



Hunter's Hill Trust Journal

Volume IX No.3

September, 1980

COUNCIL ELECTIONS

ISSUES

Town Planning: Hunter's Hill is still without a Town Plan to improve and standardise Council decisions on development applications. Even under the Town Plan in the future, the Trust feels that there will be insufficient guidelines for development control in areas we proposed as historic districts.

What Council Could Do: If the new Hunter's Hill Council wishes, it may strengthen the provisions of the eventual Town Plan by adopting codes which would outline purposes and principles on matters such as foreshore appearance, design consistency in historic areas, the scale of development, as is now done with tree preservation.

Non-Issue: At the 1974 and 1977 elections, amalgamation threats were in the air, as they are now. In the experience of the Trust, no candidate for Hunter's Hill Council elections ever advocates the abolition of that Council. Many candidates, however, make a point of their anti-amalgamation stand; the Trust feels that this, parenthood and love of greenery should not obscure issues in which Council has a decisive role. (see Amalgamation Watch, page 6)
(see Amalgamation Watch, page 6)

CANDIDATES

Questionnaire: The Hunter's Hill Trust asked each candidate to complete a questionnaire for publication in the Journal, so that Trust members might have a chance of assessing candidates' knowledge of and sympathy with Trust aims. Questions and answers appear on the following pages. The aims of the Trust, as listed in the Constitution, appear on page 6.

Questions: The questions sought to probe candidates' opinions on the necessity of planning which includes control of important townscape elements such as groupings of historic buildings and their wider environment and can deal with the conflict between individual proposals and neighbourhood impact.

Answers: Readers will note that most of the candidates support the aims of the Trust. This is most heartening, but in view of past elections, the Trust Committee must request that readers go beyond the "yes" answer and evaluate the "provided that" which follows to see whether it in fact negates the "yes". Another ploy, less subtle, occurs when a candidate responds with information which does not answer the question or does not give the candidate's opinion or intention.

THERE ARE NO TRUST CANDIDATES

HUNTER'S HILL TRUST

COUNCIL ELECTIONS 1980

1. Do you support the aims of the Hunter's Hill Trust?
2. Should the Municipality of Hunter's Hill be declared an historic area as are Paddington, Carcoar, Berrima, Rockley and Gulgong?
3. Do you favour design and site control over properties in the vicinity of buildings with historic zoning?
4. Should planning protection be given to the features such as stone walls, streetscapes, the waterscape and buildings listed in Clause 63 on the Town Plan?
5. Will you support, in Council, a code which provides for faithful restoration of historic buildings with design and materials as used in period? Should Council adhere to its own set of standards?

EAST WARD

B. R. ALLNUTT

1. (i) Yes. (ii) Yes. (iii) Yes. (iv) Yes. (v) Yes. (vi) Yes, so long as residents, not Council alone, want to be separate. (vii) Most definitely. (viii) Yes.
2. Having lived in Paddington, and seen the beginning of its renaissance, yes, I think Hunter's Hill could be a worthy addition to these historic areas.
3. Very definitely from earliest stages, and such to be publicly exhibited before Council decisions. Provided such control is based on use to be made of adjacent properties, not only on closeness to historic zoning. E.G. Commercial development beside Garibaldi. East aspect not very attractive, south aspect very bad, even from Gladesville Bridge.
4. Yes - for walls and buildings. - for street-water scapes, within reason. Any area never allowed to change would be only an Australian "Williamsburg Tourist Village". Hunter's Hill should be able to grow within loving limits, as a tree not rigidly confined, but enhanced by a sympathetic gardener.
5. (a) Yes, if Trust will accept responsibility to lobby Govt. Depts for assistance, will arrange voluntary help, write letters, etc., if age, financial lack, no family to help, preclude owners from doing such restoration alone. (b) Council should most definitely adhere to its own set standards — otherwise why set such standards and expect residents to adhere to a standard Council may ignore? As example petrol tanks approved for depot yard, refused to Woolwich Marina.

