

COMMENCEMENT

The meeting opened at 4.30pm via Zoom.

IN ATTENDANCE

Clr Ross Williams	Mayor, Hunter's Hill Council
Clr Jim Sanderson	Councillor, Hunter's Hill Council
Lucy Creagh	Hunters Hill Trust Representative
Bronwyn Doutreband	Community Representative
Michael Leahy	Landscape Adviser
Brian McDonald	Heritage Architect
Helen Temple Berry	Community Representative
Graham Atkins	Community Representative (Alt)

ALSO PRESENT

Kate Higgins	Heritage Adviser
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APOLOGIES

Steve Kourepis	Director, Development & Regulatory Services
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Graham Atkins left the meeting at 5.50 pm and returned at 7.13 pm.

DECLARATIONS OF INTEREST

Graham Atkins made a declarations of interest as a near neighbour of 25 Ernest Street. (Item 3.2)

CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of Conservation Advisory Panel of previous meeting held on 16 December 2020 were read and it was noted that they were Moved by Clr Jim Sanderson and Seconded by Brian McDonald.

BUSINESS ARISING

2.1 SITE INSPECTION

PROCEEDINGS IN BRIEF

18 The Point Road, Woolwich

The heritage consultant, Paul Davies, and the planner, Andrew Martin, took the CAP members through the house to show the extent of changes to the original house. The site visit started in the front garden with Paul showing a sketch of the original house and the later alterations and additions. The existing house was also viewed from the back garden.

The original house has been altered a number of times, although the changes were in many ways respectful to the historic character of the original house and

conservation area.

The retention of existing trees along the eastern boundary (near the swimming pool) was raised at the site visit.

It was also raised that it is important that any new building makes an equal or greater contribution to the conservation area than the existing house.

Andrew Martin advised that it is anticipated a development application for the demolition of the existing house and the construction of a new house will be lodged in a couple of weeks.

In attendance at the site visit (in addition to Paul Davies and Andrew Martin) were Clr Jim Sanderson, Helen Temple Berry, Michael Lehany, Lucy Creagh, Graham Atkins, and Kate Higgins.

COMMITTEE ADVICE

That the Director, Development and Regulatory Services be advised that the Panel requests that any future development proposal for no.18 The Point Road, Woolwich, come to the Panel for consideration.

REPORTS

3.1 5:00 PM - 11 LYNDHURST CRESCENT, HUNTERS HILL

PROCEEDINGS IN BRIEF

The Panel was not addressed by anyone on behalf of the application.

It is proposed to demolish the existing house and to erect a new two storey dwelling with basement garage.

In considering the proposal, the Panel advised:

- No objection was made to the demolition of the existing building, subject to the new development being of a higher quality.
- It is important that the proposed new building not be visually intrusive.
- The site is in a riverfront zone and the proposal must therefore comply with relevant planning controls that aim to preserve the waterfront character and the views from the river.
- There is a concern about the extent of glazing facing the river.
- The landscape plan is inadequate.
- The landscaping does not satisfy the objectives of LEP clause 6.9. Careful consideration must be given to the application of these objectives.
- There is inadequate landscape area. The building will not be set within a garden due to the minimal side setbacks. The side setbacks should be increased to allow for more planting. The landscape/garden area appears to be less than 50% of the site. Gardens must have a greater presence on the site. Canopy trees are needed. In addition, plantings are needed to soften the driveway retaining walls and the hard lines of the house.
- Existing trees must be retained and protected.
- The retaining walls should be sandstone blocks.
- The driveway should be sandstone flaggings (crazy paving) or unit pavers in an earthy colour.
- It is not clear if the garage is set below street level. If this is the case, this

- should be changed so that the garage is not below street level.
- The proposed building is too big. The proposal should comply with the FSR provisions.
 - The building will be very tall when viewed from the street. (It is taller than the existing house.) Given the proposed high ceilings (including for the garage), it is recommended that the ceiling heights be reduced.
 - The long linear form of the proposed house is out of place. The building requires greater articulation.
 - The grey colour scheme is not appropriate.
 - It was queried if the proposal was the subject of any pre-lodgement discussions with Council.
 - Adequate site RLs are needed on the drawings.
 - More sections are needed through the building.
 - The panel does not oppose demolition of the existing house, which has a relatively neutral contribution to this part of the conservation area. However, there is the opportunity to have a new development that makes a better contribution to the conservation area. The existing modern buildings in the immediate area should not be used as a precedent for further unsympathetic development. The gardens on the site should be enhanced.

COMMITTEE ADVICE

That the Director, Development and Regulatory Services be advised that the Panel does not support the proposal in its present form and recommends that the design be modified.

3.2 5:45 PM - 25 ERNEST STREET, HUNTERS HILL

PROCEEDINGS IN BRIEF

The Panel was addressed by:

- Sean Liew, architect, Fang Architects
- Margaret Roberts, town planner, GAT and Associates
- Krystal Narbey, town planner, GAT and Associates
- Jian Shen, family member

It is proposed to demolish the existing out-building and to construct a new dwelling (creating a dual occupancy). Tree removal is also proposed.

