

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The following table identifies applicable Section 117 Directions and outlines this Planning Proposal's consistency with those Directions.

Directions under S117	Objectives	Consistency
2. ENVIRONMENT AND HERITAGE		
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Consistent. The planning proposal is consistent with this direction and it will result in the conservation of areas that have been assessed to satisfy the NSW Heritage Council's criteria for local heritage significance.
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands.	Consistent. The planning proposal relates to areas of established dwellings, and in this regard will have no effect on the housing choice, infrastructure or environment.
3.3 Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.	Consistent. The Planning Proposal does not preclude the carrying out of a home occupation.
6. LOCAL PLAN MAKING		
Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and	Consistent. The Planning Proposal will not result in the requirement for concurrence, consultation or

Directions under S117	Objectives	Consistency
	appropriate assessment of development.	referral of a future development application to a Minister or public authority as a result of the proposed removal of a local heritage listing.
7. METROPOLITAN PLANNING		
7.1 Implementation of the Metropolitan Strategy	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.	Consistent. The Planning Proposal will not adversely affect the directions and actions outlined in the strategy to achieve the four goals relating to economy, housing, environment and community.

C. Environmental, social and economic impact

Q7. Is there any likelihood that *critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The Planning Proposal will not adversely impact any critical habitat, threatened species, populations or ecological communities, or their habitats as a result of the heritage listings.

Q8. Are there any other likely *environmental effects as a result of the planning proposal and how are they proposed to be managed?*

There are no environmental effects envisaged as a result of the inclusion of land within the HCAs proposed by the Planning Proposal.

Q9. *Has the planning proposal adequately addressed any social and economic effects?*

The planning proposal has positive social effects in recognising and protecting the local cultural heritage significance of the site within the Ku-ring-gai area.

The planning proposal is not expected to result in adverse economic effects. A review of numerous studies undertaken around Australia and the world looking at the effect of heritage listing and inclusion within a heritage conservation area on the value of houses has found the impact to be negligible. Other factors including locational factors such as proximity to schools and access to public transport and household attributes such as number of bedrooms and parking spaces have been shown to have greater influence on price than heritage listing.

D. State and Commonwealth interests

Q10. *Is there adequate public infrastructure for the planning proposal?*

The planning proposal relates to the heritage listing of potential Heritage Conservation Areas. No additional demand for public infrastructure is anticipated as a consequence of this listing.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Council's Resolution of 6 December 2016 (see **Appendix M**) outlined:

C. That in order to facilitate an expedient Gateway Determination, the NSW Heritage Office be consulted prior to submitting the Planning Proposal to the Department of Planning and Environment. Should comments not be received within 21 days, the Planning Proposal is to be submitted regardless.

The Planning Proposal was sent to the NSW Heritage Office, Office of Environment and Heritage on 6 March 2017. The NSW Heritage Office provided a response on 16 March 2017, which is included in **Appendix R**.

In response to the Planning Proposal, the NSW Heritage Office commented that:

No objection is raised to the listing of heritage conservation areas where they are supported by a robust and up-to-date heritage assessment. In this instance, it is noted that such assessments have been carried out by Paul Davies Pty Ltd in 2010, Sue Jackson-Stepowski Pty Ltd, Carste Studios and John Oultram Heritage and Design in 2013, and peer reviewed by Perumal Murphy Alessi Pty Ltd in 2015.

Listing of heritage conservation areas in the local environmental plans will provide those places of heritage significance with statutory protection to assist with their conservation and management.

Council will consult with any agencies nominated by the Department of Planning and Environment as part of the requirements of the Gateway Determination.

Council's resolution of 6 December 2016 (see **Appendix M**) outlined:

E. That upon receipt of a Gateway Determination, the exhibition and consultation process is carried out in accordance with the requirements of the Environmental Planning and Assessment Act, 1979 and with the Gateway Determination requirements.

PART 4 - MAPPING

Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies

This Planning Proposal will require the amendment to the following KLEP map sheets:

- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_007
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_008
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_013
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_014
- Ku-ring-gai Local Environmental Plan (Local Centres) 2012 – Heritage Map – Sheet HER_007A
- Ku-ring-gai Local Environmental Plan (Local Centres) 2012 – Heritage Map – Sheet HER_007C
- Ku-ring-gai Local Environmental Plan (Local Centres) 2012 – Heritage Map – Sheet HER_008A

The area encompassed by the planning proposal will be represented by red hatching to indicate a Heritage Conservation Area.

The following maps represent the existing and proposed changes to the HCA mapping.

- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_007

The subject area will be shown in red hatching to indicate a Heritage Conservation Area.

