

**MINUTES OF MEETING – 445**  
**Heritage Council of NSW**

6 September 2017  
Commencing at 8:41 am  
Stamford Plaza Sydney Airport  
DOC17/334842

**MEMBERS PRESENT**

Mr Stephen Davies (Chair)  
Dr Mark Dunn (Deputy Chair)  
Dr Raymond Kelly  
Ms Jennifer Davis  
Prof Gary Sturgess AM  
Ms Lisa Newell (National Trust (NSW) Nominee)  
Mr Gary White (for Secretary, Department of  
Planning & Environment)

**OEH ATTENDEES**

*Heritage Division:*  
Ms Pauline McKenzie, Executive Director (part)  
Mr Tim Smith OAM, Director, Heritage Operations  
Mr Nigel Routh, Director, Heritage Operations (part)  
Ms Katrina Stankowski, A/ Manager, Listings  
Mr James Quoye, Heritage Officer, Conservation  
(for Item 2.4 only).

**APOLOGIES**

Mr Peter Poulet (Observer, Government Architect)  
Mr Ben Hewett (Observer, Government Architect)  
Ms Jane Irwin  
Dr Deborah Dearing

**HERITAGE COUNCIL SECRETARIAT**

Ms Natalia Leiva  
Ms Diana Cowie

**GUEST PRESENTERS**

Item 2.1 Varroville Curtilage Revision: A Presentation by the nominators, Ms Jacqui Kirkby & Mr Peter Gibbs

Item 2.2 Varroville Curtilage Revision: A Presentation by the Catholic Metropolitan Cemeteries Trust - Ms Fiona Binns & Ms Florence Jaquet - Urbis (Representatives of the Catholic Metropolitan Cemeteries Trust, the Owner)

Item 2.4 Chau Chak Wing Museum Presentation – Mr Scott Biggs (Project Director, University of Sydney), Mr Graeme Dix (JPW Architects) and Mr Ian Kelly (Heritage Consultant, University of Sydney)

**Agenda Items**

Note: The order of items discussed was adjusted during the meeting to accommodate guest presenters.

The meeting commenced at 8:41am.

**1.0 Welcome, agenda, confirmation of minutes**

**1.1 Welcome and Acknowledgement of Country**

Prior to commencing business, the Chair, Mr Stephen Davies, delivered an Acknowledgment of Country.

**1.2 Apologies, confirmation and timing of agenda**

Discussion Apologies were received from Mr Peter Poulet, Mr Ben Hewett, Ms Jane Irwin and Dr Deborah Dearing

Members noted three external presentations were scheduled for the day, and the timeframes given departure for the Heritage Council regional visit.

Noted an alteration to the agenda entailing that the Varroville items would be presented one after the other and discussed together.

Noted The Heritage Council of NSW noted the Chair's welcome, apologies and confirmed the agenda.

### 1.3 Members declarations

Discussion Members were advised of Mr Stephen Davies declaration of interest (which was provided prior to the meeting) with:

- Item 2.1 Varroville Curtilage Revision: A Presentation by the nominators
- Item 2.2 Varroville Curtilage Revision: A Presentation by the Catholic Metropolitan Cemeteries Trust
- Item 5.1 Varroville Revision: Recommendation to List

Members agreed he would leave the meeting during these matters.

Mr Gary White identified and advised the Deputy Chair of the following additional declarations of interest during the meeting but prior to items being heard for which the conflict was identified.

- Item 2.1 Varroville Curtilage Revision: A Presentation by the nominators
- Item 2.2 Varroville Curtilage Revision: A Presentation by the Catholic Metropolitan Cemeteries Trust
- Item 5.1 Varroville Revision: Recommendation to List

Mr Gary White left the meeting for the hearing and discussion of the above items.

Noted The Heritage Council of NSW noted the declarations of interest.

### 1.4 Heritage Council of NSW meeting of 2 August 2017

Discussion Members discussed the draft minutes of the 2 August 2017 Heritage Council of NSW meeting and requested amendments.

Resolution 2017-62. The Heritage Council of NSW:

1. Accepts the minutes with amendments as a true record of the Heritage Council of NSW meeting held on 2 August 2017.

Moved by Prof Gary Sturgess and seconded by Mr Gary White.