In considering the proposal the Panel advised:

- The property is a very historic property overlooking the Lane Cove River. It is one of a number of surviving houses and gardens of the earliest settlement phase of Hunters Hill. These places are important remnants of the early history of the area and must be protected as they contribute to the exceptional cultural landscape of Hunters Hill. The subject site is particularly important due to the width of its frontage to the river.
- The proposed building would be a dominant visual element on the site, would change the character of the waterfront, and would detract from the contribution the historic building and its setting makes to the waterfront.
- The existing house is set in a mature and complex garden. There is a lack of a proper analysis of the original garden. This heritage values of the garden must be determined and the impact of any development on the heritage values must be assessed.

- The site analysis is inadequate. It focusses on the matters that benefit the site and gives no consideration to the site's sensitive riverside location the setting of the existing house, existing vegetation and site features or heritage items in the immediate vicinity.
- The impact on the reserve is an issue. The 100 foot reserve (a heritage item) along the river which was created by Governor Macquarie remains. The subject site directly adjoins the reserve (Heritage item I465). The relationship of any proposed development to the reserve is therefore an important consideration.
- The proposal is very close to the boundary of the reserve, almost touching the reserve boundary at one point.
- The proposal would have an adverse impact on the reserve due to its lack of setback and lack of surrounding garden. The scale of the building would be visually dominating in relation to the reserve.
- The appearance of the building from the water is also very important. The site is in a riverfront zone and the proposal must therefore comply with relevant controls that aim to preserve the waterfront character.
- The proposal would introduce a substantial two storey dwelling adjacent to a very historic building.
- The scale of the proposed building is excessive in relationship to the historic building. Rather, the building must be visually recessive.
- The separation between the proposed building and the existing house is inadequate.
- The proposed building must be subservient in its design. The proposed large gable facing the water is one element which will not achieve this.
- The glass balustrades are not appropriate in the context.
- The proposal would result in a large building which would not be located within a garden setting. (It should not rely on the reserve for its garden setting.) There is a concern about the removal of a large number of existing trees and the impact of this on the original landscape concept of the historic site.
- There appears to be insufficient landscape area and the documentation of trees to be removed is inadequate.
- The documentation is inadequate to understand the context of the proposal.
- The relationship of any new building to the existing building, in elevation, is needed. As well as floor plans of the existing house.
- The visual impact of any new development upon views to Windermere and its garden setting from river must be minimised. A photomontage from the water of any proposal is needed.
- The client's brief should not take precedence over protection of the heritage values of the house, its garden setting and its environs.

COMMITTEE ADVICE

That the Director, Development and Regulatory Services be advised that the Panel has a number of serious concerns about the proposal and that is not supported. If the proponent wishes to pursue a development application, the Panel would only consider a fundamentally different design which addressed the matters raised by the Panel.

OTHER BUSINESS

4.1 GENERAL BUSINESS

PROCEEDINGS IN BRIEF

Significant Tree Register

The panel made the following comments:

- A significant tree register is a useful tool in helping to protect trees that make an important contribution to the character of the area. At the moment there are only a limited number of trees on the register. A set of criteria needs to be developed for the selection of significant trees.
- There is a concern about the erosion of tree canopy from the public and private domain.
- Trees also contribute to biodiversity corridors.
- Trees not identified as significant also must be retained. This is an aspect that needs to be addressed when assessing development applications as well as works in the public domain.
- The Hunters Hill Trust strongly support the initiative, and are encouraging nominations for the community for significant trees.
- It was queried if large areas of trees could be included in the register as a group.
- Other plants also need protecting, such as clumps of old giant bamboo, old Camellias, etc
- A Council landscape officer is needed.
- Trees are integral to the distinctive cultural landscape of Hunters Hill LGA.

COMMITTEE ADVICE

That the Director, Development and Regulatory Services, be advised that:

- the enhancement of Hunter's Hill Significant Tree register is desired; and,
- the Panel requests that development applications for the removal of large trees come to the Panel for comment.

That the Director, Development and Regulatory Services, be advised that the Panel would like this matter to be added to the agenda for the CAP meeting to be held in March 2021.

New Panel Members

Clr Ross Williams welcomed the new member Lucy Creagh. He also advised that Peter Lonergan was appointed on Monday as a representative of the NSW Chapter - Australian Institute of Architects, with Robert Moore as an alternative.

COMMITTEE ADVICE

That the Director, Development and Regulatory Services, be advised that the Panel added to the agenda for the CAP meeting in March 2021.

Contributory Buildings

There was a discussion about the identification of buildings, gardens and trees that contribute to conservation areas.

Kate Higgins advised that the identification of contributory buildings in The Peninsula Heritage Conservation Area is a current project. The project has a long time frame, with contributory properties being identified as development applications are received.

Kate advised that Council's website had recently been updated to include a statement that development applications for heritage items must include an assessment of significance, and for places in a conservation area, must include and assessment of their contribution to the heritage values of the conservation area. (However, it is noted that this statement has now been removed.)

Michael Lehany recommended that contributory gardens also be identified.

COMMITTEE ADVICE

That the Director, Development and Regulatory Services, be advised that the Panel would like this matter to be added to the agenda for the CAP meeting to be held in March 2021.

Council Policy on the Sale of Remnant Land

There was some discussion about the impact of the sale of remnant land on the heritage values of the conservation areas.

COMMITTEE ADVICE

That the Director, Development and Regulatory Services, be advised that the Panel would like this matter added to the agenda for the CAP meeting in March 2021.

The next meeting of the CAP will be held on **Wednesday, 17 March 2021** commencing at 4.30pm.

The meeting closed at 7.55 pm.