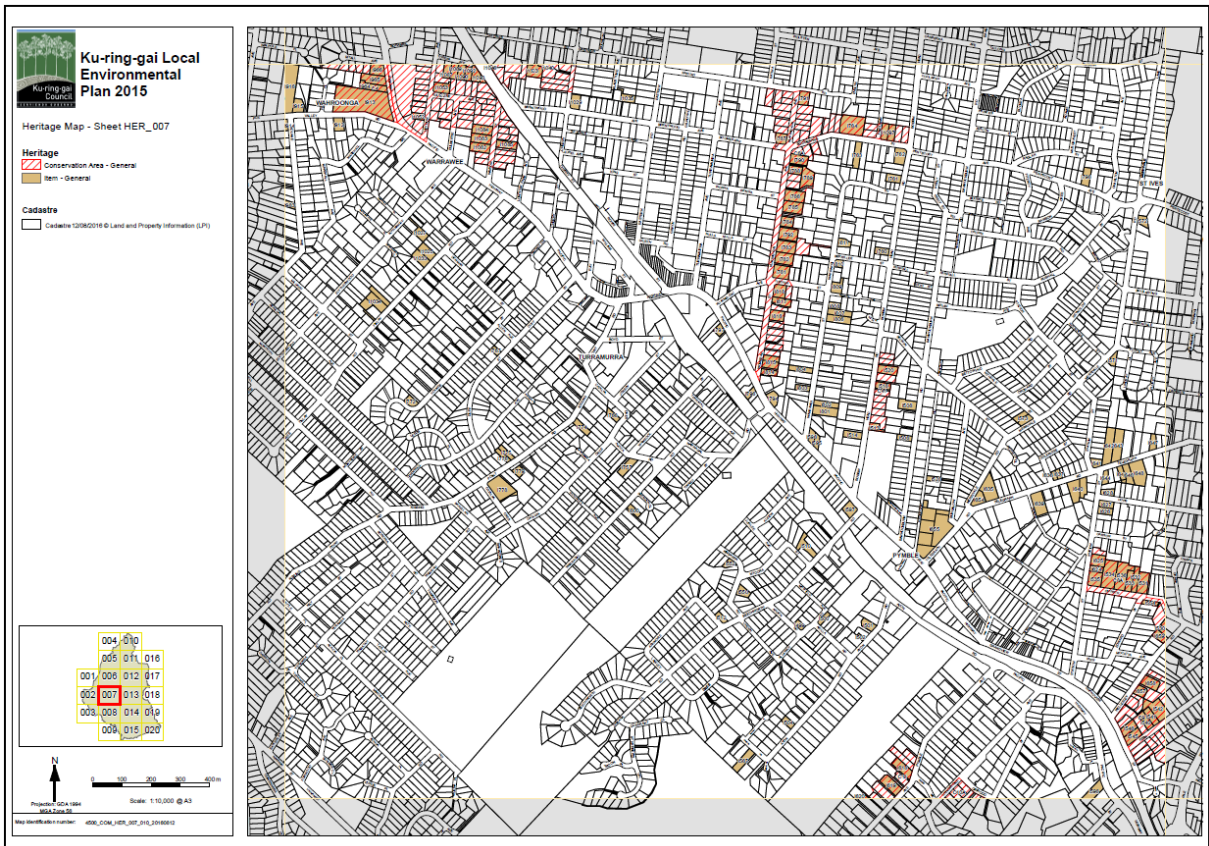


Image 28: Existing KLEP 2015 – Heritage Map – Sheet HER_007

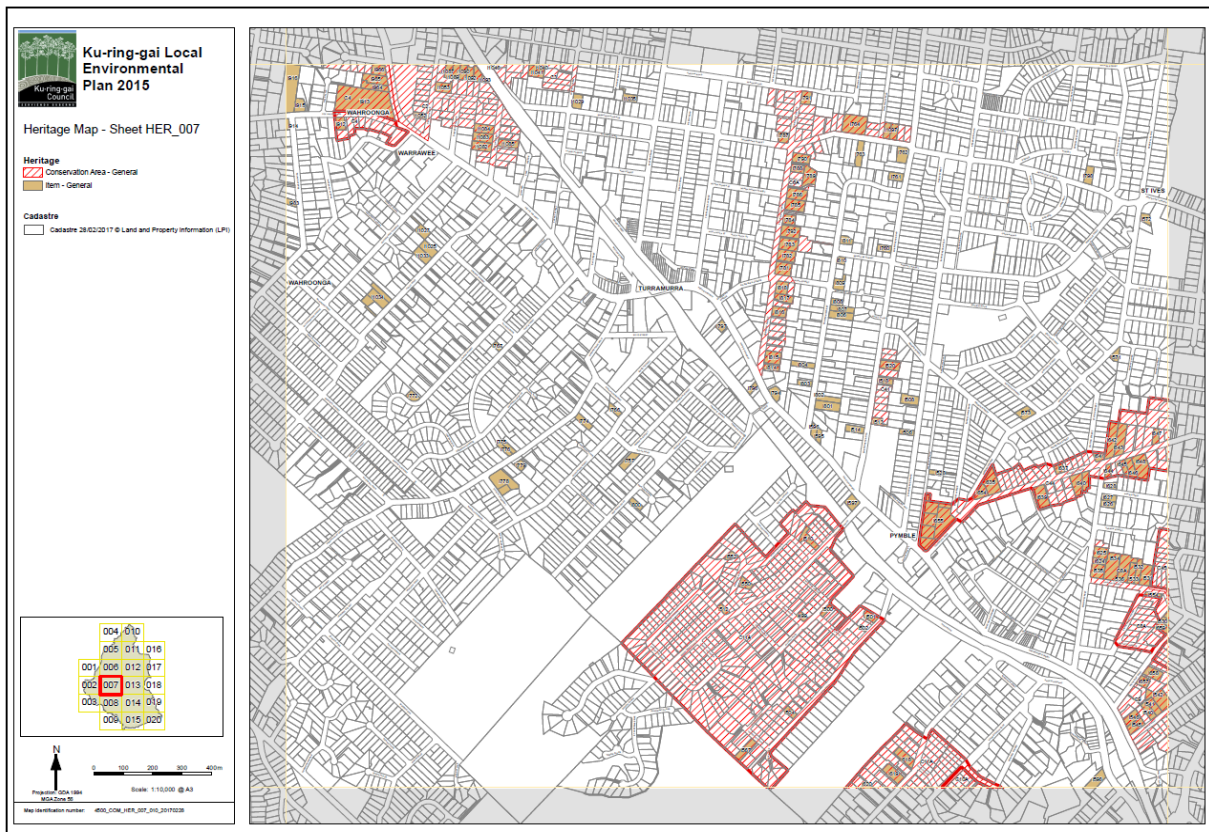


Image 29: Proposed KLEP 2015 – Heritage Map – Sheet HER_007

- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_008

The subject area will be shown in red hatching to indicate a Heritage Conservation Area.

