

GUIDELINES FOR STONE WALLS.



Behind 7, Mount Street.

MAINTENANCE

Keeping your wall in good order.

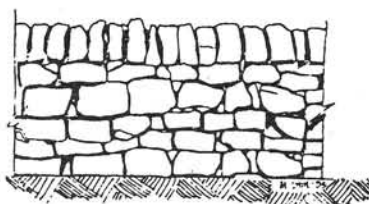
The Guidelines set out appropriate and inappropriate methods of maintenance of stone walls. Under clause 6.1, the Policy recommends three (3) areas to check in order to ensure longevity of a wall.

THE POLICY RECOMMENDS:-

- Regularly check the ground around your wall and make sure it drains well. In addition check that dripping taps, or broken pipes do not undermine the stability of the wall.
- Keep garden beds away from the wall as digging, watering and chemical fertilisers can cause fretting of the stone work through rising damp.
- Any vines that need to be removed from a stone wall should be carefully clipped and poisoned.

THE POLICY ADVISES AGAINST:

- Building any structure or excavating for any purpose within two (2) metres of the wall.
- Changing the landscape so that the ground under the wall becomes damp.
- Planting trees or shrubs that will grow large surface roots closer than three metres from the wall.
- Growing vines or creepers on walls as their stems tend to dislodge stones.
- Paving on both sides of the wall if the area is naturally damp.



Early dry stone wall in Stanley Road with semi-circular capping stones and a rubble filled core. Note the width at the base for stability



7, Herberton Avenue.

REPAIRS

When are they necessary?

The Guidelines recommend that heritage items should be repaired only when necessary and disturbed as little as possible, and that the only time that action is essential is if the wall is clearly unsafe or may collapse. However, if in doubt about how to repair your wall, the policy recommends leaving it alone.

SOURCES OF ADVICE AND INFORMATION

If you need to repair an old stone wall which includes the moving of any stone to a wall, you will require the consent of Council. It is hoped that the new Guidelines for Stone walls will be a useful and practical document to enable residents to successfully repair and maintain these important structures. Should you have any question in regard to any repair work or require further advice for your stone wall please contact Hunter's Hill Council's Town Planning Department on 816 1555.

Dual Occupancy - The U

By Clr Ross W

Summary

We saw the results of the three storey walk ups of the sixties, now an equal threat to our urban environment and lifestyle looms on the horizon as dual occupancy gathers momentum. Dual occupancy has gained increased attention in recent months as the full impact of the new legislative changes take effect. It is not a new concept being formalised in the mid eighties as a means of enabling families to provide accommodation for relatives to enhance the extended family. Granny flats were in most cases nestled in the back yard or attached to the existing dwelling with little impact or comment from the neighbours. Today however, I believe the concept has become defacto subdivision of allotments with little opportunity for local input or control.

Background

There has been for many decades a growing awareness that the urban sprawl of Sydney cannot continue. Several attempts have been made to stem the spread over the years but according to successive Governments these have been unsuccessful. The responses have ranged from attempts to increase density in existing suburbs, creation of new growth areas on the fringe of the city and to the call for decentralisation.

Dual occupancy is seen by both sides of politics as an essential element in the States' strategy for urban consolidation. It aims to reduce the pressures of urban sprawl and promote the more efficient use of existing services and community facilities (Department of Planning and Environment, 1987).

The concept was first formalised by the Department of Planning and the Environment back in 1979 when it implemented the Regional Environmental Plans Numbers 1 and 2. The policy then had some constraints on the way the property could be used for dual occupancy. Most notably the requirement for the house to be occupied by the owner and the additional accommodation to be used by family members and was not for rent or strata title.

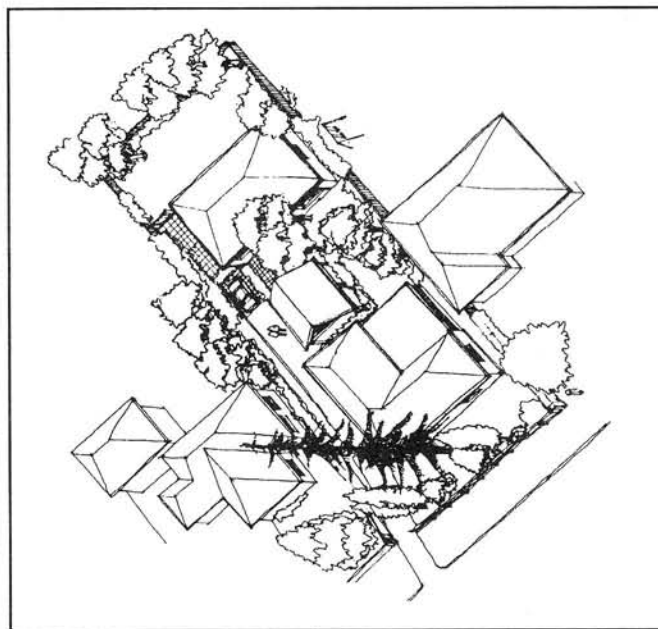
The Department then prepared a new plan in 1987 that was less restrictive and is known as Sydney Regional Environmental Plan No. 12 (SREP12). It removed the requirement for the owner to live in one of the dual occupancies and was designed to create more rental accommodation. This legislation allows dwellings to be constructed where the development will result in the creation of 2 attached dwellings - the area of the allotment on which the dwellings are or will be created is not less than 400 square metres; or in the case where the development will result in the erection of 2 dwelling houses - the area of the allotment on which the dwelling houses are or will be erected is not less than 600 square metres. There are also height limits and floor space ratio requirements.