### 1.5 Heritage Council of NSW out of session decisions since last meeting

Nil matters were determined by the Heritage Council of NSW out of session since the last meeting held on 2 August 2017.

## 2.2 Varroville Curtilage Revision: A Presentation by the Catholic Metropolitan Cemeteries Trust

- Presentation Mr Katrina Stankowski introduced Ms Fiona Binns and Ms Florence Jaquet from Urbis (representatives of the Catholic Memorial Cemeteries Trust) who informed the council:
- 'Varroville is a celebrated early farm estate dating from 1810' (SHR 00737).
  - The study area is located within Campbelltown local government area and includes the surroundings of Varroville house but excludes the Varroville house lot.
  - The cultural landscape is of state significance for historic, aesthetic and rarity values.
  - The landscape and study area is associated with the first phase of Varroville homestead and has considerable archaeological potential.
    - A program of Aboriginal and non-Aboriginal archaeological test excavations has been running in parallel with design. The landscape planning has been underpinned by archaeological assessment. It is intended applications for permits to conduct salvage excavation will be submitted once the design is in place. Archaeological works will inform detailed design and implementation.
    - Members raised the question of how archaeological potential will be managed with burials and Urbis noted that they would respond to the archaeological sensitivity mapping.
  - Urbis prepared the Conservation Management Plan for the study area which has informed the proposed development's design.
  - Urbis supports extension of the listed curtilage of Varroville as long as this does not preclude development. In light of this, Urbis requests the gazettal of site specific exemptions.
  - The development application proposes a new cemetery and facilities with a capacity of 136,000 burial plots in addition to ash internments to be developed through a staged approach.
  - The proposed road layout follows the lay of the land. In some places it comes close to Varroville house. Three options were considered for this, but the option shown is preferred for the reasons presented.
  - The development layout fits within the curtilage aside from one building (the chapel) in the south western corner of the study area, which is the subject of further discussions with OEH.
  - Urbis have created the offsets required in the Conservation Management Plan and added pathways in the central parklands.
  - The core of the vision of the development is to minimise the impact of the cemetery. The design and core purpose of the development is a park/ public space that also has a cemetery function. Headstones will not be visible from Varroville house and the roadways. Garden burial rooms provide spaces in the central core of the park for headstones. This space is in a natural amphitheatre surrounded by trees and so is not within view lines from Campbelltown and the area. Other burial options are lawn burials and in ground ash interments. Height limits will apply for memorials.

- There is potential for some of the existing dams in the study area to be associated with Mr Charles Sturt. All except two small five metre diameter dams will be retained.
- The topography of the study area has been examined carefully and items placed so that there are minimal visual impact to views and vistas. Urbis are also looking at replacement of riparian corridors and the CPW to provide visual buffers. All key significant views have been retained and mitigated.
- A landscape plan and heritage interpretation will represent current and previous landscape features through initiatives such as planting new vines in the existing contoured trenches and minimal orchard like trees behind the outbuildings. A public art strategy is also proposed as part of interpretation.
- New buildings have been designed by FJMT to have a very organic form, use traditional materials and are inspired by the undulating landscape with a consistent aesthetic across all the buildings. The chapel is the most prominent building of the 6 new buildings (including a function room, café, gate house, administration and workshop building) proposed on the site. Small crypts and shelters are also proposed around site. All buildings have been designed to respond to their locations.
- Restoration of the nineteenth and twentieth century farm outbuildings for education purposes is proposed. The most significant are the cottage, slab hut and former coach house. Structural advice has been obtained on all three buildings. Slab hut, likely to be the oldest building on the site, might simply be retained and interpreted as is due its condition. The 1950s dairy and an early twentieth century building are also so deteriorated to not be salvageable. Interpretation of the former orchard and gardens in this area is also proposed.

Noted The Heritage Council of NSW noted the presentation.

## 2.1 Varroville Curtilage Revision: A Presentation by the nominators

Presentation A PowerPoint presentation illustrating Ms Jaqui Kirby & Mr Peter Gibbs presentation and a briefing paper introducing the owners and their submission was pre-circulated to the members prior to the meeting.

