

Blue Mountains Heritage Advisory Committee: Minutes

Date:	Thursday 7 May 2020	Time:	1:00pm to 4:01pm
Location:	Virtual meeting via Zoom		
Chair:	Kim Barrett (Councillor Van der Kley opened the meeting but asked Kim Barrett to Chair in order to run the Zoom meeting. This meeting was held via Zoom due to the Covid-19 situation)	Deputy Chair:	Councillor Kerry Brown
Present:	<u>Committee Members:</u> <ul style="list-style-type: none"> • Cr Chris Van der Kley • Cr Kerry Brown • David Payne • Elizabeth Burgess • Elizabeth Saxton • Jan Koperberg • Rod Stowe • Ron Powell • Ross Ingram • Ruth Longdin • Suzanne Mitchell 	Observers:	<ul style="list-style-type: none"> • Kim Barrett, BMCC Manager City Planning • Sara Reilly, BMCC Senior Heritage Planner • Senthil Kasiannan, BMCC Heritage Planner • Rachelle Schubert, BMCC Cultural Heritage Officer • Tan Vo, BMCC Manager Property & Commercial Services • Christo Aitken, BMCC Heritage Advisor
Apologies	<ul style="list-style-type: none"> • John Low • Juliana Swatko • Kevin Smith 		
TRIM File:	F05752 – 20/96610		

Speaker	Comments	Actions:
Item 1 – Meeting Commencement		
Chair	Cr Van der Kley opened the meeting at 1.00pm.	

Speaker	Comments	Actions:
Item 2 – Acknowledgement of Country		
Item 3 – Welcome and Apologies		
Chair	Apologies were accepted from John Low, Juliana Swatko and Kevin Smith .	
Item 4 – Confirmation of Previous Minutes		
Chair	<p>The Heritage Advisory Committee confirmed the minutes from the previous meeting.</p> <p>Moved by Councillor Van der Kley and seconded by Ross Ingram</p>	<p>1. ACTION: Publish the previous minutes on Council website.</p>
Item 5 – Declaration of any Conflicts of Interest		
Chair	No declarations were made.	
Item 6 – Check in with the Committee		
Chair	<p>Kim Barrett set protocols for the Zoom meeting, and in appreciation of the current COVID-19 situation, called for any issues or concerns of Committee Members.</p> <ul style="list-style-type: none"> • Suzanne Mitchell noted her email referring to the Heritage Advisory Committee’s Terms of Reference, and queried the note on page 6 stating that the Committee cannot comment of Parts 4 and 5 of the Environmental Planning and Assessment Act. • Kim Barrett noted that this was in response to previous discussions related to the Committee being involved in live development applications, and that the intention here was for Members to make submissions individually rather than joint Committee submissions in order to avoid conflicts of interest. • This partially being due to Councillors previous involvement in determining development applications prior to the establishment of the Local Planning Panel, and noting Councillor Van der Kley and Councillor Brown’s membership on the Committee. • Suzanne Mitchell queried whether the exclusion of the Committee to comment was then no longer valid. • Kim Barrett advised that as Councillors were no longer the determining authority, this may now be an opportunity and could be considered when the Terms of Reference are reviewed after the next Council is elected, noting however the postponement of local government elections due to COVID-19. • Cr Van der Kley noted his membership on the Sydney Western City Planning Panel, and advised that whilst he was happy for the Committee to discuss issues arising from development applications, he would excuse himself from discussions involving matters 	<p>2. ACTION: Seek advice on amending the Terms of Reference to allow for the HAC to provide advice on determining applications.</p>