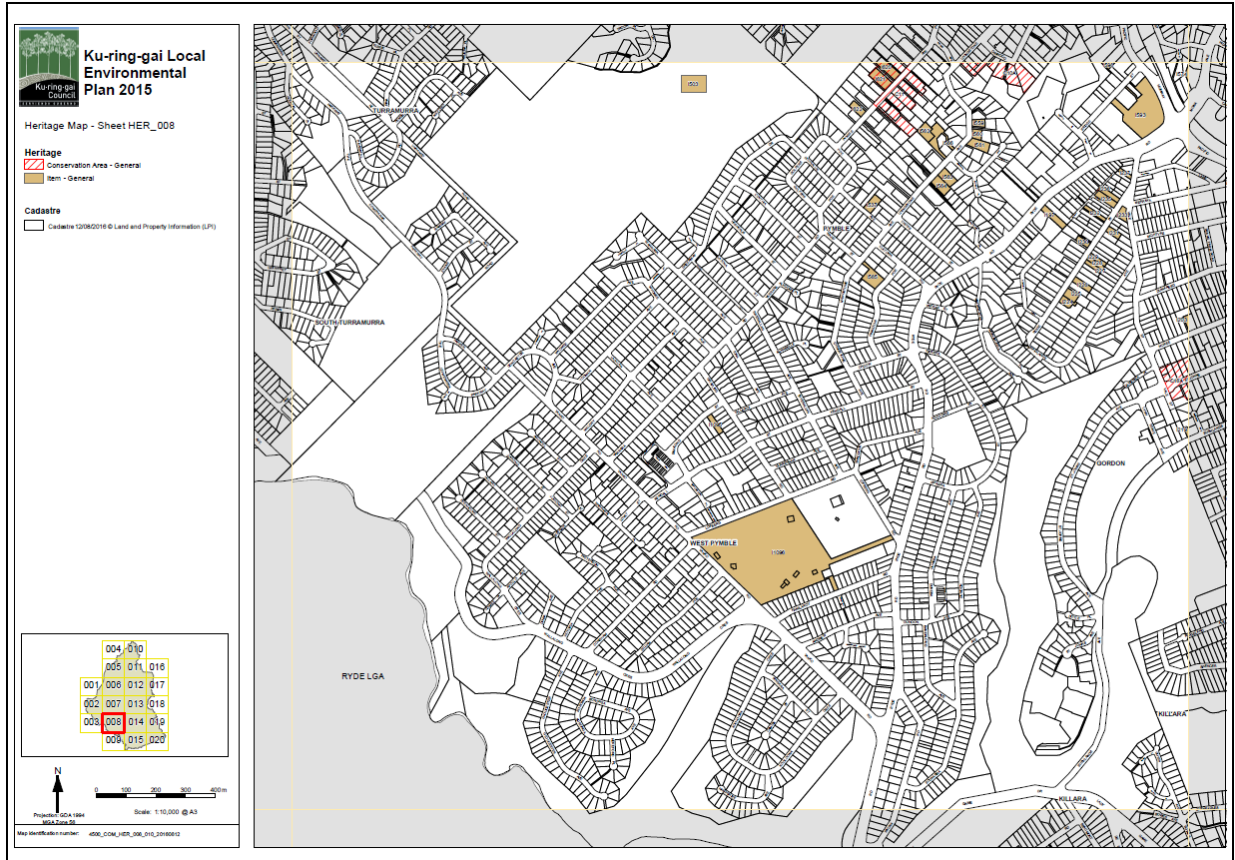


Image 30: Existing KLEP 2015 – Heritage Map – Sheet HER_008

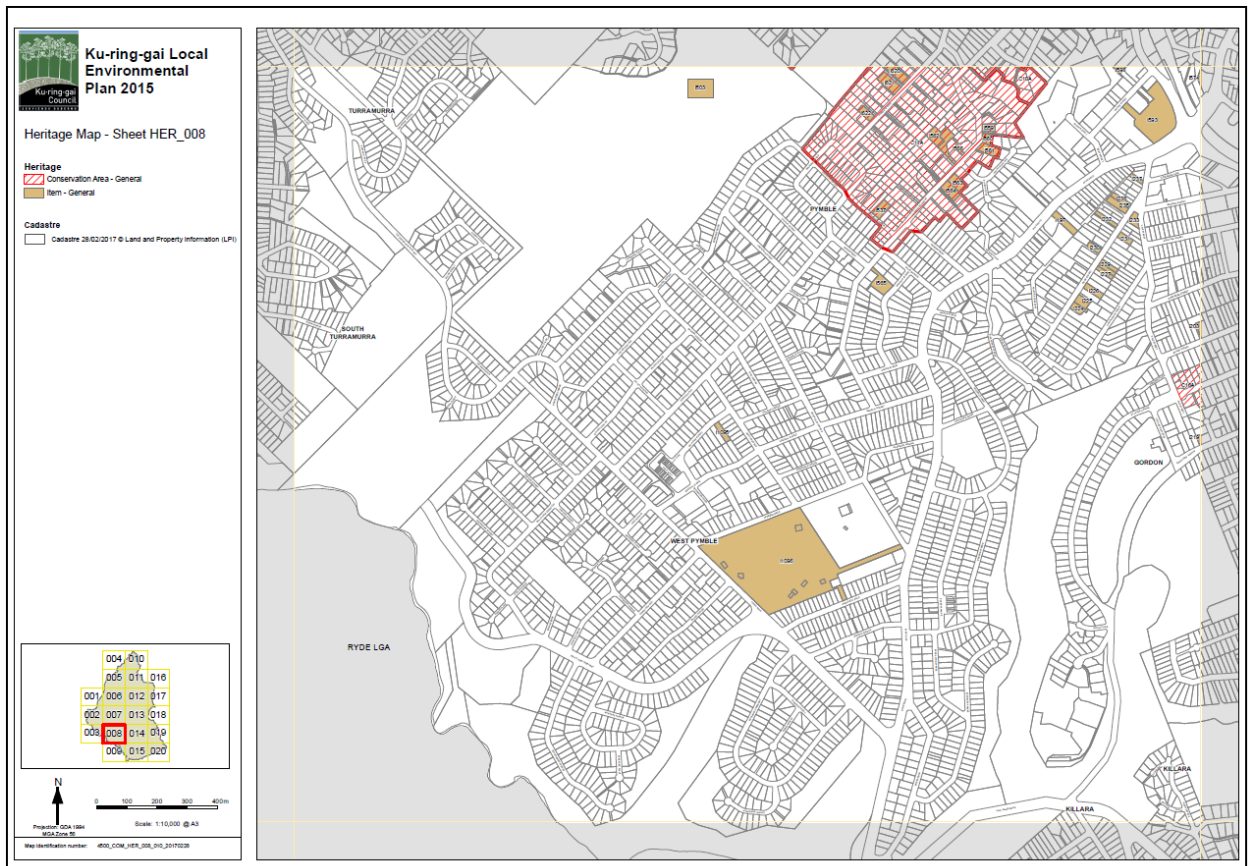


Image 32: Proposed KLEP 2015 – Heritage Map – Sheet HER_008

- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_013

The subject area will be shown in red hatching to indicate a Heritage Conservation Area.