Ms Jaqui Kirby & Mr Peter Gibbs informed the council:

- The proposed curtilage extension for Varroville Homestead and Estate is smaller than the minimum curtilage recommended by the 'Curtilage Study' report prepared by Orwell & Peter Phillips (OPP). The minimum curtilage provided by the OPP study captures all the values the property holds, but the curtilage proposed by the State Heritage Register (SHR) listing does not.
- The statement of significance states that 'Varroville is rare as one of the few larger estate landscapes remaining in the Campbelltown area where the form of the original grant and the former agricultural use of the estate and its rural landscape character may be appreciated.' The minimum curtilage recommended by the OPP study would capture this significance, but the proposed SHR curtilage boundary does not.
- Ms Kirby and Mr Gibbs purchased Varroville in 2006.
- The environmental protection zoning is no longer protecting the values of Varroville.
- Former Varroville owner, Dr Robert Townson arrived in the Colony in 1807. The Varroville landscape is all that we have representative of Dr Townson.

- Catholic Metropolitan Cemeteries Trust (CMCT) ran community feedback sessions as part of their Development Application. They proposed boardwalks and trees blocking and interrupting views to and from Varroville house. What has been on exhibition only shows main roads not secondary roads that allow for modern cemetery compliance – people cannot carry coffins more than 50m. The lawn cemetery is designated a no build area but it will be landscaped and changed. Also, it has not been designated a no dig area.
- The exhibited curtilage is not consistent with the item’s statement of significance. In 1993 the then owners objected to the curtilage, hence the small curtilage. A buffer zone was not included but the landscape setting is the St Andrews allotment/ allocation/ land now owned by the Carmelite community.
- Ms Kirby informed the council of the critical minimum curtilage as advised by Geoffrey Britton. This minimum area has remained fairly robust over time.
- The 1993 Permanent Conservation Order listed Varroville House on eight acres.
- In the OPP 1992 study for the National Trust, the boundary of the item excluded the original driveway, compromising part of the item’s primary significance.
- Jackaman sold the outbuildings which were and should never have been excised from the house in 2007.
- Substantial research has been undertaken by Mr Geoffrey Britton and Dr Terry Kass on both the history and the landscape. The evidence within the landscape, the Varroville land and surrounding land, are capable of being listed in their own right.
- The minimum curtilage they support is option 5 which is different to what was put on exhibition. Areas that are excluded in the exhibited curtilage, for example Bunbury Curran Hill, are presumed to be due to owner objections. Bunbury Curran Hill is very visible from Varroville house and St Andrews and is critically important to retain as part of the listing.
- If the cemetery does not proceed, it is likely that housing may replace the cemetery development. It is desirable to maintain the E3 zoning as a buffer zone.
- A compromised option would be a loss for private investment in State Heritage.
- Dr Robert Townson’s pre 1827 ‘trenching’/ terracing in 2017, Roman style, well established and still existing.

Peter Gibbs described the property’s Roman design influences as unique in Australia noting:

- Cruciform shape with apse ecclesiastical form by Weaver.
- The view from the front door and the back door being just as important as each other.
- A plate from Ackermann 1817 matches the current view from the northwest library window. The proposed boardwalks and screening would ruin the view from that part of the house.
- The back road was in use in 1947.
- The proposed buildings do not have relevance or provide a suitable response to a colonial landscape. Examples of more appropriate designs provided were Tocal Agricultural College and Belgenny Farm.

Noted The Heritage Council of NSW noted the presentation.

## 2.4 Chau Chak Wing Museum

Presentation Mr Scott Biggs, Project Director, introduced Mr Graeme Dix (JPW Architects) who informed the council:

- The purpose of the presentation was to respond to the Heritage Council's submission to the Department of Planning and Environment regarding the proposed Chau Chak Wing Museum building.
- The project team believe the building more broadly is bedded into the landscape and provides a useful counterpoint to existing buildings.
- It is intended to retain existing fig trees and the lawn.
- The building cannot be moved closer to Parramatta Road or back from University Road without impact on the row of significant Fig trees.
- The size and positioning of the roller door loading dock entry has been examined and is required to accommodate the museum functions the building will house.
- Upon arrival at the site through the Parramatta Road entry gates, the driveway will be hidden behind the shadows of existing trees and is tucked in behind the existing sandstone gate pillar on the western side of the entrance.
- The design for the dock entrance has attempted to minimise visual impacts from Parramatta Road and the main pedestrian axis across Victoria Park and the Quadrangle without compromising Baxter's Lodge and the University Gates.
- The proposed alignment of the roadway and roller shutter positioning enables the landscape levels around the dock entry to tie back in to the existing topography so that the existing slope and landscape is dominant rather than the loading dock.
- There are plans for future landscape treatments around the building.
- The materials chosen for the building are high quality with attention paid to the finishes. The materiality and detailing of the loading dock entrance and surrounds is consistent with the building.
- The loading dock is not intended as a backdoor entry, rather a visible part of the public domain and the landscape response.

