

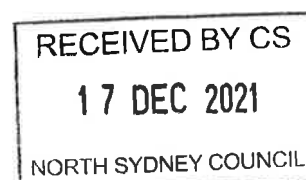
HOLTERMANN PRECINCT

A member of North Sydney Council's Precinct Network

Minutes DA Subcommittee Meeting Friday 22 October 2021

These are the recorded Minutes of the Subcommittee Meeting held Friday 22 October 2021 on the verge outside 64 Holtermann Street, Crows Nest. It started at 9.30am with KB in the Chair and LT taking Minutes.

1. **Attendance.** There were 5 Attendees as per the Attendance Sheet.
2. **Confirmation of the Minutes DA Subcommittee Meeting Friday 18 December 2020.**
(It was noted that these Minutes were confirmed at the Precinct Meeting held Wednesday 20 January 2021.)
Vote: 5 for, 0 against.
3. **Outline of new on-line process for making a Precinct Committee DA/PP submission.**
LT outlined the new procedure.
4. **Consideration of modified plans for 77 Holtermann Street, Crows Nest and concerns raised by an Objector.**
 - a. **Increased size of skylights.**
LT pointed out that this proposed modification did not appear to have any detrimental impact on either the character of the Heritage Conservation Area (they would not be visible from the primary street elevation) or on the amenity of 75 Holtermann Street, 79 Holtermann Street or 32 Ernest Lane (no privacy issue).
 - b. **Location of air-conditioner.**
LT raised an apparent discrepancy between the modified plans which show the proposed A/C unit 1,939mm from the common boundary with 75 Holtermann Street and the Objector's statement that it was 1 metre from the common boundary. The Objector cited the Statement of Environmental Effects. LT said that the Precinct needed to check this. She requested authority from members to seek an extension to 5pm on 25 October 2021 from the Team Leader. JC left the meeting as the vote was taken.
Action: That LT is authorised to request an extension for a Precinct Submission to 5pm on 25 October 2021 from the Team Leader to enable her to check the SEE against the modified plans regarding the proposed location of the A/C. Proposed KB, seconded CA, vote: 4 for, 0 against.
LT pointed out that the A/C unit was to be located behind the parapet where it would not be visible from the primary street elevation and it would replace the existing A/C on the front veranda, improving streetscape character in the HCA. LT also pointed out that the proposed location of the A/C immediately above the main bedroom of 77 Holtermann Street suggested that the Applicants would be concerned to minimize noise from the unit, particularly at night.
 - c. **Increased size of the east-facing windows.**
The Objector was concerned that "significantly larger" windows had already been installed and were now covered up. LT asked whether the Objector had evidence that these windows were significantly larger, so as to detrimentally affect the visual privacy of 77 Holtermann Street and 32 Ernest Lane. The Objector offered to send photos to KB.
5. **Close.** 10.38am.



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APPENDIX

29 October 2021.

Under the Minutes of the Subcommittee Meeting Wednesday 17 November 2021 at 2.c. this document is to be attached to the Minutes of the DA Subcommittee Meeting Friday 22 October 2021 as an Appendix.

Follow-up to questions raised at the DA Subcommittee Meeting held Friday 22 October 2021, which considered modified plans for 77 Holtermann Street, Crows Nest.

1. On the question of the location of the proposed air-conditioner, the modified plans show that it is 1,939mm from the common boundary with 75 Holtermann Street and 1,939mm from the boundary with 79 Holtermann Street (see Drawing DAMod2005). The Statement of Environmental Effects at 1.3.8 on page 16 refers to “Council’s A/C guidelines – to remove the street facing unit on the balcony and provide a minimum 1 metre setback from property boundaries”. The setback of 1,939mm from the boundaries of both 75 and 79 Holtermann Street meets the Council guideline of a minimum 1 metre setback from property boundaries. It does not mean that the A/C unit is 1 metre from the common boundary with 75 Holtermann St.

The Council guideline also indicates that the A/C unit on the primary street elevation should be removed. The modified plans replace the existing non-compliant units with a reverse-cycle unit located and hidden behind the parapet. The SEE at 1.3.8 on page 16 also indicates that the proposed unit addresses noise abatement and sustainability issues.

The Objector requests that the new A/C unit be located at the rear of the property. NSW SEPP (Exempt and Complying Development Codes) 2008 Subdivision 3 at 2.6 sets out 8 standards which must be met for installing an A/C unit without a DA. Standard (1) (g) requires that in a heritage conservation area, an A/C unit must be located in the rear yard. However, an Applicant can lodge a DA rather than meet Exempt Code standards and this will be assessed on its merits. The fact that under the exempt rules an A/C unit only needs to be located in the rear yard in a HCA suggests that it is not intended to protect aural privacy, but streetscape character. Here, it is to be located behind the parapet, not visible from the primary street elevation.

2. The increased size of 2 east-facing windows.

When the NS Local Planning Panel considered whether the visual privacy of 79 Holtermann Street and 32 Ernest Lane was detrimentally affected by the 2 east-facing windows, it determined that raising the sill height to 1600mm would protect their amenity. Despite a minor increase in the size of these windows, the sill height of 1600mm remains, so there is no additional privacy impact.