Image 31: Existing KLEP 2015 – Heritage Map – Sheet HER_013

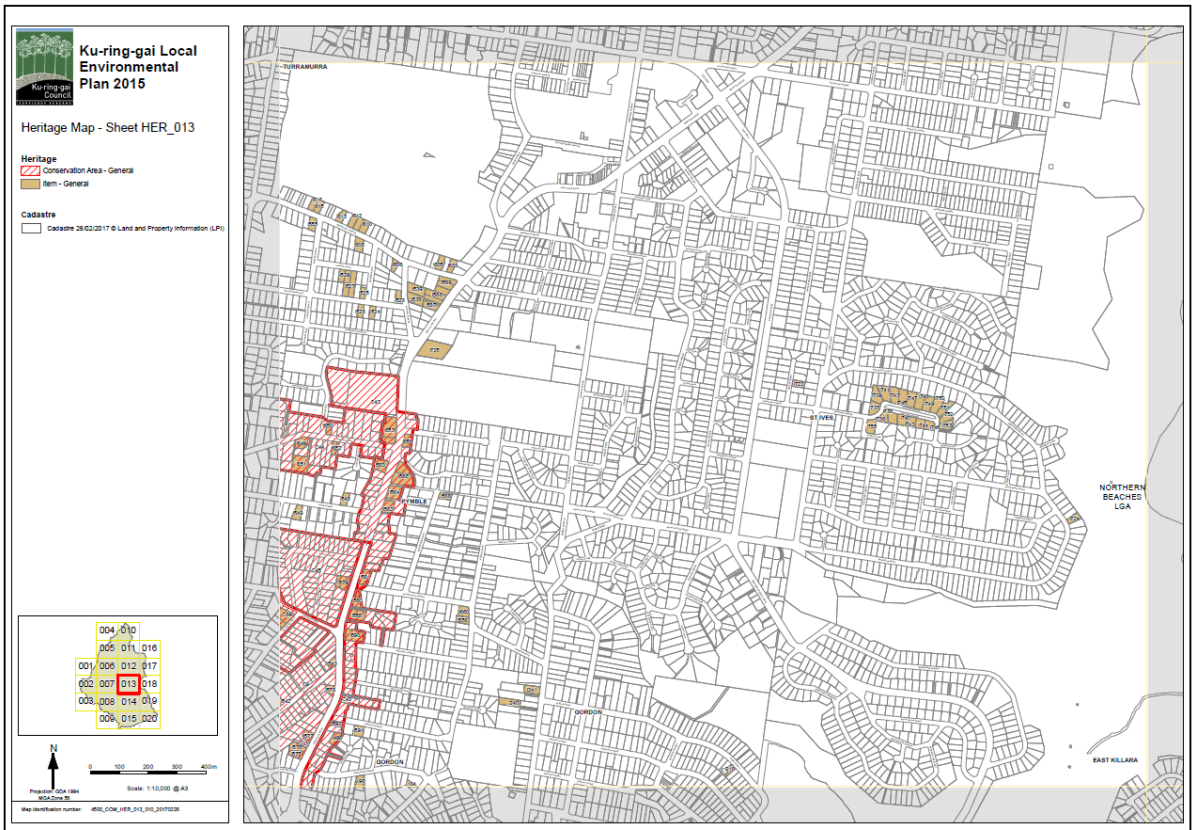


Image 33: Proposed KLEP 2015 – Heritage Map – Sheet HER_013

- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_014

The subject area will be shown in red hatching to indicate a Heritage Conservation Area.