Discussion The members commented that:

- The proposed building dominates the setting.
- The photomontages shown in the PowerPoint presentation are minimalistic and do not represent a true image of the site.
- The graphics and detail have been provided late in the process.
- It appears the University has determined to compromise the site rather than the design of the building for example by burying it or other ways of reducing its dominant profile in the setting.
- Previous communications from the Heritage Council and Heritage Division raised other issues and concerns, not just those pertaining to the loading dock. The comments responded to today principally concern the loading dock. The response provided to heritage issues in the presentation was not adequate: view line impacts were not discussed and the solution proposed is not sympathetic or considerate of heritage values on the site.

- The location is not considered appropriate and the Secretary's Environmental Assessment Requirements (SEARS) strongly requested a new location for the building. It has not been demonstrated that the proposed location for the building is suitable.
- The space in which the Chau Chak Wing Museum Building is proposed to be sited is exceptionally significant. The building, its scale and location of the loading dock in an exceptionally significant area would diminish the University of Sydney's significance in this space.
- On the basis of the information provided, the height, location, bulk, materiality of the building and the significance of the site the Heritage Council does not consider the development appropriate for the site.
- The Heritage Council disagrees with the heritage consultant's view on the significance of the space. The consultant's assessment conflicts with the Conservation Management Plan ratings for the site which the Heritage Council concurs with.

Noted The Heritage Council of NSW noted the presentation, noted that only one of a number of previously raised concerns was addressed by the presentation and provided comments.

- Resolution 2017-63. The Heritage Council of NSW recommends that the Heritage Division communicates with the University of Sydney that:
1. the presenters today have not responded to the concerns raised by the Heritage Council in previous correspondence
  2. in light of the presentation today the Heritage Council objects to the proposed Chau Chak Wing Museum Building in its current form and location
  3. the proposed loading dock has an unacceptable impact on Baxter's Lodge and the main entry to the university
  4. the height of the proposed building has an unacceptable impact on the significant visual connection to the city skyline, to and from Baxter's Lodge and the Great Hall
  5. the proposed change in ranking of the sloping lawn with tennis courts from exceptional to moderate is not supported. The sloping lawn is still exceptional.
  6. the proposed building degrades the State significance of the University of Sydney in this location.

Moved by Ms Lisa Newell and seconded by Dr Mark Dunn

Action The Heritage Division to prepare a letter to the University of Sydney containing the above.

### 2.3 Policy Division: ACH Reforms draft Bill

Presentation This item was deferred until a future meeting.

Action Heritage Division will circulate the prepared presentation to Heritage Council members before the next meeting.

### 3.0 Conservation matters

*Nil matters.*

#### 4.0 Legislative, policy and administrative matters

*Nil matters.*

#### 5.0 Listing matters

##### 5.1 Varroville Revision: Recommendation to List

Discussion The members:

- Discussed the curtilage that was exhibited, proposed curtilages and what would retain the State significance and key State significant features of Varroville.
- Discussed the potential and likelihood of residential development on adjoining land.
- Noted that consultations are required with the Office of Strategic Lands (OSL) re Lot 4, DP 239557 which is recommended by members to remain within the curtilage.
- Discussed suitable site specific exemptions and Heritage Council review of proposed exemptions.

Ms Katrina Stankowski provided answers and clarifications for members during their discussion

Noted The Heritage Council of NSW noted the paper.

Resolution No resolution on the recommendation to list could be finalised as quorum was not present.

Action The Heritage Council requests the Heritage Division to consider the implications of two separate listings over the Varroville proposed extended curtilage lands, consult with OSL re their site and consult with the Catholic Metropolitan Cemeteries Trust regarding proposed site specific exemptions and their relationship to the proposed development application over the site.

##### 5.2 Silverton Railway Picnic Train Attack Site and White Rocks Rec to List

The paper was taken as read by members.

