



# Hunters Hill Trust Journal

Volume 6, No.3 — September 1977

## COUNCIL ELECTIONS September 17 1977

### THE TRUST AND COUNCIL

Among the aims of the Hunters Hill Trust as set out in its Constitution are as follows:

To maintain the unique and ~~industrial~~ character of Hunters Hill;

To limit the spread of home units, high density, industrial and commercial development within the municipality;

To preserve all features of Hunters Hill having beauty, architectural and historical value.

To encourage high architectural and aesthetic standards within the municipality;

To maintain the integrity of Hunters Hill as a separate municipality;

Without an effective Council these aims cannot hope to be achieved. Therefore the election of people to Council who are sympathetic to the aims of the Trust is of the greatest importance if the Trust itself is to be in any way effective.

### THE NEED FOR OPEN GOVERNMENT

Making election promises and keeping those promises are two entirely different matters. Our assessment of present aldermen should include an evaluation of their performances compared to our expectations of them. However the increasing tendency of Council since the 1974 elections to make decisions in committee (where proceedings remain secret) means that our knowledge of an individual's performance is very restricted.

We need open government so that we can be sure that Council's decision are consistent with election promises and all decisions are open to public scrutiny, the Trust therefore supports candidates who are in favour of open government.

### THE TOWN PLAN.

The Town Plan, on which the Trust's hopes for the preservation of Hunters Hill depend, has surfaced only once to public view in the last three years. In August 1974 representatives of the Trust appeared before Commissioner Dale to give the Trust's views on grievous shortcomings of the Planning Scheme — particularly in relation to the

The preparation of Mr Dale's report and Council's consideration of that report took until December 7th 1976 — when

council's version of the Town Plan was passed for submission to the State Government. Aldermen Swain and Baird raised issues and spoke to them; their motions, on open space and foreshores, were lost. There is a limit to what individual

The Town Plan has yet to be officially ratified by the State Government and it is not too late for the Trust's objectives to be reconsidered.

The Trust supports those candidates who will work for the speedy official State government recognition of a Town Plan containing all those safeguards considered by the Trust essential for the preservation of Hunters Hill.

### AMALGAMATION

The Trust supports the submission of the Save Hunters Hill Committee (see this issue of the Journal for details) which presents the case against amalgamation and supports those candidates opposed to it.

The Trust advises all residents to vote *against* amalgamation in the poll being conducted by Council simultaneously with the election.

### THE 1977 ELECTION.

This year the election for Council is being contested in Central and West wards only. The three sitting Aldermen (Baird, Merrington and Jones) in East ward have been returned to Council unopposed.

Voting this year for the first time in many years is compulsory so that the energies of candidates can be devoted to convincing us why we should vote for them in particular rather than just getting us to vote at all.

### THE CANDIDATES

The Trust has interviewed all the candidates standing in West and Central wards presenting each one with a set of questions relating to their opinions about Amalgamation,

The answers of the candidates are listed in the following pages. We urge you to consider them carefully and on Saturday 17th September vote for those candidates in your ward who will best keep Hunters Hill a beautiful place in which to live.

# INTERVIEW WITH CANDIDATES

We asked all candidates the following questions:

1. **Amalgamation**
  - a) what can Council do to oppose amalgamation?
  - b) Are you in favour of amalgamation?
2. **Town Plan**
  - a) would you vote in favour of Council applying for changes to the Submitted Town Plan, for instance?
    - to allow higher density development
    - to change the foreshore building line?
    - to allow smaller subdivision areas?
    - any other changes? (improvements)
  - b) How much use should Council make of the Townscape Advisory Committee?
3. **Trust Aims**

Do you support the Hunters Hill Trust Aims?
4. **Other**

Are there any other policies you would like included?

## WEST WARD CANDIDATES

### SWAIN, Sheila Burns

Ald. Swain is strongly against amalgamation, and feels Council should press the Government with Hunters Hill's special problems. She thinks that because of the National Trust classification, the municipality can plead a special case, supported by as much expert supporting evidence as possible.