Speaker	Comments	Actions:
	<p>that would go before the Sydney Western City Planning Panel.</p> <ul style="list-style-type: none"> Given the postponement, Cr Brown requested that advice be sought on whether the Terms of Reference could be updated prior to the Council election in order for the Committee to provide advice on determining applications. 	
Item 7 – Update on 170-174 Leura Mall		
Tan Vo	<p>Tan Vo provided an update on 170-174 Leura Mall:</p> <ul style="list-style-type: none"> An assessment of risks was undertaken and Councillors briefed at the March Council meeting, noting that the work required to care and conserve the site exposed Council to financial risk. At that meeting, Council resolved to invite Expressions of Interest from the open market for the potential sale of the site conditional on the successful purchaser undertaking the necessary works to repair and conserve the existing building. These works would be ensured by the inclusion of appropriate measures within the sale contract. A Communication, Engagement and Consultation plan would be developed in relation to the Expressions of Interest process. Market conditions are being monitored as COVID-19 has resulted in minimal market activity, although Council’s solicitors have been instructed to prepare the sale contract. Options for the sale including possible subdivision to exclude the public amenities, and subsequent costings are being considered, but a report back to Council will be provided after receiving Expressions of Interest. <p>The Heritage Advisory Committee discussed the matter and provided feedback:</p> <ul style="list-style-type: none"> Per the Council Report, Ron Powell noted that whilst the building is not listed it does have protection, and queried whether the listing could be progressed. Kim Barrett confirmed that the process for the final listing of the site was underway, however its status as a current draft heritage listing affords it the same legislative protection as would the finalised listing, and Sara Reilly noted the commitment to seeing through the listing of the building and the inclusion of the interiors. <p>1. Subdivision</p> <ul style="list-style-type: none"> Ron Powell queried whether there was previous Council approval for subdivision of the site, and Tan Vo advised that Council’s previous determination did not consider this. Tan Vo discussed the consideration of a new commercial footprint toward the back of the site, and referencing a feasibility study that indicated that this would not add commercial 	

Speaker	Comments	Actions:
	<p>benefit, advised that options including subdivision, as well as selling the site as a whole were now being considered to make it viable.</p> <ul style="list-style-type: none"> • Cr Brown noted that in fact Council previously had issue with agreeing to the cost of the subdivision, but understood it was essential due to issues concerning the toilet block and car park. • Tan Vo advised that whilst subdivision may not be necessary, costings were being considered and the solicitors were working on provisions to protect those public assets. • Kim Barrett clarified that there was no proposal to sell the site at the time of the original DA submission, nor was subdivision part of the most recent DA. • Cr Van der Kley noted that the consideration of subdivision was due to the proposed sale and understood that it was necessary, but that he had previously been advised that the high cost to subdivide was due to sewerage costs and the like. • There was discussion on the responsibility for the ongoing management of those public assets, and Tan Vo suggested that contractual arrangements could ensure Council maintains that responsibility should subdivision not occur. • There was consensus between the Committee that subdivision of the site would be appropriate, and that Council should maintain ownership and responsibility for the public assets including the toilet block and car park. The Committee agreed that having public toilets attached would be a significant liability to potential purchasers, particularly in terms of management and access. <p>2. Urgent and general maintenance</p> <ul style="list-style-type: none"> • Cr Brown noted the poor condition of the building, requested the thermal imaging and inspection report for termites, and queried whether a Conservation Management Plan had been prepared. • The Committee discussed the appropriateness of preparing a Conservation Management Plan (CMP) or a Conservation Management Strategy given the site's local significance. • Christo Aitken noted that there is no reason why a CMP could not be prepared, and in fact that would be a responsible conservation strategy to flush out the levels of urgency to halt existing disintegration and propose what could be done in the future. • Ruth Longdin suggested that a strategy is more appropriate given the expense in preparing a CMP, and Christo Aitken further noted that the Lucas Stapleton Report already addressed the history and significance sections included in CMPs but what is required is the condition of the fabric. • The Committee advised that a proactive maintenance schedule inclusive of timeframes for completion of urgent works is required. Further, urgent, essential maintenance should 	<p>3. ACTION: Tan Vo to provide the thermal imaging and termite inspection report to the HAC.</p>