The Turning Point

Then in 1992 the Department introduced an ammended State Environmental Planning Policy No. 25 (SEPP25). This policy was the turning point in the expansion of dual occupancy throughout the Sydney area. This amendment allows, with council consent, the subdivision of land on which a dual occupancy development has been approved or constructed EXCEPT where the development is in a conservation area. At the time it was announced councils in the Sydney area were so concerned at the prospect of wide spread development outside areas zoned for medium density that the Mayors collectively lobbied the State Parliament to seek change.

Changing Face of Our Neighbourhood

Since then it has become clear that in Hunter's Hill Municipality outside the conservation area there has been a

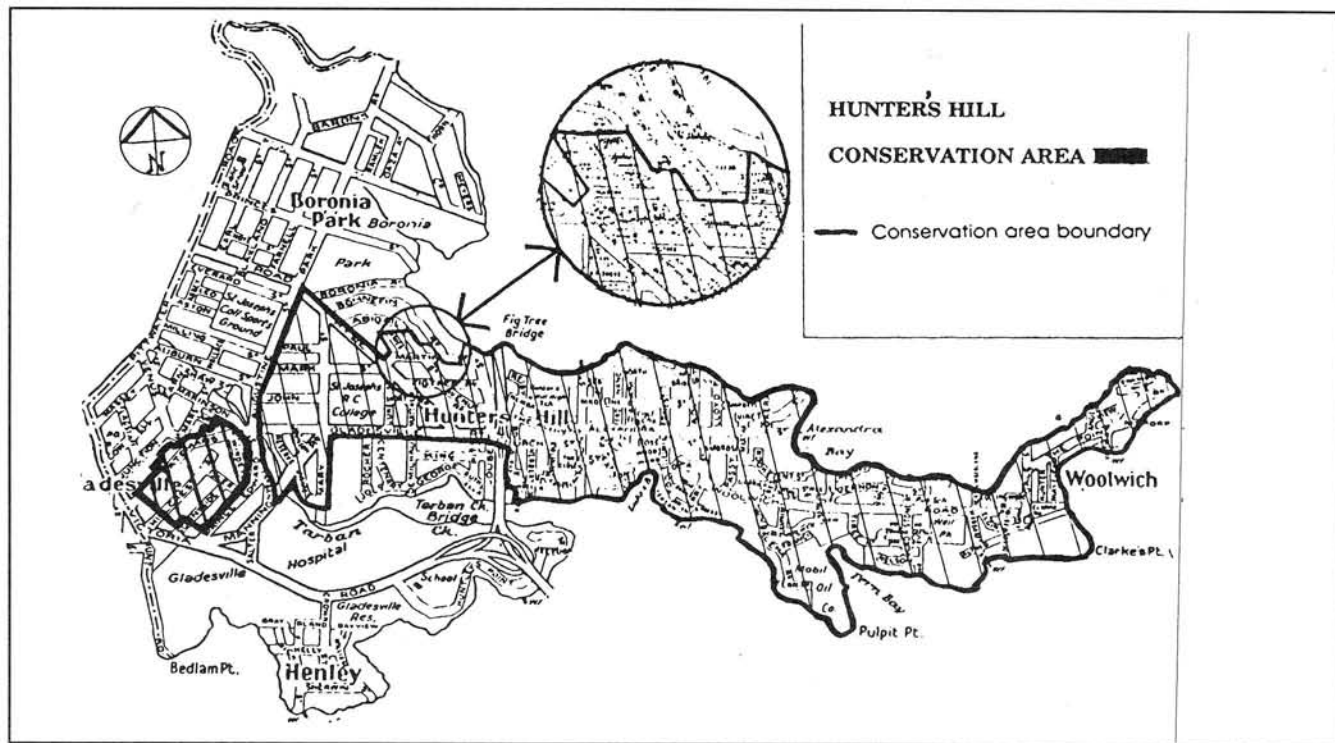


flood of dual occupancies. It is not uncommon for the bulk of the planning section of council meeting business papers to be dealing with applications for dual occupancy. The SREP 12 limits the ability of Council to meet local community needs by overriding local environmental plans and reducing the status of local policies and codes to those of guidance and advice.