She opposes higher density development in the area, she supports the concept of a variable foreshore building line established by survey. She opposes smaller subdivision areas. Regarding the Town Plan, Ald. Swain says "What is needed is strong representations to stop this "plan" being treated in the same way as other town plans. I can see no reason why there should be a "pro forma" plan."

Ald. Swain said "At present the tendency is for those Schedule 4 houses whose changes are satisfactory at first sight to Council not to go to the Townscape Advisory Committee. On occasions this has led to neglect of certain important matters. The effect of a new house in the streetscape should also be considered."

Ald. Swain has always supported the aims of the Trust in her terms on Council.

"I should like to see recognition of the problems associated with the fact that State and Commonwealth government authorities often over-ride the decisions of the local authority. A special committee on transport and traffic problems and their effect on the community would be justified."

### CAVALIER, Rodney Mark

Mr. Cavalier opposes amalgamation and said that "Council can oppose amalgamation by sponsoring community-based campaigns founded on logic and reason with special emphasis on the historic characteristics and natural beauty of the municipality. The municipality is a viable economic unit as it is."

Mr. Cavalier would oppose higher density development, and is not in favour of contracting the foreshore building line, nor would he allow smaller subdivision areas. He would like to see the reintroduction of the 1971 concept of historic precincts. He would also like Kellys Bush rezoned as open space.

He believes Council should constantly make use of the Townscape Advisory Committee.

Mr. Cavalier supports the aims of the Trust. He would like more public participation in council meetings. He would also like to work for a pre-school in West Ward.

### SHELLEY, Trevor

Mr. Shelley opposes amalgamation and would take a poll of the residents about it and act accordingly. He opposes higher density development, changes to the foreshore building line and smaller subdivisions, although he feels "additional parking facilities should be made available at Figtree Shopping Centre by making environmentally acceptable use of air space at no expense to Council — DMR to pay."

He agreed that all Schedule 4 houses should be subject to the advice of a committee on building and development applications — the Council should accept such advice.

Mr. Shelley is not conversant with the aims of the Trust.

He opposes the furtherance of expressways and the installation of "give way" signs within the municipality. "The roads in the municipality should be for the benefit of the residents and not be turned into a speedway."

### SAMS, Henry J.

Mr. Sams is against amalgamation, and supports the referendum on this. He would support Council's representations to the Minister to oppose amalgamation if this proves to be the will of the residents in the referendum.

Regarding the Town Plan, Mr. Sams says, "I would not vote to apply for any changes that did not maintain the character of Hunters Hill. This has been my consistent policy and although I am not familiar with all details of the town plan, this would be the basis for any judgement on this matter."

"I would support the principle of maintaining the existing character of Hunters Hill, and I would support any organisation which advocated a better environment or improved facilities, in the district as a whole and particularly for West Ward."

Mr. Sams would like to see "Improvement of facilities, kindergartens, pre-schools, but in particular facilities for senior citizens." "I have long been involved with community services, have been with Rotary for seven years and I am the immediate past President. I want a fairer go and a more equitable share of Council facilities and finance for West Ward."

### BULBECK, John

Mr. Bulbeck believes Council can continue to mobilize the community and increase pressure on Mr. Jensen, his department and the Local Boundaries Commission. He thinks the ultimate safeguard will be the Legislative Council. "Council should lead in arousing political awareness in Macquarie Street." He is opposed to amalgamation.

Mr. Bulbeck would "generally vote no" on allowing higher density development. Regarding the foreshore building line, "the line should not be inflexible, common sense should be the criterion. However, generally happy with the 50ft. line." He feels in appropriate areas there could be a case for town house development, however not if it would downgrade the character of the area. He could only see it in Central or West Wards.

He believes Council should make use of the Townscape Advisory Committee but that on balance the advice should be sought equally with other community groups. "Community involvement in decision making in Council is good. Other persons should be encouraged to put their viewpoint."

He generally supports the aims of the Trust.

