

COMMENCEMENT

The meeting started on site at 3.00 pm.

PANEL MEMBERS IN ATTENDANCE

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|------------------------|----------------------------------|
| Clr Ross Williams | Chairperson, Councillor |
| Clr Jim Sanderson | Councillor |
| Ms Helen Temple Berry | Community Representative |
| Ms Lucy Creagh | Hunters Hill Trust |
| Ms Kate Higgins | Council staff – heritage advisor |
| Mr Shahram Mehdizadgan | Council staff – acting Director |

APOLOGIES

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| Ms Bronwyn Doutreband | Community Representative |
| Mr Robert Moore | Representative of the Institute of Architects |
| Mr Michael Lehany | Heritage Landscape Architect |

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 21 September 2022 be adopted. Moved by Clr Jim Sanderson and seconded by Helen Temple Berry.

REPORTS

3.1 3.00PM – 4.00PM - 15 WYBALENA, HUNTERS HILL - DA2022/0139

PANEL COMMENTS FOLLOWING THE SITE VISIT

Comments from the Panel:

- The view to the water from the public domain will largely be lost.
- The wall plane height is excessive in places.
- The roof height is excessive.
- Shaping the roof to allow views to the water should be considered.
- The building will appear 3 storeys from the water.

- A perspective from the water is required.
- The proposed 1.2 metre side setback is insufficient given the height of the adjacent wall.
- Compliance with all set back controls is needed. Houses should be set in gardens.
- The large black garage door would have a negative impact on the streetscape.
- A sideways garage should be considered rather than one that faces the street.
- The proposal should not rely on the screening of trees in order to have a sympathetic relationship to the neighbouring heritage item.
- The colour scheme should not result in a building that would stand out rather than blend in.

RECOMMENDATION

The Panel request that the Acting Director, Development and Regulatory Services ask the applicant to make some modifications to the design to address the Panel's concerns.

3.2 4.00PM –4.45PM - 25 ERNEST STREET, HUNTERS HILL - DA2022/0152

PROCEEDINGS IN BRIEF

Presenters:

Gregory Phillips, Campbell Architecture
Jonathan Plant, Campbell Architecture
Graham Hall, Heritage Advisor

Comments from the Panel:

- 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 existing separation between old and new remains a relevant approach to adding to heritage items. The void of the existing design provides for this. It is a concern that current proposal will degrade this approach, thereby adversely affecting the heritage item.
- There is sufficient of the built fabric remaining to make it possible to discern the original spaces of the original building.
- Removal of the fireplace will deny the ability to understand the original spaces – the original 4 rooms.
- Given the extent of change to the original building, it makes what remains even more precious.

- The proposed open plan approach is not sympathetic to the character of the original building.
- Disconnection of the existing chimney from the original fireplace degrades the heritage values of the building.
- There is a concern about the cumulative impact of further removal of original fabric. The removal of original fabric and the loss of understanding of the spaces of the original building adversely affecting its heritage values.
- The Panel raised the issues that some of the elements proposed to be removed were required to be retained as part of a previous approval.
- A site visit was requested at the start of the Panel meeting in November 2022.

RECOMMENDATION

The Panel request that the Acting Director, Development and Regulatory Services advise the applicant of the Panel's concerns about the proposed alterations to the original building and request a site visit for the Panel meeting in November 2022.

3.3 4.50PM – 5.25PM 22 VERNON STREET, HUNTERS HILL – DA2021-1122

PROCEEDINGS IN BRIEF

Presenter:

Victor Placanica, Owner

Comments from the Panel:

- The planting of a good number of new native trees is supported.
- The owner confirmed that the sandstone will be cleaned and exposed.
- The proposal alters the physical and visual context of Sunnyside. Sunnyside feels squeezed into the space between the proposal and the side boundary.
- The scale and bulk of the proposal has not fundamentally changed. It requires more than tweaking.
- The Panel referred to concerns that had been raised previously by the Panel – concerns that have largely not been addressed.
- The Panel appreciate that some limited changes the design have been changed however serious concerns remain.
- The reason for the removal of Trees 13 and 14 is not clear.
- The presence of rock outcrops is not known due to the overgrown nature of the site. These rock outcrops if they exist should be retained and incorporated into the design.
- The garden path should not be raised above the ground but should follow the topography.
- Greater side setbacks would allow trees along the boundary to remain.

The following comments from the Panel meeting of 16 December 20220 remain relevant:

- *“Sunnyside” is a modest building in a heavily treed setting.*
- *There are a number of issues with the proposed new building.*
- *The proposal would be visually dominant and overwhelming. “Sunnyside” would be overwhelmed by the proposed new building.*
- *The arched architectural motif of the proposed new building is not sympathetic to “Sunnyside”, the character of the HCA, landscape, and the riverscape.*
- *The scale of the proposed new building is not supported. The proposal would read as a four storey building from the water. The scale of the building also needs to be reduced substantially.*
- *There is insufficient separation between “Sunnyside” and the new building.*
- *The proposed new building is set too far forward in relation to “Sunnyside”.*
- *The architectural character of the building is not sympathetic to the character of the area and “Sunnyside”. (In particular, the arches are unsympathetic.) The proposal has a Mediterranean aesthetic at odds with the character of the area.*
- *The arched forms are infilled by glazing rather than the arches providing some shading from the northern sun. The extent of glazing is a concern.*
- *The proposal does not respect “Sunnyside”. The new building competes with “Sunnyside” and will visually overwhelm this historic building making it visually subordinate.*
- *It is expected that landscaping be used to soften the building – in particular tree canopies. The existing landscaping is not respected.*
- *Views from the river will be adversely affected and the proposal would set an unacceptable precedent. Good water views from the road to the river should be preserved. Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and Hunters Hill LEP requires the retention of water views to the river from the public spaces.*
- *No. 2-4 North Parade is a good example of how the design should be approached.*

RECOMMENDATION

That the Panel advise the Acting Director, Development and Regulatory Services that the proposal is not supported.

3.4 5.25PM – 5:50PM – 12 PAUL STREET, HUNTERS HILL – DA2022-0138

PROCEEDINGS IN BRIEF

Presenters:

Mark Alves, Architect
Michael Edwards, Heritage Advisor

Comments from the Panel:

- The southern side of Paul Street, the side on which the subject house is located, is more intact than the northern side.
- The retention of the existing house with sympathetic alterations and additions, should have been explored.
- Inter-War buildings make a contribution to the character of Hunters Hill.
- The proposed house is not set in a garden which would have the potential to mature to make a good contribution to the streetscape.
- The proposed building appears over-scaled.
- Large arches are not typical of Hunters Hill and are generally not supported by the Panel.
- Basement parking is not characteristic of the street. It creates an unfriendly “yawning mouth” that is not appropriate to the context.
- The three-storey scale is not characteristic.
- There is a good example of a contemporary addition to an historic cottage in Madeline Street.
- The large existing trees are important elements that must be retained.

RECOMMENDATION

That the Panel advise the Director, Development and Regulatory Services that the proposal is not supported.

OTHER BUSINESS

3.5 LANDSCAPING

That Panel discussed the importance of deep soil landscaping in maintaining the character of Hunters Hill.

The meeting finished at 6.25 pm.

The next meeting is Wednesday 16 November 2022.