J. LYNDON JONES

Thank you for your letter of the 22nd inst.

I have been working for Hunter's Hill for the last nine years and have no doubt that my views on the matters raised by you are very well known. I also

believe that the outstanding achievements of the last nine years are patently self evident.

GEOFF GRACE

1. I endorse the aims of the Trust. I would like more information about Historic Area classification.
 2. Those areas nominated would need to be investigated before I would commit myself. If all was well in terms of the usefulness of the move and its ease of administration, I could see no reason to hold back.
 3. Yes.
 4. Yes.
 5. I support the concept. I favour guidelines and committee rather than rules.
- I am very conscious of the importance of preserving our historic area. Your members will know of my involvement in the recent successful campaign to preserve the character of The Garibaldi.

KEITH C. GRIFFIN

1. I reply yes to questions (1) to (5) inclusive. These objects however, can only be realised if the Trust and members of the Hunter's Hill community earn the right to have such aims recognised. There must be cogent and compelling reasons before governments will acquiesce to the Trust's aims.
2. To achieve a declaration as an historical area Council should acquire by purchase or encourage bequests under Wills properties of historical and architectural merit. The properties so acquired to be opened for public inspection and the admission fees used for restoration and administration of these properties. Trust members could advise Council on restoration and assist with administration.
3. This is essential to create maximum perspective for each historic building. If other forms of

THE QUESTIONNAIRE

with C. Griffin, continued.

architecture are erected in the sphere of aesthetic influence out of sympathy the overall effect is minimised and often ruined.

Surely to preserve the attributes and the qualities of an historical area it is vital that the substance giving the area its historical interest must be protected, otherwise the claim to qualify as an historical area has no merit.

A Town Plan in conjunction with a formalised building code would give direction and co-ordination to the restoration and design of historic buildings, nominated members of the Trust could be included in the Town Planning Committee. In view of (2) abovementioned Council should adhere to the code to give effect to the historical concept.

Finally the Trust and members of the Hunter's Hill community should be ever vigilant to protect their community against the encroachment of overdevelopment and destruction of the area's historical uniqueness.

J.C. MERRINGTON

On the 1st of September 1980 the New Environmental Planning Legislation will become law and within the regulations of this act many of the items referred to in your letter, to prospective candidates, could well be implemented.

Eighteen years as an Alderman has given an opportunity through planning for many of the ideals of historic zoning, streetscapes, waterscapes and preservation of buildings as listed in Clause 63 of the Town Plan to be Councils Policy until such time as the Town Plan is gazetted.

C. McM. RODGERS

1. I support the aims of the Trust. My election platform is based on the preservation of the unique qualities of this Municipality as a separate identity limiting development to single residences and commercial buildings only to those areas now so zoned.
2. Yes the Municipality of Hunter's Hill should be declared a Historic area, it would stop amalgamation and continue to preserve the area in its entirety.
3. My position on design and site control over properties adjoining declared Hunter's Hill Historic buildings would be based entirely on the merits of each submission received by Council.
4. Planning protection should be given to features of the area which make the area unique.
5. I will support in Council a code which provides a

C. McM. Rodgers continued

faithful restoration of Historic Buildings with design and material as used in the period but within a reasonable approach to amenities and conveniences as enjoyed by modern times.

