

MINUTES

of the Heritage Advisory Committee Meeting

held in

Nattai Room, Civic Centre, Elizabeth Street, Moss Vale
and via video conference

on

Friday 14 August 2020

The meeting commenced at 3:16pm

File No. 107/16

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MINUTES OF THE HERITAGE ADVISORY COMMITTEE MEETING OF WINGECARRIBEE SHIRE COUNCIL HELD IN THE NATTAI ROOM, CIVIC CENTRE, ELIZABETH STREET, MOSS VALE AND VIA VIDEO CONFERENCE ON FRIDAY 14 AUGUST 2020 COMMENCING AT 3:16PM.

Present: Cllr G McLaughlin *Chair*
Cllr P W Nelson *Alternate Chair*

Community Representatives: Mr Dennis McManus
Ms Charlotte Webb*

Agency Representatives: Ms Linda Emery* *Berrima District Historical & Family History Society*
Ms Lyn Barrett* *Australian Garden History Society (in place of Ms Laurel Cheetham)*

In Attendance: Mr Michael Park* *Coordinator Strategic Land Use Planning*
Ms Sarah Farnese *Strategic Land Use Planner - Heritage*

* attended via video conference

1. WELCOME AND APOLOGIES

It was noted that apologies were received from Laurel Cheetham (Lyn Barrett attended for the Australian Garden History Society in her place) and Mhairi Clark were received. Simon Bathgate and Ian Stapleton were not in attendance.

HAC 7/20

RECOMMENDATION moved by Cllr G McLaughlin and seconded by Mr D McManus

THAT the apologies of Laurel Cheetham, Mhairi Clark, Simon Bathgate and Ian Stapleton be accepted and leave of absence granted.

PASSED

2. ACKNOWLEDGEMENT OF COUNTRY

Cllr McLaughlin acknowledged country:

I would like to acknowledge the Traditional Custodians of this land and pay my respect to Elders both past and present. I would also like to extend that respect to all Aboriginal and Torres Strait Islanders present here today.

3. ADOPTION OF MINUTES OF PREVIOUS MEETING

MINUTES OF THE HERITAGE ADVISORY COMMITTEE MEETING HELD ON FRIDAY 14 FEBRUARY 2020

HAC 8/20

RECOMMENDATION moved by Ms C Webb and seconded by Mr D McManus

THAT the minutes of the Heritage Advisory Committee Meeting held on Friday 14 February 2020 HAC 1/20 to HAC 6/20 inclusive, copies of which were forwarded to Committee Members, be adopted as a correct record of the proceedings of the meeting.

PASSED

4. DECLARATIONS OF INTEREST

Nil

5. AGENDA REPORTS

5.1 Update on Heritage Matters

Reference: 5650
Report Author: Strategic Land Use Planner (Heritage)

PURPOSE

The purpose of this report is to update the Committee on non-DA related heritage matters.

There was general discussion about the matters highlighted on the Agenda. Additionally, the Committee discussed the Wingecarribee Heritage Grants scheme, the resolution of Council of 12 August regarding the review of the Local Housing Strategy, and a request from absent member Laurel Cheetham regarding the trees in Station Street, Bowral,.

HAC 9/20

RECOMMENDATION moved by Mr D McManus and seconded by Ms L Emery

THAT in relation to the matters raised by the Committee, there has been a response from Council staff with which some members of the Committee raised various concerns AND THAT the Heritage Committee requests that appropriate Council staff attend the next meeting of the Heritage Committee to advise how the new street trees and gardens along Station Street, Bowral, are to be maintained.

PASSED

5.2 Development Applications Notified to the Committee since the Last Meeting

Reference: 107/16
Report Author: Strategic Land Use Planner (Heritage)

PURPOSE

The purpose of this report is to present a list of development applications (DAs) notified to the Heritage Advisory Committee since the last meeting on 14 February 2020 and to discuss various development application matters.