Speaker	Comments	Actions:
	<p>commence immediately and ongoing maintenance works should be undertaken regardless of the sale process.</p> <ul style="list-style-type: none"> The Committee recommended that a Conservation Management Plan or Conservation Management Strategy be prepared. <p>3. Conservation</p> <ul style="list-style-type: none"> Ron Powell queried whether an estimate would be provided for the required conservation work. Tan Vo advised that specifications for conservation works required as part of the DA process were used to estimate costs, and noted that the specifications are able to be disclosed but not the costs. Suzanne Mitchell queried how the requirement for the conservation works would be enforced and requested Council to clearly state the process it would follow should those works not be completed. Elizabeth Saxton noted that repair and conservation work should be in line with the Lucas Stapleton Report, and Kim Barrett confirmed that the independent panel established by Council prior to the Local Planning Panel referred to the Lucas Stapleton Report in its deferral which heavily informed the list of works required as part of the conditions. David Payne queried whether that list of works covered the exteriors and interiors, or whether there were any exclusions, and Kim Barrett advised that the conditions included a schedule of works but would confirm. Elizabeth Burgess noted ongoing community concern regarding maintenance of the site, particularly given the length of time passed. The Committee discussed Council undertaking the conservation work prior to selling, and the alternative of including the conservation work as a condition of sale, however the Committee reiterated that the issue of the conservation work is separate and in addition to the urgent and basic maintenance work required that must be addressed immediately as mentioned above. <p>3. Timing of the sale</p> <ul style="list-style-type: none"> Ruth Longdin queried whether it would be wiser to wait until the market stabilises before inviting Expressions of Interest. Tan Vo advised that market conditions were being monitored as currently there had been minimal activity, however perhaps prudent investors with surplus funds would seek to invest now given the current situation, and the likelihood of this was discussed. Ruth Longdin queried whether the business was able to continue operating, and Tan Vo 	<p>4. ACTION: Kim Barrett to confirm the schedule of works included in the conditions for consent covered exteriors and interiors, or whether there were any exclusions.</p> <p>5. ACTION: HAC to confirm advice on 170-174 Leura Mall as soon as possible.</p>

Speaker	Comments	Actions:
	<p>confirmed that it was subject to government restrictions.</p> <ul style="list-style-type: none"> • Elizabeth Burgess suggested that a timeframe be set to review the sale of the property. 	
Item 8 – Update on Athol House and Katoomba Falls Kiosk		
Tan Vo	<p>Tan Vo provided an update on the following assets:</p> <p>1. Athol House, Lawson:</p> <ul style="list-style-type: none"> • An overview of the works completed to date, planned works to be completed in the near future with the view to complete by early September. <p>The Heritage Advisory Committee discussed:</p> <ul style="list-style-type: none"> • Kim Barrett noted that the progress made was positive, and advised that Sara Reilly had prepared a full scope of work required for the interior, and noted the condition that requires work to the exterior. • Ruth Longdin queried what demolition was proposed, and Sara Reilly noted that whilst no decisions had been made regarding demolition, a small lean-to at the rear was quite dilapidated. However, this was noted as having been attributed less significance in the CMP prepared in 2014. • Kim Barrett noted that currently all work was being undertaken with minor works approval, however should demolition be necessary, a DA would be required. <p>2. Katoomba Falls Kiosk</p> <ul style="list-style-type: none"> • An overview of the works completed and those works in progress, with completion expected by the end of June. • Heritage advice was sought on the proposed colour scheme and whether paint should be removed or painted over, and approval from Heritage NSW has been sought for connection of the sewerage main. • An internal workshop has been scheduled to discuss the future of the site before calling for Expressions of Interest. • Community consultation will be conducted on future potential uses of the property. <p>The Heritage Advisory Committee discussed:</p> <ul style="list-style-type: none"> • Ruth Longdin queried whether the Committee would be able to participate in the workshop or the process, and Tan Vo advised that an initial internal workshop would occur prior to a wider one where the Committee would be able to provide comment. 	<p>6. ACTION: Include Athol House on the next HAC meeting agenda.</p>