Ms Katrina Stankowski advised:

- That the moveable heritage objects noted by Prof Gary Sturgess AM previously are still being pursued by the Heritage Division.
- Silverlea Incorporated (owner) previously objected to the listing but has since withdrawn that objection.
- There may be archaeological remains associated with the wider site and other areas in Broken Hill.

Discussion The members discussed:

- The question of interpretation and difficulties for items where it is not known where specifically sites and/or events occurred.
- The approach to investigating the social dynamics and history associated with the item and how that may be investigated in relation to the heritage listing.

Noted The Heritage Council of NSW noted the paper.



Resolution 2017-64. The Heritage Council of NSW:

1. in accordance with section 33(1)(d) of the Heritage Act 1977 advise the Minister that the item known as “1915 Picnic Train Attack & White Rocks Reserve” at Hynes Street & Schlapp Streets, Broken Hill, is of state heritage significance, as shown in the plan at Annexure A;
2. recommend to the Minister, in accordance with sections 32(1) and (2) of the Heritage Act 1977, that the Minister direct the listing of the item, “1915 Picnic Train Attack & White Rocks Reserve” at Hynes & Schlapp Streets, Broken Hill, on the State Heritage Register;
3. in accordance with section 33(1)(e) of the Heritage Act 1977, give notice of its decision to persons notified under section 33(1)(a);
4. in accordance with section 57(2) of the Heritage Act 1977, note that the Heritage Council Standard Exemptions will apply; and
5. recommends that an interpretation strategy for the listing and its historical context be pursued by the Heritage Division.

Moved by Dr Mark Dunn and seconded by Mr Stephen Davies

### 5.3 Warringah Civic Centre Precinct

The paper was taken as read by members.

Ms Katrina Stankowski advised members on the views of those in support and those who raised concerns and/or removed their support for the listing previously.

Discussion The members discussed submissions for the nomination in addition to the curtilage for the item.

Noted The Heritage Council of NSW noted the paper.

Resolution 2017-65. The Heritage Council of NSW:

1. in accordance with section 33(1)(d) of the Heritage Act 1977 advise the Minister that the item known as “Warringah Civic Centre Precinct” at 725 Pittwater Road, Dee Why, is of state heritage significance, as shown in the plan at Annexure B;
2. recommend to the Minister, in accordance with sections 32(1) and (2) of the Heritage Act 1977, that the Minister direct the listing of the item, “Warringah Civic Centre Precinct” at 725 Pittwater Road, Dee Why, on the State Heritage Register;
3. in accordance with section 33(1)(e) of the Heritage Act 1977, give notice of its decision to persons notified under section 33(1)(a); and
4. in accordance with section 57(2) of the Heritage Act 1977, in accordance with section 57(2) of the Heritage Act 1977, recommend that the Minister grant the site specific exemptions at Annexure C from section 57(1) of the Act in addition to the Heritage Council Standard Exemptions.

Moved by Mr Stephen Davies and seconded by Ms Lisa Newell

**6.1 Executive Director, Heritage Division's monthly update**

Discussion The paper was taken as read by members.

Ms Pauline McKenzie provided updates on the following matters:

- Aboriginal Cultural Heritage Reform – public consultation documents will go online on when consultation commences on Monday 11 September 2017. Consultation includes a series of information sessions on the policy proposals followed by workshops. The draft Bill will be provided at the consultation workshops. A brief and feedback on the consultation will be provided at the October meeting. The Heritage Division will send the Heritage Council members information on the consultation sessions.
- A discussion will be held with the Aboriginal Cultural Heritage Advisory Committee (ACHAC) about the listing of items which have sensitive Aboriginal values, the example being Calga Women's Site, at the end of this meeting.
- Bylong Coal – The Department of Planning and Environment (DPE) received the Planning Assessment Commission (PAC) report and sought a meeting with the Heritage Division on the issues raised in the report. The DPE particularly requested the Heritage Council's advice on landscape impacts in addition to other recommendations raised in the report. Heritage Division will provide detailed advice to a future Heritage Council meeting.
- Minister Upton has expressed to OEHL her interest in strategic work in heritage – to make the protection of heritage and heritage listing something that people want to do. The Minister would like advice on key initiatives for heritage.
- Budget estimates included a question about the State Heritage Register listings backlog. A process is in place for addressing this.
- The Heritage in Transition restructure assignment process has commenced with the Managers and Senior Team Leaders.
- Mr Tim Smith OAM reported on the successful forum held with Transport for NSW (TfNSW) the day prior to this meeting. TfNSW expressed interest in another forum being held later this year or the beginning of next year with other key state agencies.
- Minister Upton's office is arranging an event for the celebration of the Nielsen' Park listing. No other listing events arranged currently for the Minister; however, Heritage Division is preparing for events that will be proposed to the Minister and/or local members.