For a large proportion of the Municipality the SEPP 25 has little effect as in mid 1991 Council was successful in securing conservation status for large sections of East and Central Wards and a sector in West Ward around Batemans Road. These conservation areas are shown on Figure 1. However, outside these areas dual occupancy subdivisions are gaining momentum. I should add here that not all applications are rejected and approvals are given where they meet Council's criteria.

Urban Cancer of The 1990'S

Ross Williams former Mayor



Although the declining trend of our population from around 14,000 to its present level of 12,000 is of major concern I don't believe that the developer driven ad hoc system promoted by the current legislation meets our community expectations. The intrusion of additional buildings in our neighbourhood has caused much concern and in several cases resulted in residents petitioning council to limit the potential for further dual occupancy. The developments are not the 'granny flats' which formed the original basis of dual occupancies, but three and four bedroom houses being erected in suburban backyards - backyards that up until now formed the breathing space desperately needed in our cities - and in Hunter's Hill provide much of the character of the Municipality (space for our gardens and trees). Other issues of concern include lack of privacy, increased traffic, storm water drainage and community services.

Where to Now

This concern is shared by our neighbouring communities and Councils. Recently I attended a public meeting called by Willoughby City Council to discuss the problems that many of the dual occupancy applications present to local residents. This meeting was attended by about 700 people. The following motion moved and carried:

- 1) This meeting declares that the dual occupancy (DO) legislation is an inappropriate means of achieving the Government's stated aim of urban consolidation because-

DO is wasteful of land resources,

DO is environmentally unfriendly in that it destroys family living space and does not contribute to the provision of alternative recreation space,

DO is harmful to the infrastructure of established areas, in particular, drainage, roads and community service....,

- 2) This meeting calls upon the Government to restore to local government the planning powers which have been overridden by the dual occupancy legislation."

Following this meeting and numerous representations from local government, the Minister and the Department have agreed to allow each council area to develop their own housing strategy that will replace the need for the SEPP 25 as it now stands. Hunter's Hill Council has resolved to take this option and to develop as soon as possible such a strategy in consultation with the community.

Please be involved in this process and I would be happy to provide further information on and discuss this issue with concerned residents.

A Vote of thanks to Ross Williams for his 4 years service as mayor. We have appreciated his advice and availability for consultation. Our congratulations to the new Mayor, Ross Sheerin and Deputy Mayor, John Collins. We hope they will follow this mutually beneficial constructive practice.



You are invited to

**HUNTER'S HILL TRUST
CHRISTMAS COCKTAIL PARTY**

on

WEDNESDAY 1ST DECEMBER, 1993

6 PM TO 8.30 PM

THE PRIORY

SALTER ST., GLADESVILLE

Guest Speaker: Jean Rice - Conservation Architect

**Our guest speaker has recently completed
a Conservation study of the Priory and has made
NEW DISCOVERIES!**

Committee News

The Committee continues to meet on the first Wednesday of the month at Vienna at 8pm. If you have an issue you wish to bring to our notice please contact me (817 4440) before the meeting, and we can arrange for the issue to be raised or you can attend the meeting.

At our last meeting, Ald. Carol Bannon attended. Barry Swain, after an absence of several years, has agreed to be co-opted to the Committee and Megan Martin, the Local Studies Librarian of the Ryde Library & Information Services, has also agreed to be co-opted. Megan contributed to our July Journal with a very interesting article on the Pigenit family.

We hope that Barry will take over the Waterfront Reserves Committee. We are grateful for the enormous amount of time invested into this Committee by Rae Hensley with her survey of the Reserves but there is a lot of work to be done to make the most of her work. We are looking for people to "adopt" a Reserve near to their homes and to report on that Reserve to us.

Ian Kelley is continuing to be our representative for matters involving the Riverglade Development. The Committee is concerned about the DCP. One comment was that "it is a developer's dream". It is noted to be vague and appears to offer legal loopholes for developers.

The Committee is also concerned about the Woolwich School development. The lease is about to be signed

allowing development of an Aged Persons' Hostel on the site. Rob Pillans is involved as our representative.

Our continuing major concerns are with urban consolidation and the development of dual occupancy. We invited the out-going Mayor, Ross Williams to contribute an article to the Journal outlining their current situation concerning dual occupancy. Peter Pinson will give us comments in the next Journal.

The next major development will be the Gladesville Hospital site. We are concerned about the relocation of the patients currently residing there but it appears the closure of the Hospital is inevitable. Our guide on our walk through Gladesville Hospital last year, Jeff Madden believes the site is not suitable for residential development but could be for some institutional purpose. It has been mentioned as an Olympic Games accommodation venue. We are concerned that the heritage value of the site and many heritage items will be lost in the Olympic Games hype!

A special community Committee is being formed to consider the issues. Diana Temple, Jenny Thompson and Ian Kelley are to be involved.

The official handing over ceremony for Kelly's Bush took taking place on 30th September at 10.30 a.m.

Join us for the Christmas function!

Jenny Thompson