He specific platform is to ensure West Ward gets its fair share of maintenance expenditure, service and council amenities. He would like to keep rates down, and stimulate community participation by working through voluntary groups to improve the overall amenity of the municipality.

## CENTRAL WARD CANDIDATES

### McNALLY, Doris Nancy

Mrs. McNally strongly opposes amalgamation and urges that Council must mount a vigorous publicity campaign coupled with complete liaison with interested local citizens and groups such as the Save Hunters Hill Committee to oppose amalgamation.

Mrs. McNally opposes higher density development, would like to see the foreshore building line increased to 15 metres and opposes smaller subdivision areas because of the destructive effect that this would have on the amenity of the municipality.

She feels the Townscape Advisory Committee should be used much more frequently in order to maintain the high quality of architecture in the municipality.

Mrs. McNally wholeheartedly supports the aims of the Trust.

She also feels very strongly about the new threat to the amenity of Hunters Hill caused by priority roads (increased traffic, more pollution and difficulties for residents using the area) and would like to see a concerted effort to clean up the foreshores.

### LEDDEN, Thomas Edison

Mr. Ledden is opposed to amalgamation and feels that with concerted efforts in co-operation with other Councils it can be defeated. He says that what Hunters Hill can't provide by itself can readily be achieved through co-operation with other Councils rather than by amalgamation.

Mr. Ledden opposes higher density development, any reduction of the foreshore building line and any reduction of subdivision areas. He also opposes the Lane Cove River expressway.

He would like the Council to use the Townscape Advisory Committee "within practical limits" and would like to see the principal of resident participation in planning extended to social and recreational functions.

Mr. Ledden supports the aims of the Trust. He went on to say that his main interest is in the social area and would like to see more attention given to social welfare and community development. He mentioned the need for pre-schools, libraries and playgrounds, the transport needs of the municipality and the need to up grade and maintain Boronia Park.

### LANDA, David Evatt

Alderman Landa is totally opposed to amalgamation and says that Council should let it be known that there is strong public opposition to amalgamation.

Mr. Landa voted in favour of submitting the Town Plan to the State government for approval but feels that all plans have to be changed and that a lot of improvements could be made. He would like to see more medium density development to produce a better balance of accommodation.

Mr. Landa would use the Townscape Advisory Committee as much as required. It should be resorted to, he said, for the most important occasions, such as foreshore issues, height of buildings, historic buildings etc.

Mr. Landa was not familiar with the aims of the Trust.

Mr. Landa would like to alleviate expressways in the area, he felt that the shopping centre was in danger. He would like to see co-ordinated traffic lights on Ryde Road. He said that Council is going to get a report on Hunters Hill's traffic problems and pointed out that the clearway through Gladesville makes Hunters Hill's problems much worse.

### McCARTHY, John Cameron

Alderman McCarthy opposes amalgamation and feels that council should oppose amalgamation by example and by maintaining a stable and progressive Council compatible to the ratepayers and residents.

Mr. McCarthy would not be in favour of allowing higher density development, changing the foreshore building line or allowing smaller subdivisions. He feels also that Council should be flexible in a sensible way.

Mr. McCarthy would use the Townscape Advisory Council for all buildings referred to in Schedule 4 of the Town Plan. He supports the aims of the Hunters Hill Trust.

## 'A LETTER FROM A MEMBER'

3, Auburn St.,  
Gladesville.

1 Sept. 77

The Honorary Secretary  
Hunters Hill Trust.

Dear Madam,

Congratulations to Anne McNally on her decision to stand for Council.

We all know her dedication to community activities, her involvement in various organisations over many years. And who hasn't, at some time, been grateful to her for some sort of assistance, particularly for her concern for young mothers and their children?

Let's do our best to get her elected. She has no political machine to back her, so it will only be done by friends and supporters planning personal door-to-door visits! The best way to keep hands off Hunters Hill is to get Anne and people like her onto Council.