The members discussed:

- Heritage landscapes, their values and landscape amenity issues.
- Stakeholder interests in landscapes.
- Policy opportunities for guidance on cultural heritage landscapes, comparative analysis of landscapes and input from the Heritage Committee in this area.
- Connections between work on comparative analysis of landscapes and the story of the NSW State Heritage Register project.
- Delegations training, approval of delegates and the timing of progressing delegations to the City of Sydney Council.
- Heritage and strategic planning.

Noted The Heritage Council of NSW noted the paper and updates.

Action A brief and feedback on the Aboriginal Cultural Heritage Reforms consultation will be provided by Heritage Division for/ at the October meeting.

The Heritage Division will send the Heritage Council members information on the consultation sessions.

An update on the Story of the State Heritage Register project to be provided at the next meeting.

**6.2 Chair of the Heritage Council of NSW monthly update**

**6.3 Department of Planning & Environment Chief Planner's report**

**7.0 Monthly and quarterly reporting**

**8.0 Committee and subcommittee updates**

**8.1 Heritage Council committee updates**

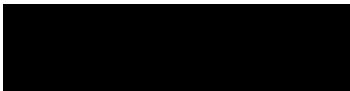
The above reports and updates were taken as read.

**9.0 General business**

*Nil matters.*

**CLOSE OF MEETING – 12.32pm.**

I confirm that these minutes are an accurate reflection of the Heritage Council of NSW discussion and outcomes.