TONY RYAN

1. Yes. I have always agreed with and supported the aims of the Trust with the following comments on the last two aims:-
 - (vii) Another possibility may be to broaden the scope of the Townscape Advisory Committee and to include a Hunter's Hill Trust nominee on this.
 - (viii) The aim to declare Hunter's Hill a protected historic area is good provided it does not take the power away from the local council.
2. Since the aims were published I believe the National Trust has included most of Hunter's Hill as a conservation area and the first urban historic area, also the Heritage Commission has listed a large area up to approximately St. Josephs. Every effort should be made to speed up finalisation of the Town Plan now with the Planning and Environment Commission. This plan could then be strengthened by the addition of codes by Council.
3. Yes. The draft planning ordinance requires Council to consider this, but only for certain developments. A clause could be inserted in this ordinance making it obligatory for Council to consider the effect of any building application on townscapes, buildings or waterscapes with historic zoning. Thus, for a new house, Council would consider the external appearance and its effect on the character of the vicinity, with the advice of the Townscape Advisory Committee as necessary.
4. Yes. All such features contributing to the historic character of the place should be retained. A chart prepared by the Hunter's Hill Historical Society and the Hunter's Hill Trust has been submitted to the Heritage Council and the Trust has submitted several rock outcrops. This type of action, together with the action suggested in 3 should allow individual freedom to be exercised but within the bounds necessary for the character of the area to be retained.
5. Yes, most strongly.

MRS. KERRY FRANCES WHERRY

1. In broad terms, I strongly support the aims of the Trust, subject to evaluation of particular

Mrs. Kerry Frances Wherry continued

circumstances to any individual application of such aims.

2. I support this proposal in principle, although I would like to see consideration given to the declaration of certain specific areas within the municipality, rather than a blanket declaration of the whole municipality.
3. Yes, subject to the peculiar circumstances of each individual application, and having regard to the hardship which may be caused by rigid control.
4. Yes, subject to the discretionary over-ride referred to in my preceding answer.
5. Yes, subject to the aforementioned provisos, and taking into account the practicality and cost factors of the proposals. In relation to the second part of the question, I have always maintained that no authority should be able to set itself above the law, even an enactment which it has itself been responsible for promulgating.

In summing up, I agree that the Hunter's Hill Trust is a truly worthwhile body, and I would hope, if elected, to be in close contact with its members, and be guided by their expertise in matters of architectural and historic importance.

CENTRAL

CHARLES BOWERS

I wish to assure you that I fully support the aims of the Hunter's Hill Trust.

I support your proposal for control over building in the vicinity of historic sites, and for preservation of the environment generally.

I would have some reservations on any stipulation of faithful restoration of the *interiors* of historic buildings, as this could render them uninhabitable by present day standards. Presumably also you would not recommend restoration of features which could cause rapid deterioration of buildings — e.g. slate damp courses, or no damp courses at all.

I have a particular interest in historic Gladesville-Hunters Hill, as my great-great grandfather, Thomas Cooper Makinson, was one of the early settlers in the area, and the large stone house in Massey St. Gladesville was built by my great grandfather Thomas Massey Makinson.

If I am elected to Council I would be very interested to hear from the Trust any proposals that you might have for the protection of historic Gladesville-Hunters Hill.

DONNELLA BRYCE

Thank you for the opportunity to express my support for the general aims of the Hunter's Hill Trust to its members.

I have decided to seek election as an alderman to Hunter's Hill Council primarily because of my interest

in the uniqueness of our community and the inherent possibilities and potentialities within our Municipality as a whole.

I feel that it would be easy for me to answer yes to each of your questions, however I also feel that as an alderman it would be my responsibility to give consideration to each individual case as presented to council. My own experience, for example, in rehabilitating our old stone house has shown that certain aspects such as the needs of a growing family and the money available have to be considered alongside the desire to preserve total historic nature in restoration.

Keeping all this in mind I would certainly support a set of guidelines, based on the Trust's aims and to which the Council, above all, should adhere.

Furthermore I would like to assure you that should I be elected as an alderman to the Hunter's Hill Council I would be pressing for the adoption of the Town Plan as a matter of urgency.

BRUCE EDELMAN

I believe that amalgamation with another council must be prevented at all costs, because we would, at once, lose our individual, unique and historic area which is very important to me.

I have spent the last five years restoring a very run down historic house, in a sympathetic and aesthetic manner, and I believe in preserving all things of beauty and historic merit.