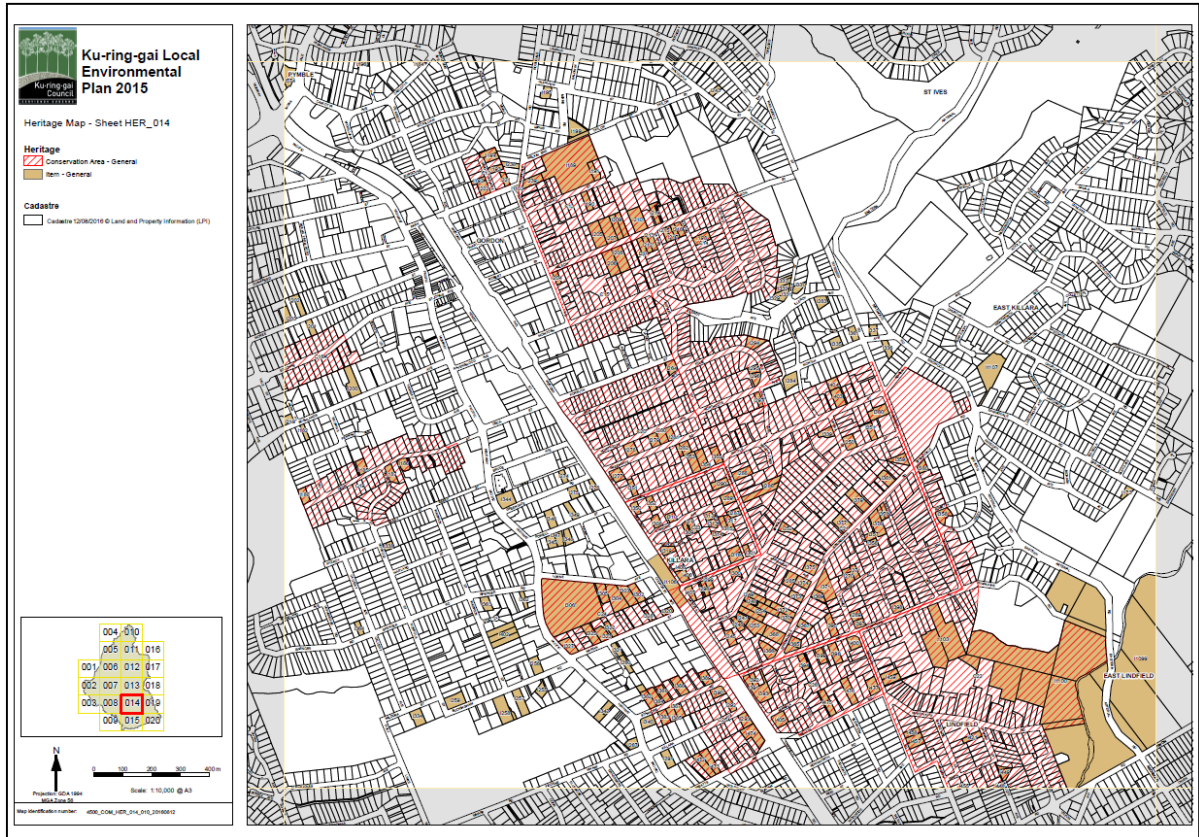


Image 34: Existing KLEP 2015 – Heritage Map – Sheet HER_014

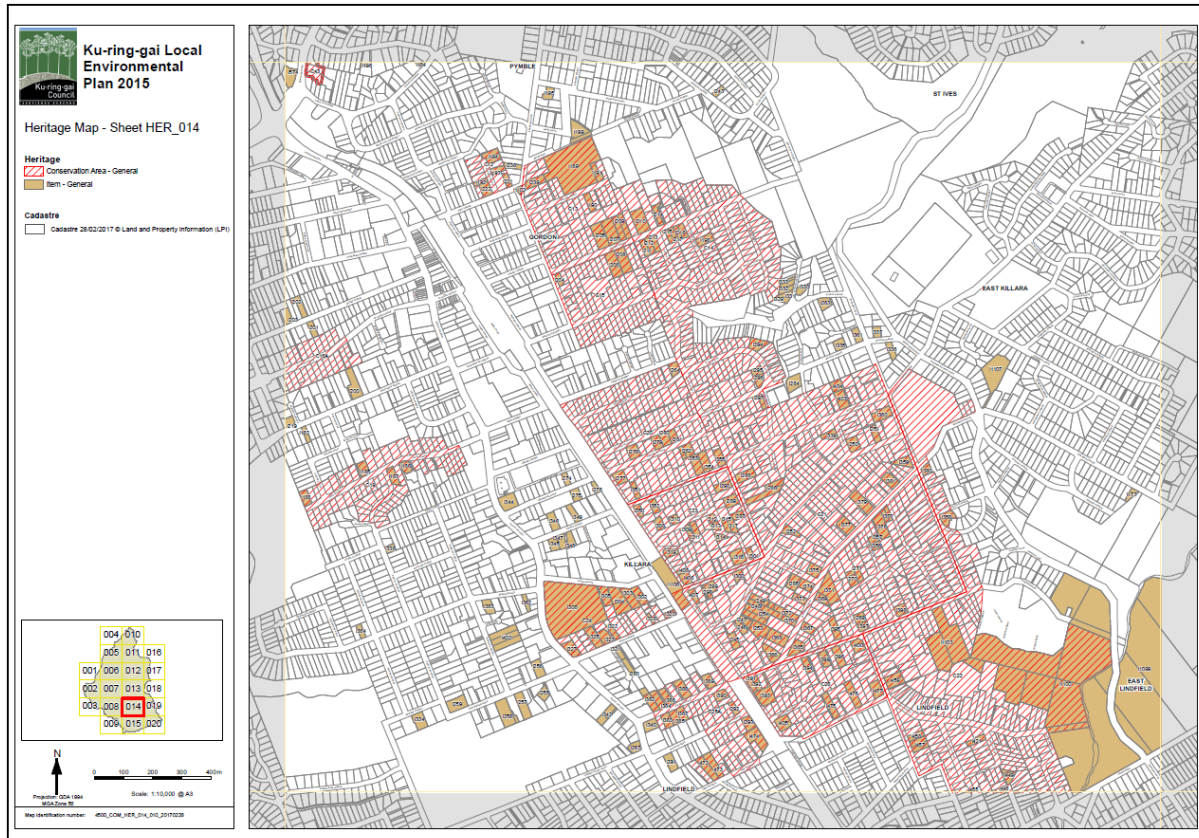


Image 35: Proposed KLEP 2015 – Heritage Map – Sheet HER_014

- Ku-ring-gai Local Environmental Plan (Local Centres) 2012 – Heritage Map – Sheet HER_007A

The subject area will be shown in red hatching to indicate a Heritage Conservation Area.