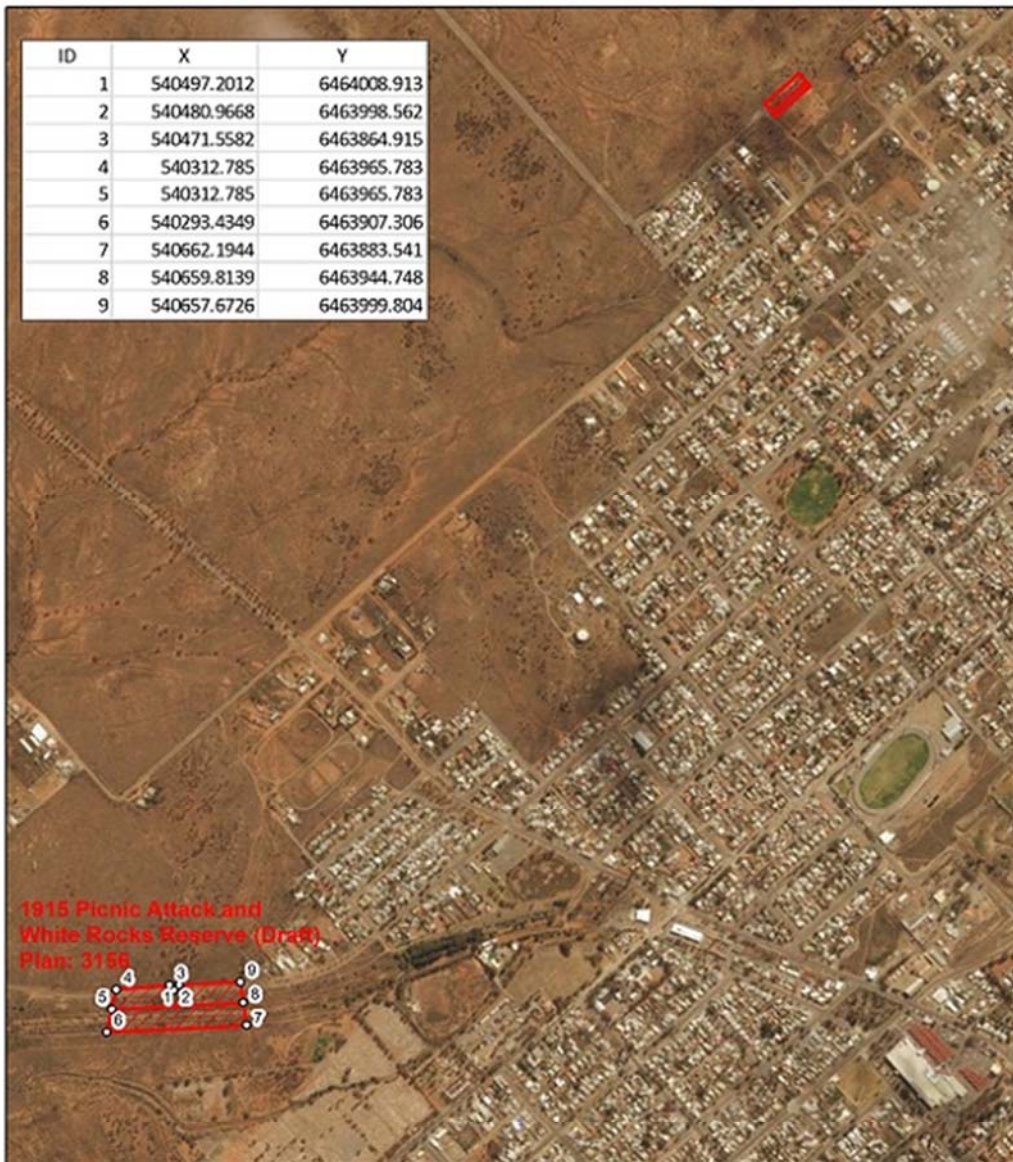


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Mr Stephen Davies  
Chair, Heritage Council of NSW  
Date: 6 September 2017

1915 Picnic Train Attack & White Rocks Reserve” at Hynes Street & Schlapp Streets, Broken Hill  
 Listing Boundary Endorsed

Heritage Council of New South Wales



State Heritage Register - Proposed Curtilage for Investigation:  
 1915 Picnic Train Attack and White Rocks Reserve. Plan: 3156

0 95 190 380 570 760 Meters

Scale: 1:14,174 @A4  
 Datum/Projection: GCS GDA 1994



Legend

- Proposed Curtilage
- SHR Curtilage
- LGAs
- Suburbs
- Land Parcels



Warringah Civic Centre Precinct" at 725 Pittwater Road, Dee Why  
 Listing Boundary Endorsed

Heritage Council of New South Wales



State Heritage Register - Proposed Curtilage for Investigation:  
 Warringah Civic Centre and Precinct  
 725 Pittwater Road, Dee Why. Plan: 2772

0 10 20 40  
 Meters

Scale: 1:1,000 @A4  
 Datum/Projection: GCS GDA 1994  
 Date: 14/06/2017



Legend

- Proposed Curtilage
- SHR Curtilage
- LGAs
- Suburbs
- Land Parcels

**Warringah Civic Centre Precinct” at 725 Pittwater Road, Dee Why  
Site Specific Exemptions**

<b>RECOMMENDED EXEMPTIONS UNDER SECTION 57(2)</b>	
<b>Exemptions</b>	<b>Reason/ comments</b>
<b>1. All Standard Exemptions</b>	These cover a full range of activities that do not require Heritage Council approval.
<b>2.</b> Works and activities in accordance with an endorsed Conservation Management Plan (CMP) or a Conservation Management Strategy (CMS) for the Warringah Civic Centre Precinct, to be prepared in future which clearly identifies exempt works.	To allow for the management of the precinct’s heritage values and fabric.
<b>3.</b> Works and activities associated with the maintenance and upkeep of landscaped gardens and grounds, including mowing, tree surgery, removal or pruning of trees considered a danger to the public or considered necessary for the health of the tree.	To allow for the management of lawns, garden beds, hard landscaping and vegetation.
<b>4.</b> Maintenance, repair and renewal of existing roads, paths, steps, railings, seats, fences, garden edges, lighting, retaining walls, parking spaces and gates. The work will follow a ‘like for like’ approach to repair in terms of materials, paint schemes and planting types, where required.	To allow for maintenance and repair.
<b>5.</b> Works and activities associated with the maintenance repair and renewal of services, public utilities and upgrades of services and public utilities including communications, gas, electricity, water supplies, fire hydrants, waste disposal, sewerage, irrigation and drainage where it is demonstrated that these activities do not materially impact on the identified heritage values of the precinct.	To allow for maintenance and repair of utilities.
<b>6.</b> Works and activities associated with the ongoing surfacing and maintenance of roadways, verges, drainage, pedestrian pathways and steps where these do not materially impact on the identified heritage values of the precinct.	To allow for the maintenance and minor works for roads, pathways, verges, drains and steps.
<b>7.</b> Works and activities associated with the repair of damage caused by erosion and implementation of erosion control measures, where it is demonstrated that these do not materially impact on the heritage values of the Bruce Mackenzie landscaped area	To allow for the management of the landscape areas to perform maintenance activities.
<b>8.</b> Works and activities associated with the repair of damage to the buildings and landscape within the precinct, caused by storm or other weather events. The work will follow a ‘like for like’ approach to the repair in terms of materials, paint schemes and planting types.	To allow for emergency repair and damage control.
<b>9.</b> Works and activities involving road or footpath signage and lighting of roads and pathways	To allow for managing signage and lighting.
<b>10.</b> Works and activities associated with the use and maintenance of existing flag poles	To allow for maintenance and repair.

