

COMMENCEMENT

The meeting opened at 4.05 pm.

IN ATTENDANCE

Clr Ross Williams	Councillor
Clr Jim Sanderson	Councillor
Ms Bronwyn Doutreband	Community Representative
Ms Helen Temple Berry	Community Representative
Mr Alister Sharp	Hunters Hill Trust (Filling-in for Ms Lucy Creagh)
Mr Robert Moore	Representative of the Institute of Architects
Mr Michael Lehany,	Heritage Landscape Architect
Ms Kate Higgins	Council staff – heritage advisor
Mr Shahram Mehdizadgan	Council staff – senior town planner
Ms Alisha Tepe	Council staff – senior town planner - for Item 3.1

APOLOGIES

There were no apologies.

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of Conservation Advisory Panel of previous Meeting held on 24/08/2022 12:00:00 AM be adopted. Moved by Helen Temple-Berry and Seconded by Clr Sanderson.

REPORTS

3.1 DA2022-0139 - 15 WYBALENA STREET, HUNTERS HILL

PROCEEDINGS IN BRIEF

Attending Sam Semaan – Tesserarch designers
Michael Edwards - Heritage consultant
Comments from the Panel:

- It needs to be acknowledged that the existing house sits comfortably in the streetscape and does not detract from its surroundings. This is of value to the conservation area.

- The heritage impact statement is inadequate in that it doesn't consider all issues. For instance it does not sufficiently address the impact of the insertion of the proposed new dwelling into the streetscape. The scale will have a potentially intrusive impact as will the large double garage and driveway.
- It is noted that the existing building is set much lower than the proposed.
- Reducing the ceiling height in the garage may provide the opportunity to reduce the height of the building and lessen its streetscape impact.
- The materials palette is very different to that of buildings characteristic of the conservation area eg concrete and "Monument Grey" (black) roof.
- The three storey height is an issue, and inappropriate for this location.
- The three storey height would be very visible from the water. A photomontage from the water would be useful.
- There is only a 1.2 metre offset from the side boundary shared with the heritage item. This is not enough. It will provide little opportunity for planting along the side boundary.
- The new house will extend further towards the front boundary and is a storey higher than the existing house.
- There is a concern about the loss of views to the water from the street.
- The removal of the existing Jacaranda tree for the proposed garage would not be supported.
- Chapter 10 of the Conservation and Biodiversity SEPP should be considered.
- The proposed new building will adversely affect the setting of the adjacent heritage items.
- A site visit is requested.

RECOMMENDATION

The Panel reserves its comments until after a site inspection.

That the Panel advise its comments to the Director, Development and Regulatory Services for consideration in the process of a future development application.

3.2 DCP CONTROLS DISCUSSION

PROCEEDINGS IN BRIEF

The Panel discussed heritage issues that need to be addressed through controls.

The meeting closed at 6.30 pm.