

**COMMENCEMENT**

The meeting opened at 5.35 pm.

**IN ATTENDANCE**

Clr Ross Williams (CRW)	Councillor, Hunters Hill Council
Clr Jim Sanderson (CJS)	Councillor, Hunters Hill Council
Ms Helen Temple Berry (HTB)	Community Representative
Ms Bronwyn Doutreband (BD)	Community Representative
Mr Robert Moore (RM)	Representative of the Institute of Architects
Ms Lucy Creagh (LC)	Representative of Hunters Hill Trust
Kate Higgins (KH)	Council Heritage Advisor
John McFadden (JM)	Acting Director Development and Regulatory Services

**APOLOGIES**

Mr Michael Lehany	Heritage Landscape Architect
	Heritage Planner
	Representative of the National Trust of Australia (NSW)

**DECLARATIONS OF INTEREST**

- 8 Ady Street: LC advised that the Hunters Hill Trust made a submission. HTB advised that she has also made a submission in relation to the DA.
- RM advised that his wife has been appointed to the Hunters Hill Local Planning Panel

**CONFIRMATION OF MINUTES****RECOMMENDATION**

That the Minutes of Conservation Advisory Panel of previous Meeting held on 20/10/2021 be adopted.

Moved by Clr Sanderson. Seconded by Lucy Creagh.

**REPORTS****3.1 8 ADY STREET, HUNTERS HILL****PROCEEDINGS IN BRIEF**

- Concern about setting a precedent. JM advised that a possible precedent would be the acceptance by Council of less than the minimum lot size (a planning non-compliance).
- The narrow access handle appears to have little practical utility. Its incorporation into 29 Madeline Street would therefore seem sensible.
- The proposal would have a positive impact on the Madeline Street streetscape as it would reinstate the width of the early allotment.

- Whilst the reinstatement to the pre-1956 situation would have additional positive outcomes in that an earlier subdivision pattern would be reinstated, the proposal nevertheless, on balance, would deliver a much better heritage outcome than the existing lot boundaries.

In summary, the Panel supports the proposal and recommends its approval.

#### **RECOMMENDATION**

That the Panel advise its comments to the Acting Director Development and Regulatory Services for consideration.

### 3.2 2 WINDEYER AVENUE, GLADESVILLE

#### PROCEEDINGS IN BRIEF

- The proposal is tantamount to the demolition of the existing house. Retention of a larger portion of the existing house and roofline is required. It is noted that the main roof of the existing house has integrity and must be retained.
- A new design should aim to retain the main body of the existing house.
- The proposal is not an improved outcome for the conservation area compared with the retention of the existing house.
- The proposed large addition is not a good fit with the conservation area and is not compatible with the retention of the heritage values of the conservation area.
- The proposed addition does not have a comfortable relationship with the existing house. It swamps the existing houses rather than relating to it sympathetically.
- The architectural character and scale of the proposal is not in keeping with the character of the conservation area.

In summary, the Panel does not support the current design as is of the view that it is fundamentally unacceptable. It is recommended that the scheme be redesigned.

#### **RECOMMENDATION**

That the Panel advise its comments to the Acting Director Development and Regulatory Services for consideration.

### 3.3 THE PRIORY, 10-12 SALTER STREET, HUNTLEYS COVE

#### PROCEEDINGS IN BRIEF

- JM advised that the applicant has made representation to Heritage NSW and significant amendments have been suggested, included a reduced number of maximum patrons. However, amended drawings have yet to be provided. Heritage NSW will put the amended scheme, when available, before the Heritage Council Approvals Committee.

- JM suggested that the amended scheme be considered at the next CAP meeting.

The Panel deferred in-depth discussion until the next meeting when amended plans will be available.

The Panel supported the suggestion that Heritage NSW be invited to attend the next CAP meeting to discuss The Priory.

#### **RECOMMENDATION**

That the Panel advise its preliminary comments to the Acting Director, Development and Regulatory Services for consideration, and request the advice from Heritage NSW also be provided to the Committee.

### **OTHER BUSINESS**

#### **4.1 TERMS OF REFERENCE**

##### **PROCEEDINGS IN BRIEF**

- CJS tabled an amended ToR document for discussion. Other Panel members also had a number of recommendations.
- The ToR was discussed.
- Committee members to work together on the ToR before the next meeting.
- KH advised the deadline of 29 July 2022 for a final draft.

#### **RECOMMENDATION**

That the Panel continue to work together outside the meeting to prepare a final draft of the ToR for the next CAP meeting. CJS to take the lead.

#### **4.2 COMMITTEE MEMBERS**

##### **PROCEEDINGS IN BRIEF**

Clr Williams advised that he is speaking to the National Trust about a representative to fill the vacant Panel position.

#### **RECOMMENDATION**

Noted

#### **4.3 MEETING TIME**

##### **PROCEEDINGS IN BRIEF**

The meeting time was discussed and the Panel members agreed on 5 pm.

#### **RECOMMENDATION**

Noted

The meeting closed at 8.20 pm.

The next meeting of the Conservation Advisory Panel Meeting will be on 20 July 2022.