsequent meetings.

COMMENTS:

To improve public access to information about Ku-ring-gai's 46 conservation areas and nearly 1,000 heritage items, Council is continuing to update its online heritage inventories.

Attachment A1 identifies the heritage items with updated online inventories since the last HRC report. The inventories are available by searching the State Heritage Inventory at [HMS - Start your search \(nsw.gov.au\)](https://hms.nsw.gov.au).

RECOMMENDATION:

(Refer to the full Recommendation at the end of this report)

That the Heritage Reference Committee receive and note the heritage items with the uploaded inventories at **Attachment A1** since the last report.

PURPOSE OF REPORT

To update the Heritage Reference Committee on Ku-ring-gai's latest online inventories uploaded to the State Heritage Inventory.

BACKGROUND

Ku-ring-gai Council's project named 'her-story' is progressively improving the online inventories on the State Heritage Inventory for Ku-ring-gai's existing heritage items and conservation areas.

The [State Heritage Inventory](#) (SHI) is a NSW government online database established and managed by Heritage NSW, with information and updates inputted by NSW councils for locally listed places.

An online inventory is not a mandatory requirement for listed places because it does not form part of the statutory listing or mandated planning process. Nevertheless, these online inventories become the first source of information about Ku-ring-gai's heritage places, used by multiple stakeholders. These inventories collectively tell the story of Ku-ring-gai's heritage or 'her-story'.

Before the commencing this project, Ku-ring-gai's inventories and research was only accessible to the public by request to Council and this information was not searchable on the online State Heritage Inventory. As many of Ku-ring-gai's listings predate the creation of the internet and SHI, most online inventories were near empty, generally just with an address, photo and general statements. Completing these online inventories has become standard best practice in NSW under the guidance of Heritage NSW.

Council's adopted Heritage Strategy set two priority actions for updating inventories. This project commenced in 2021. The April 2022 report to HRC detailed the project process and priorities. Updates and sample inventories have been provided to HRC at subsequent meetings.

COMMENTS

To improve public access to information about Ku-ring-gai's 46 conservation areas and nearly 1,000 heritage items, Council is continuing to update its online heritage inventories.

Attachment A1 identifies the heritage items with updated online inventories since the last HRC report. The inventories are available by searching the State Heritage Inventory at [HMS - Start your search \(nsw.gov.au\)](#). Full inventories are not attached due to size and online availability.

This project seeks to deliver the widest intended benefit through fewer near-empty inventories, in order to assist more stakeholders conserve listed places with better information and reduced research costs. The updated inventories provide information about the place including a researched history, summary description and significance statement, general management recommendations and illustrations. They also include standard content addressing common misconceptions about inventories.

It should be noted that these non-statutory inventories are not a comprehensive assessment and do not alter the legal listing, as set out in 'further comments' added to updated inventories, and Council's webpage at [Listing heritage Ku-ring-gai \(nsw.gov.au\)](#). Changes to the statutory listing or further assessment requires a separate planning process and/or report. Owners or their

consultants can provide more detail or assessment to Council when proposing development or a planning proposal.

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
Ku-ring-gai's heritage is protected, promoted and responsibly managed.	Strategies, plans and processes are in place to effectively protect and preserve Ku-ring-gai's heritage assets.	Implement, monitor and review Ku-ring-gai's heritage planning controls and Heritage Strategy. Promote local heritage in consultation with key stakeholders.

GOVERNANCE MATTERS

The Heritage Reference Committee includes Councillors, heritage practitioners and community members. The Committee provides advice on heritage matters and assists with the promotion, understanding and appreciation of heritage. While not a decision-making body, the Committee plays an important function in shaping Ku-ring-gai's future. This Committee is also an important link in Council's communication strategy with the community.

RISK MANAGEMENT

Consisting of seven members, the Committee provides advice on heritage matters and assists with the promotion, understanding and appreciation of heritage. While not a decision-making body, the Committee nevertheless plays an important function in shaping Ku-ring-gai's future. This Committee is also an important link in Council's communication strategy with the community.

FINANCIAL CONSIDERATIONS

The costs of running the Heritage Reference Committee are covered by the Strategy and Environment Department's budget.

SOCIAL CONSIDERATIONS

The aims of the Heritage Reference Committee are to provide advice to Council on heritage matters and to provide assistance to Council in promoting an understanding and appreciation of heritage, including matters of social heritage significance.

ENVIRONMENTAL CONSIDERATIONS

A role of the Heritage Reference Committee is to support Council in identifying and managing Ku-ring-gai's Cultural Heritage.

COMMUNITY CONSULTATION

The Heritage Reference Committee meets on a monthly basis or as required and notification of meetings is provided on Council's website.

INTERNAL CONSULTATION

The Heritage Reference Committee includes Councillors and heritage practitioners and is facilitated by Council staff. Where relevant, consultation with other Departments may occur in particular with Council's heritage advisors in Development & Regulation.