Yours faithfully,  
Jonquil Temple (Mrs)



# THE SAVE HUNTERS HILL COMMITTEE SUBMISSION TO LOCAL GOVERNMENT BOUNDARIES COMMISSION

The Save Hunters Hill Committee was formed in 1973 to resist the Barnett Report's recommendation that Hunters Hill be combined with other municipalities. The Committee represents forty local organisations and clubs from all three wards of the municipality.

This latest submission of the Committee is to the Local Government Boundaries Commission which is considering possible boundary changes to local government areas.

The following is a resume of the submission which vigorously opposes any amalgamation of Hunters Hill with any other municipality.

## **Heritage**

Hunters Hill was the first suburban area to be declared a Classified Area by the National Trust (1974). Part of the National Trust's reasons for listing Hunters Hill are "that unlike other areas (of Sydney) settled in the mid 19th century, Hunters Hill has remained a suburb of cottages and villas set in gardens."

The Hunters Hill Trust has stated that the area must be protected by a specially designed town plan which would be impossible under the dominance of a larger governmental area. The Australian Heritage Commission has this year listed the Hunters Hill Conservation Area (most of the present municipality) for proposed inclusion in the Register of the National Estate. Vincent Serventy, a member of the Heritage Commission, feels that Hunters Hill is best protected by being managed as a single complex rather than a minor part of a much larger complex.

## **Function**

By co-operation with other Councils, economics of scale are already being achieved in areas such as waste disposal, conservation and libraries without the inevitable lack of representation and loss of local contact that amalgamation would bring. A Ryde Council Alderman represents 6881 more people than an Alderman in Hunters Hill.

## **Economics**

There is no evidence to support the assumption that larger local government units in Sydney are more economic to run than smaller units. On the contrary, the evidence here and overseas tends to prove the contrary is true.

An analysis of 36 Sydney suburban councils' populations, rates per dollar and per capita for 1975, shows no significant correlation between increased size and lower cost. Indeed, the average rate per dollar of valuation of the larger councils was 1.265 cents, compared with 0.986 cents for the smaller. Rates per capita were \$61.56 for the largest and \$65.06 for the smallest. Hunters Hill, the smallest suburban council had the lowest rate per dollar and the fifth lowest rate per capita.

A recent Council of Europe Survey found that in Denmark, enlargement of areas brought no lowering of running costs or rates and in Belgium rates went up equally in newly amalgamated areas and those untouched.

In England, the Report of the Royal Commission on Local Government stated that "the over-riding impression . . . is that size cannot statistically be proved to have a very important effect on performance."

## **Conclusion**

The Save Hunters Hill Committee commends these arguments to the Boundaries Commission and asks that consideration be given to these reasons why our Boundaries should remain as they are. This is the first of the Submissions which we will make to the Commission.

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## COMING EVENTS

**Day bus trip Morpeth-Maitland, Saturday 8th October 1977 \$6.50.**

Visit historical Morpeth in the Hunter Valley. The Morpeth Historical Society has arranged a very interesting tour of this lovely village.

On to Grossman House, Maitland, in the afternoon. This is a lovely Georgian-style house, restored by Hunter Regional Committee of the National Trust. Bring your own picnic lunch.

The bus leaves at 8 am outside Hunters Hill Town Hall. For tickets phone Joyce Woods 89-1703 or Tanya Challenor 896-1075.

**Step into Spring Get-together, Luncheon 1 pm Sunday 25th September in the Garden of Joan Croll, 44 the Point Road, Woolwich.**

It's time we welcomed the many new members to the Trust. We're sure of a lovely Spring day so please come — it's a beautiful garden and we're hoping to have our new publication, "Houses of Hunters Hill" ready for presentation.

For tickets please phone Cecily Martin 89-2178, or Tanya Challenor on 896-1075. Cost \$3.50 each.

**Glebe Society Biennial House Inspection Open Day on 16th October.**

Concessions are available to members. For bookings of twenty or more, a 50 cent reduction, and a \$1 reduction for 40 or more. Tickets are normally \$2.50 each. If you are interested in going, please let Tanya Challenor know on 896-1075.