RECOMMENDED EXEMPTIONS UNDER SECTION 57(2)	
Exemptions	Reason/ comments
11. Works and activities associated with the installation, maintenance and removal of waste bins and other public amenities where these do not materially impact on the identified heritage values of the precinct.	To allow for managing waste and public amenities.
12. Works and activities related to external signage on the Civic Centre and Dee Why Library, which identifies the name and use of the building, provided, these do not materially impact on the identified heritage values of the precinct.	To allow for management of signage.
13. Works and activities associated with the day-to-day maintenance and repair of the buildings, provided, these do not materially impact on the identified heritage values of the precinct.	To allow for maintenance and repair.
14. Internal fitout, or reconfiguration of the Civic Centre or Dee Why Library buildings, as long as there is no removal of original fabric and where works are reversible.	To allow for accommodation of new offices/other internal uses where required.
15. All internal alterations and works to non-significant fabric, which are reversible and which do not materially impact upon original building fabric.	To allow for accommodation of new offices/other internal uses where required.
16. Works and activities associated with internal signage including room designations, exit signs, information signs and the like.	To allow for accommodation of new offices/other internal uses where required.
17. Works and activities associated with reconfiguration or replacement of workstations, offices, meeting rooms or public areas, which do not materially impact upon the identified significance of the buildings and their original fabric.	To allow for accommodation of new offices/other internal uses where required.
18. Works and activities associated with the installation of computing, telephony, lighting and audio-visual equipment, which follow existing conduits, where such conduits exist and are suitable to service the new equipment.	To allow for accommodation of new offices/other internal uses where required.
19. Works and activities associated with the installation, maintenance, renewal and operation of heating ventilation and air conditioning plant, equipment and supporting structures.	To allow for maintenance of infrastructure.
20. Works and activities associated with the replacement or repair of carpet and other floor coverings, including the replacement or repair of the "Pirelli" flooring in the Civic Centre building, which do not materially impact upon the identified significance of the buildings and their original fabric	To allow for maintenance and repair.

RECOMMENDED EXEMPTIONS UNDER SECTION 57(2)	
Exemptions	Reason/ comments
21. Works and activities associated with roof maintenance, repair and renewal. The work will follow a 'like for like' approach to repair in terms of materials and paint schemes.	To allow for maintenance and repair.
22. Works and activities associated with maintenance, renewal and repair of the building structure and fabric. The work will follow a 'like for like' approach to repair in terms of materials and paint schemes.	To allow for maintenance and repair.
23. Temporary structures (including stages, fencing, portable lavatories, food and beverage services and small marquees) associated with special events, for periods of up to 6 weeks duration and limited to 84 days per year.	To allow for management of temporary events.
24. All permanent security arrangements for the precinct, where these do not impact on significant building fabric or significant landscape within the precinct.	To allow for security arrangements.
25. Temporary signage associated with special events or exhibitions, as long as they are not permanently attached to the original fabric of the buildings within the precinct	To allow for management of temporary events.
26. Works required by direction of a designated authority (e.g. Council, Sydney Water, WorkSafe NSW etc.) to comply with legislation or mandatory standards	To allow for maintaining compliance requirements.