Council efficiency is important, and amenities for the residents must be improved.

The expansion of open spaces and the protection of our environment are prime objectives.

JOHN MCCARTHY

1. I concur with the aims of your Trust, providing
4. your Executive gives full support, without prejudice, to the majority of residents.
5. I believe in the practical use of buildings and structures; repairs and renovations should be carried out by competent people who understand design and material compatibility, with due regard to usage and circumstances.

ELIZABETH POPPLETON

I support the aims of the Hunter's Hill Trust. There is no doubt that the Municipality is an historic area and should be declared so.

I certainly think that there should be some control over buildings near historically important houses, and that the Council should ensure that the general appearance of the area is not changed by unsuitable development.

I am an advocate of Small is Beautiful and hope that Hunter's Hill will remain a separate municipality.

WEST WARD

KATHRYN BALOGH

1. Yes, I do support the aims of the Hunter's Hill Trust;
2. I believe the Municipality of Hunter's Hill should be declared an historic area;
3. I do favour design and site control over those properties in the vicinity of historic sites;
4. Planning protection should be given to features as listed Clause 63 of the Town Plan;
5. I will support a code which provides for faithful restoration of historic buildings and design materials as used in that period of the building. I believe that Council, having set certain building standards, should adhere to them.

I believe that Hunter's Hill is unique and that that uniqueness should be preserved, not only for the residents of Hunter's Hill, but because of our responsibility to preserve our history for all the Community. I would also point out that, like my fellow A.L.P. members in the Hunter's Hill Municipality and the Ryde Municipality, I am totally opposed to the amalgamation of Hunter's Hill Council with any other Council.

L.C. GAMBOTTO

I originally came from a country which is rich in history and historical sites, therefore I can fully appreciate the value to a country and in particular to an area in retaining what is good and historical for future generations to appreciate. I concur with the aims of the Trust and I would like to say that should I be successful in being elected, these aims will be foremost in my mind.

ALFRED RANKIN

The questions you raise are indeed worthy of complete community support, it is to be hoped that the successful candidates can be prevailed upon to carry out the five points raised.

The struggle to achieve a proper balance of preservation is a constant one needing the utmost vigilance. Many people belonging to my party express this view and in doing so are involved in areas far wider afield than Hunter's Hill.

It can be said that all people of concern come together on these issues, I too am counted.

Two candidates did not reply: B. Best and R. Czinner.
Short answers are printed in their entirety.

SHEILA SWAIN

1. Yes. I have been a member for many years.
2. Yes. This indicates to people living in or moving into the suburb that there is special significance in their district, and that they have responsibilities as custodians of an area important both to Sydney and to Australia.
3. To a degree. I'd like to be able to look at the area as a whole, but I can see enormous difficulties with design control because of differences over aesthetic standards.
4. Yes.
5. (a) Yes, as far as practicable. For example, I would not insist on gas lighting or outside loos. I think the Townscape Advisory Committee has done a good job in this area. (b) Yes.

TRUST COMMENT

This is, indeed, an enthusiastic response from candidates who show a high level of awareness of the issues important to Hunter's Hill.

It will be difficult for voters to know whom to choose. The Trust suggests that members contact candidates whose statements interest them, for an informal discussion. In addition, members are invited to telephone Committee members to obtain personal views if they wish (East Ward, 89-5175, Alice Oppen; Central Ward, 89-2035, Anne McNally; West Ward, 816-1526, Michael Lehany).

The Hunter's Hill Trust wishes to be accessible to Council aldermen to provide information and support. The Trust offered to provide an expert witness of high standing for Council's use at a recent court hearing, and this offer was not taken up, to the Trust's regret, as the case was lost. It is to be hoped that a more fruitful association will eventuate with the new Council.

Finally, the Trust hopes that this campaign will be an informative one, in which candidates and their public demonstrate the benefits of a small Council, of Hunter's Hill.