HAC 10/20

RECOMMENDATION moved by Mr D McManus and seconded by Ms L Emery

THAT the following submissions made on development applications since the last meeting of the Committee be noted:

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| Property Address | 43 Aitken Road, Bowral |
| Application Number | 20/0757 |
| Application For | Seniors Housing - 4 Dwellings |
| Date | 15/2/2020 |
| Comment | <p>Given the importance of Aitken Road from a heritage point of view the Committee is very concerned about this proposal. The following comments are made in respect of this application:</p> <p>Aitken Road is a beautiful urban street with many mature trees and with fine houses several of which are from the interwar period.</p> <p>The details of this street and houses are clearly set out in council's recent Planning Proposal to list 3 houses - nos. 25-27 Aitken Road (known as 'Glenfarne'), 33- 37 Aitken Road (known as 'Grantham') and 39-41 Aitken Road (known as 'Barkfold') to be called the Aitken Road Interwar Housing Group and to list a heritage conservation area comprises 12-30 & 25-43 Aitken Road and 56, 58 and 60 Kangaloon Road, Bowral and to be called the Aitken Road Conservation Area.</p> <p>While No 43 (photo below) is not proposed for separate heritage listing the real estate photos at https://www.realestate.com.au/sold/property-house-nsw-bowral-130686638 suggest it is a well-mannered dwelling in good order. It is well-mannered in the sense that both the house and its garden are totally complementary to the proposed heritage items and area.</p> <p>The earlier lot for No 43 included what is now the adjoining No 43A (photo below) which contains a modern house of brick walls and colour bond roof.</p> <p>The site at No 43 has an area of 1883 square metres and 43A has 801 square metres a total of 2684 m². The house at No 43 now sits on its the northern boundary of 43. Originally it would have been more central on its bigger lot.</p> <p>Heritage Researcher Maureen Townsing advises that No 43 is on land previously Lots 15 and 16 of the 1921 Aitken Road Golf Links</p> |

View Estate.

Lots 14 and 15 were purchased by Mrs Phyllis Parker in 1936. A likely (but not certain) date of construction is during her ownership 1936-1939. The brick walls and unglazed terra cotta roof certainly suggest this period.

Perhaps the most important element of the site is its mature landscape and its siting right at the southern entrance to Aitken Road. It definitely sets the tone for this area and this a central matter to be addressed in any consideration of this DA.

The interim heritage orders on the three houses Glenfarne, Grantham and Barkfold and the council's resolution to have a conservation area listed were made known before No 43 was sold in July 2019.

Regardless of heritage listing the council needs to fully consider the environmental planning effects any new development of No 43.

The Committee notes that there are several options for this site and these are set out below to make for clearer consideration of the DA.

Option 1 – most preferred – retain the cottage and garden as is as a totally complimentary item in the proposed conservation area

Option 2 – less preferred – retain the cottage and put minimum new development on the site – possibly one well designed new villa and maximum retention of planting. The off-centre location of the current cottage makes this a realistic option.

Option 3 – least preferred – demolish the cottage, agree to the four new villas but maximum retention of planting and subject to careful choice of building materials and colour, roof materials and window and door treatment. The most common material type is face brick and unglazed terra cotta roofing. The only weatherboard cottage is an earlier cottage at No 28.

Option 4 – not recommended at all - approve as submitted.

Recommendation

The Committee's preferred approach is Option 1. If any development is to be approved then it should be minimal so as to retain the maximum current landscape effect so important to the appearance of Aitken Road. In regard to appearance the proposed DA 20/0757 weatherboard and colour bond roof design for the 4 villas is not supported. There needs to be a careful choice of building material and colour, roof materials and window and door treatment. The most common material type in Aitken Road is face brick and unglazed terra cotta roofing.

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| Property Address | 51 Woodbine Street, Bowral |
| Application Number | 20/0804 |
| Application For | Residential Alterations and Additions - Extensions |
| Date | 16/2/2020 |
| Comment | Wingecarribee Heritage Advisory Committee discussed this Development Application at its meeting on 14 February 2020. The consensus was that they saw no problem with the proposal. However, it was noticed that a new main entrance is proposed at the side of the new extension. The committee's view is that the original front door entrance should remain operable to maintain the heritage appearance and feel of the cottage. |