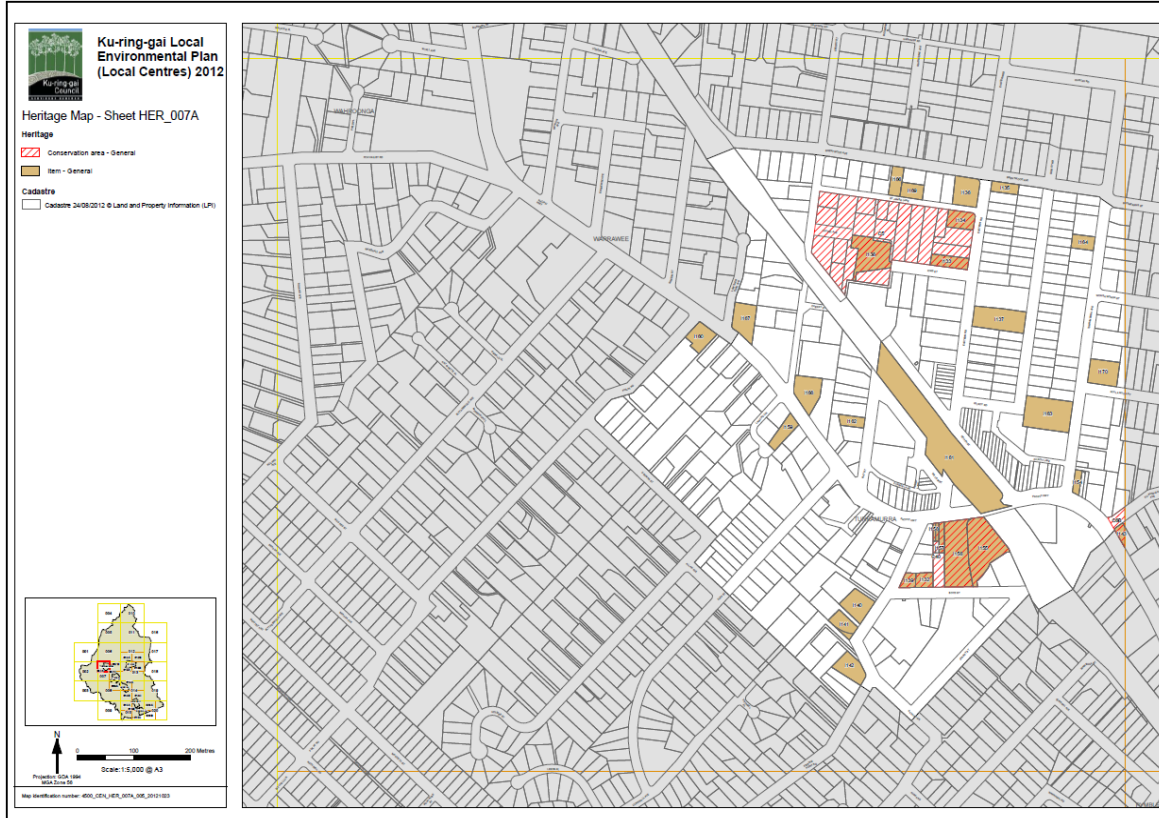


Image 36: Existing KLEP (Local Centres) 2012 – Heritage Map – Sheet HER_007A

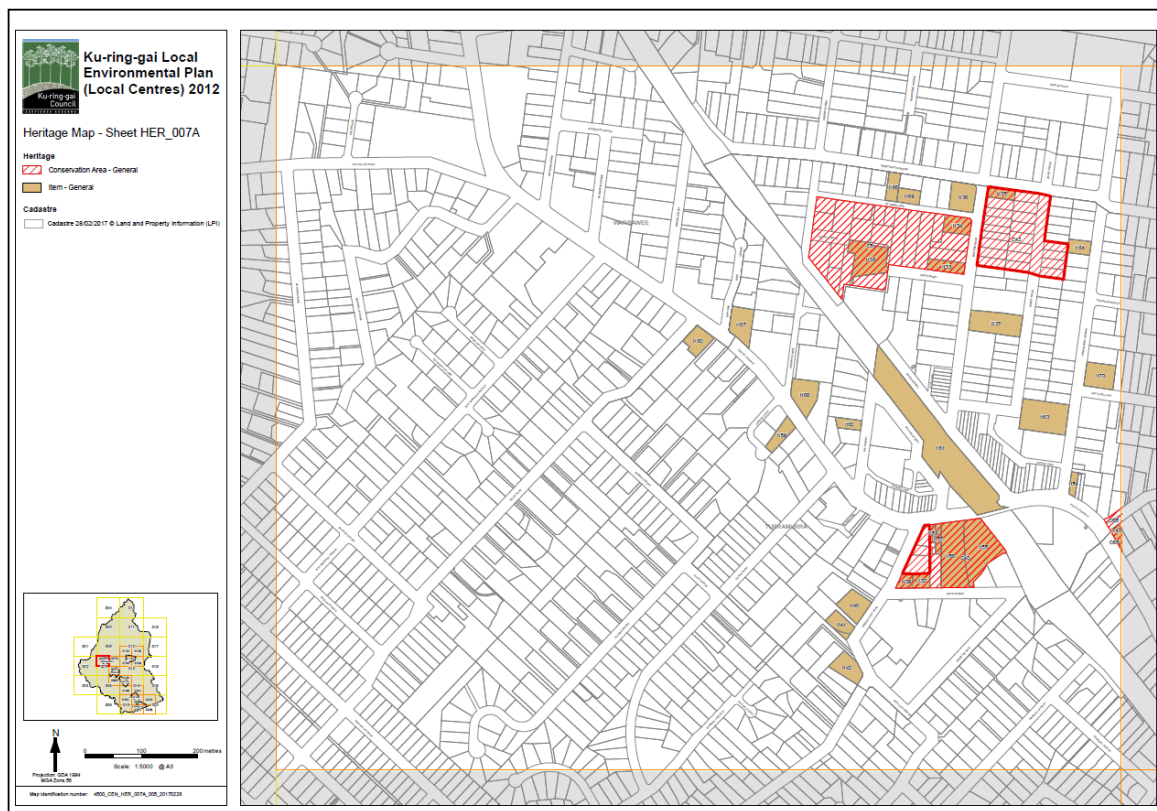


Image 37: Proposed KLEP (Local Centres) 2012 – Heritage Map – Sheet HER_007A