LETTER TO THE EDITOR

Dear Sir,

I refer to the Trust Journal published in July 1980 and in particular to the editorial on page 2. I do not propose to canvass all the inaccuracies and misconceptions contained therein, but I shall confine myself to the Trust's attitude to the Town Hall.

In respect of your comments about the windows and doors I make the following observations :

1. A full and detailed set of plans were viewed by the Trust and the National Trust and to my knowledge no objection was made to any aspect of the building.
2. After a meeting I called with your representative and a representative of the National Trust the Council resolved to review the question of the windows and doors upon completion of the building and as is well known to the Trust no such decision has yet been taken.

The timing of the publication of the Journal some few days before the Official Opening of the Town Hall can at the least be described as regrettable. It led to a flurry of interest by the media who seemed to be obsessed with windows and doors rather than the rest of the building.

That such controversy should mar the magnificent historic occasion was most unfortunate.

I would be obliged if you would publish this letter in the next journal.

Yours faithfully,
J. Lyndon Jones
Mayor

AMALGAMATION WATCH

The save Hunter's Hill Committee, on which the Hunter's Hill Trust is represented, is active again. Meetings are being held with Parliamentarians, and a telegram was sent to the Premier urging that Cabinet reverse its decision to amalgamate country areas without consulting and involving the people who live there in the process of working out effects on the values of local government.

The Hunter's Hill Trust published "The Myth of Bigness" in 1973 and its arguments for local government staying local are still vitally true.

Until the State Government accepts that people really do want contact on a personal and community basis with local government, there will be a strong feeling of rebellion, spreading and increasing through the State. The Trust is a non-political body, but nobody had better change Hunter's Hill's boundaries !

EDITOR'S REPLY

The issue of the Town Hall windows and doors was first raised by the Hunter's Hill Trust in the February 1980 issue of the Journal :

As changing the windows and doors later would increase the cost of change from \$7,000 to \$10,000, the Hunter's Hill Trust is dismayed by Council's decision (to defer). We fear that by lack of action Council is placing itself in an untenable position in trying to ensure that other buildings are renovated with consistency of detail..... Journal, Feb., 1980

The Hunter's Hill Trust Committee did not vote for anything other than preliminary plans which were certainly not the sort of working drawings on which one could see window details.

The Hunter's Hill Trust was puzzled by the Mayor's proposal of further delay "so that the people of the municipality may have a voice in the ultimate decision" (S.M.H. 22/7). There is no referendum. Interestingly, many of the candidates in the Town Hall questionnaire asserted that Council should adhere to its own set standards, and that there should be faith in restoration.

The publication of the Trust's second comment on the Town Hall occurred over a week before the opening of the Town Hall (and copies were in the Council foyer) it was the media's choice to spotlight the opening of the Town Hall with comment from the National Trust and from the Hunter's Hill Trust.

The opening of the Town Hall was indeed a magnificent occasion; the Governor's speech dealt with the windows and doors, as with amalgamation, with humour and great intelligence.

Reprinted from the Trust Constitution and made available to candidates.

AIMS. The aims of The Trust shall be:

- (i) to maintain the unique and historical character of Hunter's Hill;
- (ii) to limit the spread of home units, high density, industrial and commercial development within the Municipality;
- (iii) to preserve all features of Hunter's Hill having architectural and historical value;
- (iv) to ensure that any planning of Hunter's Hill should have full regard to protecting and improving the amenity enjoyed by residents; and without limiting the generality of the foregoing;
- (v) to encourage high architectural and aesthetic standards within the Municipality;
- (vi) to maintain the integrity of Hunter's Hill as a separate Municipality;
- (vii) to cause to be appointed a town planning commission to the Hunter's Hill Council to include nominees of the Hunter's Hill Trust Committee;
- (viii) to work for the declaration by the State Government of other relevant authority of Hunter's Hill as a protected historic area/s.