MINUTES OF THE HERITAGE ADVISORY COMMITTEE MEETING

Friday 14 August 2020



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| Property Address | 587A Argyle Street, Moss Vale |
| Application Number | 20/0838 |
| Application For | Demolition of existing fire damaged semi-detached Dwelling House & construction of new semi-detached Dwelling House |
| Date | 16/2/2020 |
| Comment | <p>Wingecarribee Heritage Advisory Committee considered the above Development Application at its meeting on 14 February 2020 and make the following comments:</p> <p>It was noted that both halves of the semi-detached (duplex) cottages at 587A and 587 appear identical at this time. The corrugated roof, timber cladding and even the picket fence is identical in both material and colour and presents as a well preserved heritage item apart from the current fire damage to 587A.</p> <p>The committee expressed concern as to whether total demolition of the 587A was required and if it were to be carried out, how the current matching appearance could be recovered.</p> <p>The Heritage Committee asked that our response note the above and request that the case for the proposed demolition be reviewed including an onsite inspection by council's heritage adviser, Dr Peter Kabaila in company with one of council's building inspectors.</p> |
| Property Address | 23 Jellore Street, Berrima |
| Application Number | 20/1279 |
| Application For | Dwelling House |
| Date | 4/6/2020 |
| Comment | <p>The proposal to rebuild Riverview Cottage is supported in view of the derelict state of the current structure and the genuine attempt by the applicant to maintain the current streetscape. However any rebuilding needs to be carefully carried out for it to be successful.</p> <p>The proposed demolition of the 19th century kitchen at the rear of Riverview Cottage and its use as an outdoor barbecue area has not been so carefully assessed.</p> <p>The Heritage Advisory Committee is aware of the eleven specific recommendations of the Heritage Advisor, Dr Peter Kabaila in respect of both the kitchen wing and the detail required to re-build the cottage. It is considered that these eleven specific recommendations are essential for a good outcome on this site and all are endorsed by the committee.</p> |
| Property Address | 'Edenderry', 254 Oldbury Road, Sutton Forest |
| Application Number | 20/1258 |
| Application For | Demolition - existing dwelling, Dwelling House, Residential alterations & additions - Shed, Carport |
| Date | 4/6/2020 |
| Comment | <p>While Edenderry is not heritage listed the Oldbury Road area is of high heritage significance. It is also noted that after the recent boundary adjustment in April 2019 a portion of Edenderry site is now within the heritage curtilage of Bonheur which is heritage listed.</p> <p>Page 14 of the SEE states that the current Edenderry house and cottage are at least 100 years old but the only assessment made of them is one sentence on page 5 of the SEE which simply states: The internal spaces of the existing dwelling are compromised by low ceiling heights, poor circulation and planning, and the building envelope is compromised by poor thermal performance and construction details.</p> <p>If this were the accepted standard for demolition we would lose a lot</p> |

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| | <p>of heritage items. If demolition is to be agreed to the dwelling and cottage need to be properly assessed and recorded.</p> <p>The design of the new house is of high architectural quality and appropriate for the setting. However neither the proposed shed nor the carport are compatible with the design of the new house and should be reviewed.</p> |
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AND THAT the following submission made on a Planning Proposal be noted:

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| Planning Proposal Name | Aitken Road Heritage Planning Proposal |
| Properties Affected | 12-30 Aitken Road (inclusive); 25-43 Aitken Road (inclusive); 56, 58 and 60 Kangaloon Road, Bowral |
| Aim of Planning Proposal | To create a new heritage item group (comprising 25-27, 33-37 and 39-41 Aitken Road) and a new heritage conservation area. |
| Date | 11/2/2020 |
| Comment | <p>Council's advertised proposal for a new Aitken Road Conservation area and new interwar residential heritage listing of the following three houses within this area is very much welcomed and supported by the Heritage Advisory Committee:</p> <ul style="list-style-type: none"> • Glenfarne 25-27 Aitken Road • Grantham 33-37 Aitken Road • Barkfold 39-41 Aitken Road <p>It came as a worrying surprise to many in Bowral that this beautiful area of largely interwar houses and gardens had not already been heritage listed. To a large extent, the heritage values and streetscape embody all the attributes that residents and visitors alike admire and wish to preserve in Bowral. The proposed listing now provides an informed framework for council to adequately assess new development proposals to ensure the continued integrity of this area.</p> <p>The Committee notes that already there are two development proposals in play for this area. The first of these - DA 19/0574 – is for the demolition of all of the buildings and 37 trees on the Barkfold site at 39-41 Aitken Road and the building of a massive residential care facility. The second – DA 20/0757 – is for the demolition of a dwelling at No. 43 and the building of four new villas.</p> <p>Given the well-argued case for the conservation area and heritage listings these proposals now need to be either rejected or seriously modified.</p> <p>The Committee congratulates the council for taking the decisive action it has to give proper recognition of this clearly significant area.</p> <p>The Committee would also like to take this opportunity to note the work of council planning officers including Sarah Farnese, council's Heritage Advisor Dr Peter Kabaila and interested Bowral residents including Bud and Maureen Townsing in putting together support material required for the 62 page proposal now on exhibition.</p> |

PASSED

5.3 'Yarrabin', 32 Kangaloon Road, Bowral - Heritage Assessment and Risk of Inappropriate Development

Reference: 5650, PN 1705222
Report Author: Strategic Land Use Planner (Heritage)

PURPOSE

The purpose of this report is to discuss the heritage assessment of 'Yarrabin', the resolution of Council of 12 August 2020 and the ongoing pressure on large historic properties for inappropriate development, including seniors housing.

