
COMMENCEMENT

The meeting opened at 4.40pm in the Council Chambers.

IN ATTENDANCE

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| Clr Ross Williams | Councillor, Hunters Hill Council |
| Brian McDonald | Heritage Architect |
| Helen Temple Berry | Community Representative |
| Michael Lehany | Landscape Advisor |
| Lucy Creagh | Hunters Hill Trust |
| Graham Atkins | Community Representative (Alt) |
| Peter Lonergan | Representative of the Institute of Architects |
| Clr Ross Williams | Councillor, Hunters Hill Council |

ALSO PRESENT

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|----------------|---|
| Steve Kourepis | Director, Development & Regulatory Services |
| Kate Higgins | Heritage Adviser |

APOLOGIES

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| Clr Jim Sanderson | Councillor, Hunters Hill Council |
| Bronwyn Doutreband | Community Representative |

DECLARATIONS OF INTEREST

There were no declarations of interest.

CONFIRMATION OF MINUTES

Helen Temple-Berry proposed that the minutes of the February Panel meeting be amended in relation to no. 25 Ernest Street by including:

- the phrase “including foreshore bush reserve and formal European garden layout” after “The existing house is set in a mature and complex garden”; and,
- the sentence: “Any proposed building should not be constructed on the same building line as the original house, it should be significantly smaller, set back, and it should be visually recessive.”

Lucy Creagh recommended that in relation to no. 11 Lyndhurst the minutes be amended to include the sentence - “A suitably qualified and experienced landscape architect should be engaged to prepare the landscape design and drawings.”

RECOMMENDATION

That the Minutes of Conservation Advisory Panel of previous meeting held on 17 March 2020 were read and were Moved by Clr Ross Williams and were Seconded by Brian McDonald subject to the amendments proposed by Helen and Lucy.

BUSINESS ARISING

2.1 SITE INSPECTION

PROCEEDINGS IN BRIEF

There were no site inspections.

REPORTS

3.1 5:00 PM - 5-7 ALEXANDRA STREET, HUNTERS HILL

PROCEEDINGS IN BRIEF

The Panel was addressed by:

- Aimee Bettison, architect, Arkhaus Architects
- Todd Small, architect, Arkhaus Architects
- Graham Brookes, Heritage Consultant
- Garry McDonald, ~~town planner~~ Heritage Consultant,
- Isma Gair, owner

Alterations and additions to the existing building are proposed.

In considering the proposal, the Panel advised:

- The loss of original fabric is a concern. A fabric analysis of the existing building has not been undertaken and is required.
- The scale and the built form is a concern.
- The design is a very aggressive design and inappropriate. The “black box” approach to the addition is not sympathetic to character of the area.
- A contrast between old and new is supported. The modern addition must be complementary and must not visually compete.
- The addition should touch the back wall more “lightly” so that the existing stone wall can be seen.
- The single storey stone wall rear room should not be built over.
- The rear of the existing building will no longer be visible.
- The linking walkway should look like a garden element ~~rather than an enclosed structure~~. It should not be enclosed. The structure must be designed to provide for the retention of the existing tree.
- It is important that the proposed addition not be visually intrusive in the area.
- A legible design approach is needed with regard to the relationship between the old and the new.
- There is a concern about the landscaping, including the loss of existing trees, the viability of the proposed Chinese Elm trees, the formal symmetrical arrangement and the unsympathetic monocultural plantings proposed. Several canopy trees are needed in the backyard. Jacaranda trees a suggested instead of Chinese Elms.
- A more developed landscape plan is needed. Monocultural plantings are not supported.
- A site visit is requested.

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 and presented at the next Panel meeting. A site visit is requested prior to the next meeting.

3.2 5:40 PM - 7 TIREE AVENUE, HUNTERS HILL (DA2021-1011)**PROCEEDINGS IN BRIEF**

The Panel was addressed by:

- Stephen and Emma Gaitanos, owners
- Paul Davies, heritage consultant
- Jonathon Combley, project manager

It is proposed to demolish the existing dwellings and associated structures and to construct a new dwelling, swimming pool, driveway and associated landscaping.

