



PRESERVING AUSTRALIA'S OLDEST GARDEN SUBURB

P.O. Box 85, HUNTERS HILL, N.S.W. 2110

5-7-2018 proposed alterations to 18 Richmond Cres.pdf

Mr Barry Smith
General Manager,
Hunter's Hill Council,
Town Hall, Alexandra Street,
HUNTERS HILL. NSW. 2110.

**Re: DA 2018-1047 - proposed Alterations and Additions to
18 Richmond Crescent, Hunters Hill**

The Hunters Hill Trust writes in support of Council's work to preserve the unique character and heritage of Hunters Hill and its conservation areas, and its stand to preserve the cottage at 18 Richmond Crescent.

1. The Trust is pleased to see that the original cottage will now be retained and that a more appropriate carport solution has been proposed, but is concerned with some aspects of the current plans. We respectfully request Council's consideration of the following matters arising from the new DA. Every effort should be made to conserve the cottage sympathetically in line with the original construction and the spirit of the determination by the Land and Environment Court. Council should be provided with some reassurance concerning the conservation and retention of the original building style and materials. The extent of the demolitions and removals from the original cottage listed in the proposed development do not seem to appropriately respect the Land and Environment Court decision to retain the cottage as a significant example of the history of the precinct. In particular:
 - a. The terracotta tile roof should be retained and restored with tiles replaced to match only if required
 - b. The windows should be replaced with similar to the original in timber not aluminium and the pattern of windows viewed from the front of the property should be respected
 - c. The new fascia should be replaced with identical - if required

- d. Any new brickwork should be only as necessary and to repair existing, not to alter the appearance of the cottage
 - e. Finish of the original brickwork at the front of the cottage was in 'tuck-point' style and ideally this would be redone. A painted finish would not be appropriate for this last intact cottage, significantly because most of the other cottages in the street have now been painted.
 - f. The demolition of the original cypress pine floors should not be necessary as they are extremely termite resilient.
2. In relation to the proposed new two storey extension to the rear:
- a. This is very large, in both height and width, and appears to dominate and overshadow the cottage unnecessarily in its bulk and scale
 - b. Finishes do not appear to have been detailed and use of concrete tiles in particular does not seem to be an appropriate choice in proximity to the original cottage and sightline from the street
 - c. The rear of the property appears to unduly overshadow number 20 Richmond Crescent and the privacy of all adjoining neighbours is compromised
 - d. The garden to building ratio has been greatly reduced and Council should verify that this complies with the requirements for the conservation area. Plantings should be carefully considered, given the long term efforts to restore and regenerate the nearby bush, so that no invasive species are selected

Thank you for your consideration of the Trust's submission.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Alister Sharp'.

Alister Sharp PhD
President
5-7-2018