Ms Lyn Barrett left the meeting, the time being 4.35.

The Committee discussed the operation and limitations of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 [Seniors SEPP] and the permissibility and impact of seniors housing in the Wingecarribee. The following notes were prepared by Committee member, Dennis McManus, and distributed to the Committee and was requested to be included with the Minutes:

Notes of clarification on Seniors Housing in Wingecarribee Shire and the threat they pose to heritage items and areas

As made clear in Sarah Farnese's report the Seniors SEPP does currently apply in almost all of Wingecarribee Shire because it is not permitted in water catchment areas. However the new draft SEPP states that it is proposed that the term 'water catchment' be removed from Schedule 1 of SEPP (Seniors). This will allow development applications for seniors housing and housing for people with a disability to be assessed under SEPP (Seniors) if located on land zoned primarily for urban purposes and in a water catchment, including a drinking water catchment.

However as also noted by Sarah "Seniors Living" is specifically permissible in R2, R3 and R5 large lot zones and controlled by DCPs and this is what developers use.

When you look at the DCP for Bowral Section 8 Seniors Housing p. 255 it confirms that the Seniors SEPP does not apply to Wingecarribee but it goes on to say that "the Seniors Housing provisions in the DCPs make a useful reference to the Seniors SEPP to assist applicants in the preparation of development proposals and to assist Council officers in the assessment of DAs for Seniors Housing in the R2 Low Density Residential and R3 Medium Density Residential zones as permitted with consent under WLEP 2010."

Hornsby Council is facing similar but not the same problems as Wingecarribee and it has set out the issues at this site: <https://future.hornsby.nsw.gov.au/housing-strategy/>

It correctly calls Seniors Housing medium density housing. Its LEP allows Seniors Living in R3 but not R2: this is different to Wingecarribee

Hornsby's concern is that if the current Seniors SEPP moratorium is lifted in Hornsby there will be further unsatisfactory development in its R2 zone. Its Seniors Housing Demand and Supply Review 2020 has found that a key factor for seniors housing is the price of land. Large Seniors Housing developers go for both rural and low residential developments.

Hornsby found that smaller developers will use Seniors SEPP to go for well serviced low density R2 areas established residential areas where lower land cost and medium density yields achieve a good return. It is this last category that is the potential threat position in Wingecarribee and areas like Bowral.

Here is the problem: You don't need Seniors SEPP in Wingecarribee. You can do seniors living in R2, R3 and R5 and you can do it on a block of land as small as 1000 m² and 20 m wide AND you can do it in heritage conservation areas.

HAC 11/20

RECOMMENDATION moved by Mr D McManus and seconded by Ms C Webb

THAT Dennis McManus' comments on the operation and problems with seniors housing in the Wingecarribee be noted AND THAT the existing controls for Seniors Housing in all the Development Control Plans (DCPs) be strengthened as part of the DCP Review, particularly in relation to heritage listed sites and sites within heritage conservation areas.

PASSED

5.4 Progressing the Proposed Heritage Items Deferred by Council in 2012

Reference: 5650/4
Report Author: Strategic Land Use Planner (Heritage)

PURPOSE

The purpose of this report is to discuss the planned approach for the progressing of the list of proposed heritage items deferred by Council in November 2012.

There was discussion by the Committee about this matter. Members of the Committee have offered their assistance in evaluating the remaining potential draft items.

HAC 12/20

RECOMMENDATION moved by Cllr P W Nelson and seconded by Mr D McManus

THAT the report be noted.

PASSED

6. DATE OF NEXT MEETING

The next meeting will be held on Friday 9 October 2020 in Nattai Room, Civic Centre, Elizabeth Street, Moss Vale and via video conference commencing at 3:00pm.

7. MEETING CLOSURE

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 5.22 PM