In considering the proposal the Panel advised:

- The design requires a nuanced approach.
- The proposed building design does not respond to the characteristics that contribute to the significance and character of the Hunters Hill Conservation Area. The building could be anywhere.
- The scale of the building is such that it is out of keeping with the heritage context. The proposed building is too large with large areas of blank walls. The three storey height is not characteristic of the area. The proposed building is contrary to Council's LEP planning controls, which do not permit three storeys, a particularly important consideration in conservation areas.
- A detailed and accurate drawing showing the streetscape context would be useful.
- Pitched and articulated roofs are characteristic of the conservation area rather than large expanses of flat roofs.
- Views through to the water from the street will be lost.
- Houses traditionally sit within their garden - it will be difficult to achieve a garden setting when the building extends almost boundary to boundary.
- Additional photomontages would be useful.
- The panel appreciated the comprehensive nature of the landscape documentation.
- A site visit was requested

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. A site visit is requested prior to the next meeting.

OTHER BUSINESS

4.1 CONSERVATION AREAS

Proceedings in Brief

- Brian McDonald presented a discussion paper on contributory buildings in heritage conservation areas. He expressed the importance of identifying and mapping contributory buildings. Brian strongly recommended that contributory buildings be mapped and the map be made publicly available. It was suggested that an alternative approach may be to identify the intrusive buildings and elements. An issue was raised that original buildings can remain intact behind unsympathetic later facades and that these buildings could be identified as detracting when the front facade could easily be reinstated. An issue was also raised that contributory gardens and landscape need to ~~be~~ identified. (It is attached as Appendix A.)

COMMITTEE ADVICE

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

- Brian is thanked for his contribution
- the Panel would like the Director provide information on existing datasets.

4.2 NEW PANEL MEMBERS

Proceedings in Brief

Clr Ross Williams welcomed the new member Peter Lonergan. Peter Lonergan is the representative of the NSW Chapter - Australian Institute of Architects, with Robert Moore as an alternative.

COMMITTEE ADVICE

That the Director, Development and Regulatory Services, note the new appointment.

4.3 SIGNIFICANT TREE REGISTER

Proceedings in Brief

A concern was raised about the loss of trees. It was suggested that all trees on public lands should be placed on a significant trees' register. Another issue raised was that gardens can also have heritage value and also need to be identified and protected. It was asked how many nominations were received for the proposed Significant Tree Register. A more strategic approach to the identification of significant trees and to street tree planting is needed. A street tree masterplan was suggested as a useful document.

COMMITTEE ADVICE

That the Director, Development and Regulatory Services, be advised that the Panel is of the view that the Significant Tree Register is an important first step being undertaken by Council and is supported by the Panel for both heritage and environmental reasons. The Panel recommended that a strategic approach be taken.

4.4 COUNCIL POLICY ON THE SALE OF REMNANT LAND

Proceedings in Brief

There was some discussion about the impact of the sale of remnant land on the heritage values of the conservation areas. It was felt that the process should be transparent and the public fully engaged. Remnant lands should be assessed for their heritage value and contributions to the conservation areas. Factors such as: contribution to curtilages of heritage items, maintaining views and contribution to river side settings should be considered. It was queried if the guidelines of Council's Community Infrastructure Plan

adequately addressed heritage issues as the sale of land may impact on the heritage values of Hunters Hill.

COMMITTEE ADVICE

That the Director, Development and Regulatory Services, be advised that the Panel requests that the guidelines for the sale of remnant land be discussed at the CAP meeting in April 2021. (The guidelines being distributed to the panel members prior to the meeting.)

NEXT MEETING

The next meeting of the CAP will be held on Wednesday, 21 April 2021 commencing at 4.30pm in the Council Chambers. Site visits will be held prior to the start of the meeting. The meeting closed at 8.05 pm.