Speaker	Comments	Actions:
	<ul style="list-style-type: none"> The Committee discussed the involvement of the community including local businesses, noting that listing the site as part of a wider cultural landscape is to be discussed later in the meeting. Kim Barrett noted her attendance at the internal workshop and that this would also cover wider issues such as bushfire mitigation and LEP considerations to develop a skeleton for what opportunities for the site are available prior to discussions on their appropriateness being put to the Committee. Ruth Longdin queried the removal of paint from the façade, and Kim Barrett noted that Sara Reilly and Senthil Kasiannan were involved in the process with the paint scrapings and have been working on the minor works applications. Sara Reilly noted the engagement of GML Heritage to do a paint analysis and their proposal was to remove the paint from the brickwork. Christo Aitken noted there was benefit in having a Conservation Management Plan for a building such as the Katoomba Falls Kiosk as it would fit in nicely in terms of what the property team deals with. Senthil Kasiannan noted that a CMP for the site was available, and Kim Barrett advised that this would be included in the workshop material. 	<p>7. ACTION: CMP for Katoomba Falls Kiosk to be included in workshop material.</p>
	<p>3. Solitary Restaurant</p> <ul style="list-style-type: none"> An overview of the list of work done to date and works in progress, noting that the lessee has been advised to prepare a Conservation Management Plan as part of the DA process. <p>The Heritage Advisory Committee discussed:</p> <ul style="list-style-type: none"> Ruth Longdin queried the proposed extension and Tan Vo advised that this was still being developed but that it was his understanding that it was to accommodate seating for 100 however the lease did not commit Council to authorise that. Elizabeth Saxton noted the replacement of the external weatherboards, and Suzanne Mitchell noted that the aluminium windows were also fixed. <p>Ron Powell made his apologies and left the meeting at 3:00pm.</p>	<p>8. ACTION: HAC to be updated when DA has been lodged regarding Solitary Restaurant.</p> <p>9. ACTION: Include Leura Mall, Athol House, Katoomba Falls Kiosk and Solitary Restaurant on the agenda until resolved.</p>
Item 9 – HoWS App		
All	Kim Barrett introduced the draft list of sites for the HoWS app, noting the intention to receive initial feedback or suggestions.	10. ACTION: Upload draft inventory information to Objective Connect for the HAC to review.

Speaker	Comments	Actions:
	<p>The Heritage Advisory Committee discussed:</p> <ul style="list-style-type: none"> • Sara Reilly noted the HoWS app identifies itself as focusing on colonial heritage, so the proposed sites were put forward based on that theme and the criteria noted. • John Lowe provided comments out of session suggesting that Gardner’s Inn, Blackheath be included. • Ruth Longdin noted her agreement and suggested that this site is important to tell the story of early settlement in the Blue Mountains. • Ross Ingram noted that the site was not originally called Gardner’s Inn, and Kim Barrett requested further information on that. • Ruth Longdin noted that early hotels burnt down and this was an important part of the travelling story, and Sara Reilly suggested the stopping points along the way were also important to the theme. • David Payne queried the parameters for being colonial, and Sara Reilly noted that ‘colonial’ mirrors the Georgian Era in England and is general agreed to end by the 1850s as that is when Victorian begins. • Ruth Longdin notes 1870 and the railway as significant considering the subsequent and dramatic change. • Ross Ingram queried the Gatekeepers Cottage, and the Committee discussed the potential issues with including private residences. • The inclusion of horse troughs. • David Payne suggested the possible inclusion of Glenbrook Lagoon, noting that whilst not a structure it is a significant colonial feature. • Sara Reilly noted the archaeological site at Lawson, and whilst there was nothing to see it did provide a chance to stop in the village as it is important to the colonial journey. • Ross Ingram noted that some of the proposed sites are not well maintained, and Kim Barrett agreed that this will need to be considered if the intention is to attract attention. • Ruth Longdin noted that this might also be a good opportunity to tell the story of early botanists and conservationists and the early settlers relationship with the natural world, as also reflected in the work done by the Cultural Centre. • Cr Brown noted that the Botanic Gardens would be a logical finishing point, and Ruth Longdin noted the existence of a drive called The Botanist’s Way. • Cr Brown highlighted benefits from a tourism point of view, and Kim Barrett agreed that the development of thematic trails would be a positive good news story when travel is able to be resumed. • Ross Ingram queried the absence of sites at Leura and Katoomba, and Ruth Longdin 	<p>11. ACTION: HAC to review the proposed sites, make suggestions and provide feedback prior to 29 May 2020.</p>