SUMMARY

Attachment A1 identifies the heritage items with updated online inventories since the last HRC report.

RECOMMENDATION:

- A. That the Heritage Reference Committee receive and note the heritage items with updated online inventories at **Attachment A1** since the last report.

Claudine Loffi
Heritage Specialist Planner

Antony Fabbro
Manager Urban & Heritage Planning

Attachments: A1 Further heritage inventories updated since last report 2024/382217

HERITAGE ASSESSMENTS FOR COMMENT

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To seek Committee comments on a heritage assessment seeking delisting.

BACKGROUND:

At the 7 November 2024 meeting, the Heritage Reference Committee agreed to consider heritage assessments seeking delisting for comment.

For Council to consider delisting following the conclusion of Council's prior planning process for listing assessment, consultation and review, the proponent needs to submit a new planning proposal. This requires a heritage assessment to demonstrate the proposal's justification based on local heritage significance.

No formal planning proposal has been lodged at this time. A heritage assessment has been submitted with a request for pre-planning proposal lodgement meeting.

COMMENTS:

Committee comments are requested on the heritage assessment at **Attachment A1** received by Council seeking delisting of a heritage item.

This attachment has been circulated separately to maintain confidentiality until such time as a planning proposal is reported to Ku-ring-gai Local Planning Panel and Council.

To consider delisting, the heritage assessment needs to demonstrate that the existing place no longer has local heritage significance under the seven Heritage Council criteria in accordance with NSW heritage standards.

Further attachments provide background information on the subject property.

RECOMMENDATION:

(Refer to the full Recommendation at the end of this report)

That the Heritage Reference Committee receive and note the report and attachments and provide comments on the heritage assessment at **Attachment A1**.

PURPOSE OF REPORT

To seek Committee comments on a heritage assessment seeking delisting.

BACKGROUND

At the 7 November 2024 meeting, the Heritage Reference Committee agreed to consider heritage assessments seeking delisting for comment.

For Council to consider delisting following the conclusion of Council's prior planning process for listing assessment, consultation and review, the proponent needs to submit a new planning proposal. This requires a heritage assessment to demonstrate the proposal's justification based on local heritage significance.

If supported in principle, delisting consideration requires repeating the full planning proposal process as for listing as set out by planning law. This involves preparation of a planning proposal to amend the local environmental plan, reporting to Council for approval to submit to NSW Government to request a gateway determination commence public exhibition, community notification, Council consideration of submissions in the report back to Council, final Council approval, then gazettal or notification of the local plan amendment.

No formal planning proposal has been lodged at this time. A heritage assessment has been received by Council with a request for pre-planning proposal lodgement meeting. Details of this proposal are treated as confidential until such time as a planning proposal is reported to Council.

COMMENTS

Committee comments are requested on the heritage assessment at **Attachment A1** received by Council seeking delisting of a heritage item. **Attachment A1** shall be circulated separately to maintain confidentiality ahead of formal lodgement and Council reporting.

No formal planning proposal has been lodged at this time. The proponent has requested a pre-lodgement meeting for initial Council staff advice on documentation, yet to be held. The attached assessment has not been reviewed by Council staff at the time of drafting this report.

To consider delisting, the heritage assessment needs to demonstrate that the existing place no longer has local heritage significance under the seven Heritage Council criteria in accordance with NSW heritage standards.

The local listing threshold is satisfying one or more criteria within the local area for:

- Historic significance (criterion a)
- Associations significance (criterion b)
- Aesthetic/ technical significance (criterion c)
- Social significance (criterion d)
- Research significance (criterion e)
- Rarity (criterion f)
- Representative significance (criterion g)

The NSW heritage standards establish a place is to be assessed on its own merit and should not be excluded on the grounds that others with similar characteristics have already been heritage listed.

For background information on this property:

- Council's current online inventory is included at **Attachment A2**.
- The proponent's last heritage statement and recording is at **Attachment A3**.
- Council's consultant's earlier heritage assessment is at **Attachment A4**.

All the above attachments will be separately circulated.

INTEGRATED PLANNING AND REPORTING

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INTERNAL CONSULTATION

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SUMMARY

Committee comments are sought on the heritage assessment at **Attachment A1** circulated separately.

RECOMMENDATION:

- A. That the Heritage Reference Committee receive and note the report and attachments.
- B. That the Heritage Reference Committee provide comments on the heritage assessment at **Attachment A1**.

Claudine Loffi
Heritage Specialist Planner

Antony Fabbro
Manager Urban & Heritage Planning

Attachments:	A1	Weir Phillips Heritage Assessment 2024	Excluded	2024/379704
	A2	Council's current online heritage inventory 2024	Excluded	2024/379745
	A3	Previous Heritage Impact Statement (2022) and Photographic Recording (2023)	Excluded	2024/389172
	A4	Council's earlier Perumal Murphy Alessi heritage assessment (2006)	Excluded	2013/232604