Speaker	Comments	Actions:
	<p>noted that there was little to no colonial settlement there.</p> <ul style="list-style-type: none"> The house at Nellies Glen and the Megalong Hotel were discussed, as well as properties moved from the mining villages and the benefits of further study. Elizabeth Burgess suggested referring to the draft listings for the Woodford sites to prepare the descriptions. Kim Barrett confirmed that after the sites have been decided, assistance from the HAC will be sought to determine content for the app, as well as other potential themes for additional trails. Cr Brown noted that in the area some trees are the biggest in cultivation, including the big tree near Bunnings and the two Wollemi trees at the Gingerbread House, and that European planting of natives could be considered as a theme. Ruth Longdin also noted a big market for a separate theme of cultivated gardens. The inclusion of the Explorer's Tree was also discussed. 	
Item 10 – General Business		
10.1 Impact on cultural heritage in the LGA from bushfires and floods		
	<p>Kim Barrett provided an overview of the impact of cultural heritage in the LGA from bushfires and floods, noting that information was still to be received in terms of a detailed account.</p> <p>Sara Reilly and Senthil Kasiannan have been involved in assessments of houses affected by bushfire in Mt Tomah and Mt Wilson, however Heritage Conservation Areas were impacted more so than individual items. A detailed update on Mt York has not yet been received.</p> <ul style="list-style-type: none"> Rod Stowe queried the landslide impacting Cliff Drive and Leura Cascades, and Kim Barrett advised that an engineering assessment was still to occur. 	<p>12. ACTION: A detailed update on the impact on cultural heritage from bushfires and floods to be circulated to the HAC.</p>
10.2 Chelmsford Bridge		
	<p>Ruth Longdin noted her report proposing to seek state heritage listing for sites connected to the Prince Henry Cliff Walk, including the Katoomba Falls Kiosk, the Chelmsford Bridge, the Leura Cascades sites and surrounding sites as part of a larger cultural landscape.</p> <p>The Heritage Advisory Committee discussed:</p> <ul style="list-style-type: none"> Support for listing the sites as a larger cultural landscape. Kim Barrett noted that the motivation in part for proceeding with the individual nomination of Chelmsford Bridge was in response to impacts from flooding and available state funding, and Christo Aitken noted that he had met with Damien Taylor and Bill Jordan, 	<p>13. ACTION: Mail a copy of Ruth's report to Elizabeth Saxton.</p> <p>14. ACTION: Information to be uploaded to objective connect.</p> <p>15. ACTION: Develop Project Plan for the nomination and listing of Prince Henry Cliff Walk, and circulate to HAC.</p> <p>16. ACTION: Prince Henry Cliff Walk to be included on the next HAC meeting</p>

Speaker	Comments	Actions:
	<p>a member of the Listing Committee for the Engineering Heritage Register, who suggested that the nomination could be quickly progressed due to the level of engineering significance.</p> <ul style="list-style-type: none"> • Christo Aitken suggested a strategic approach to seeking state heritage listing for the wider cultural landscape due to the amount of work involved and the significant amount of time it is expected to take. The approach would be to initially progress the individual state nomination of Chelmsford Bridge, as well as the local listing of the wider cultural landscape. This could include integrating the existing local listings into a single inventory sheet. The intention then would be to later develop the local listing and provide a greater opportunity to achieve state heritage listing. • Kim Barrett noted that timing wise, it would be good to identify matters the Committee significantly progressed this year, and this approach would increase the likelihood of progressing this listing. • The Committee discussed Prince Henry Cliff Walk in relation to crossing private properties. • Ruth Longdin noted the remarkableness of the walk and the opportunity for tourism considering it is a free attraction. • The Committee agreed with the proposed strategic approach to listing Prince Henry Cliff Walk. • Rod Stowe indicated that he had approached the Director of Conservation at the National Trust with a view to obtaining the support of the Trust's Industrial Heritage Committee for the proposed listing. The Committee had indicated it would be pleased to review the supporting material prepared by HAC when available. • 	<p>agenda.</p>
	<ul style="list-style-type: none"> • Cr Brown noted National Parks' development plans for Gordon Falls Reserve and queried whether the Committee should review from a heritage perspective. • Kim Barrett noted the reserve is solely located within the national park, but assumed National Parks would undertake a large consultation process. • Ruth Longdin advised that she made a submission calling for the inclusion in the development plans of heritage that is going to be demolished. 	<p>17. ACTION: Kim to investigate if there is an opportunity to provide comment.</p>
<p>Item 11 – Next Meeting Date & Items</p>		

Speaker	Comments	Actions:
Chair	<p>Next meeting currently scheduled for Thursday, 6 August 2020. The Committee noted their agreement to meet prior to the proposed next meeting date if required.</p> <ul style="list-style-type: none"> • Ruth Longdin queried whether the Committee would be able to make representations to RMS. 	<p>18. ACTION: Pulpit Hill and an update from RMS to be included on the next HAC meeting agenda. 19. ACTION: Cr Van der Kley and Kim to confirm if/when any additional meetings are required. 20. ACTION: Kim to investigate inviting RMS to a HAC meeting.</p>
Item 12 – Meeting Closure		
Chair	Meeting closed at 4:01pm.	