- Ku-ring-gai Local Environmental Plan (Local Centres) 2012 – Heritage Map – Sheet HER_007C

The subject area will be shown in red hatching to indicate a Heritage Conservation Area.

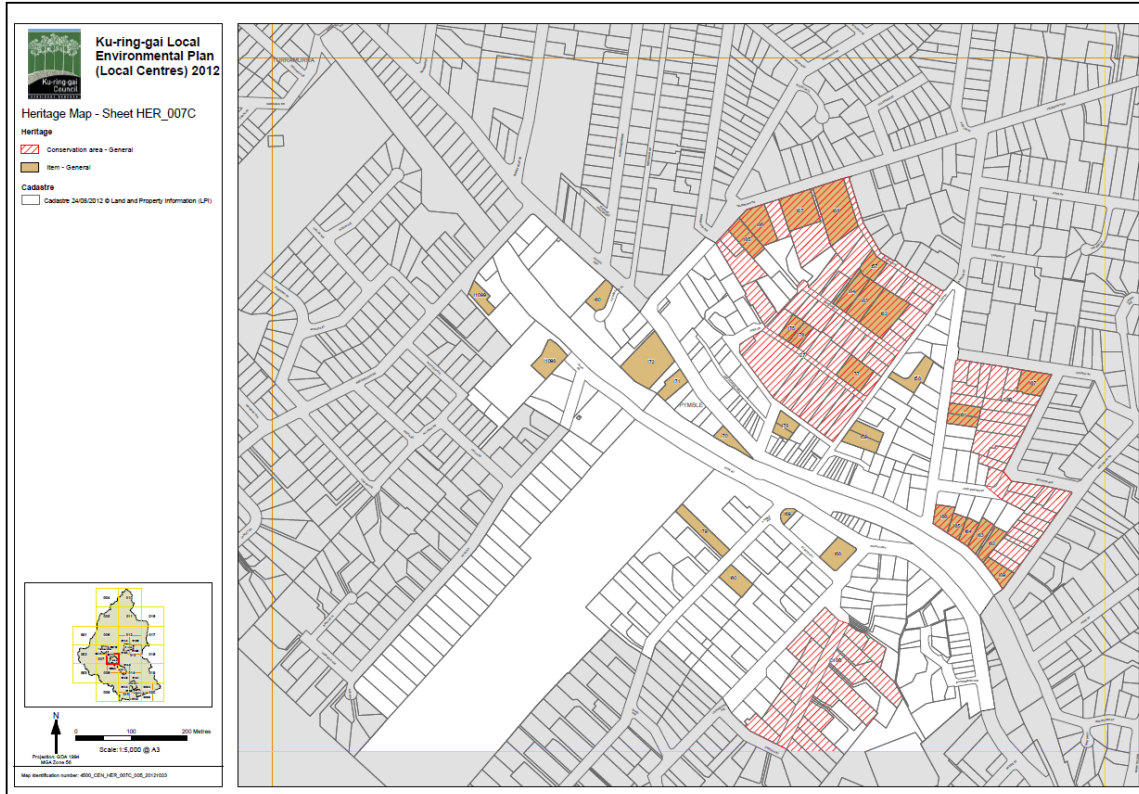


Image 38: Existing KLEP (Local Centres) 2012 – Heritage Map – Sheet HER_007C

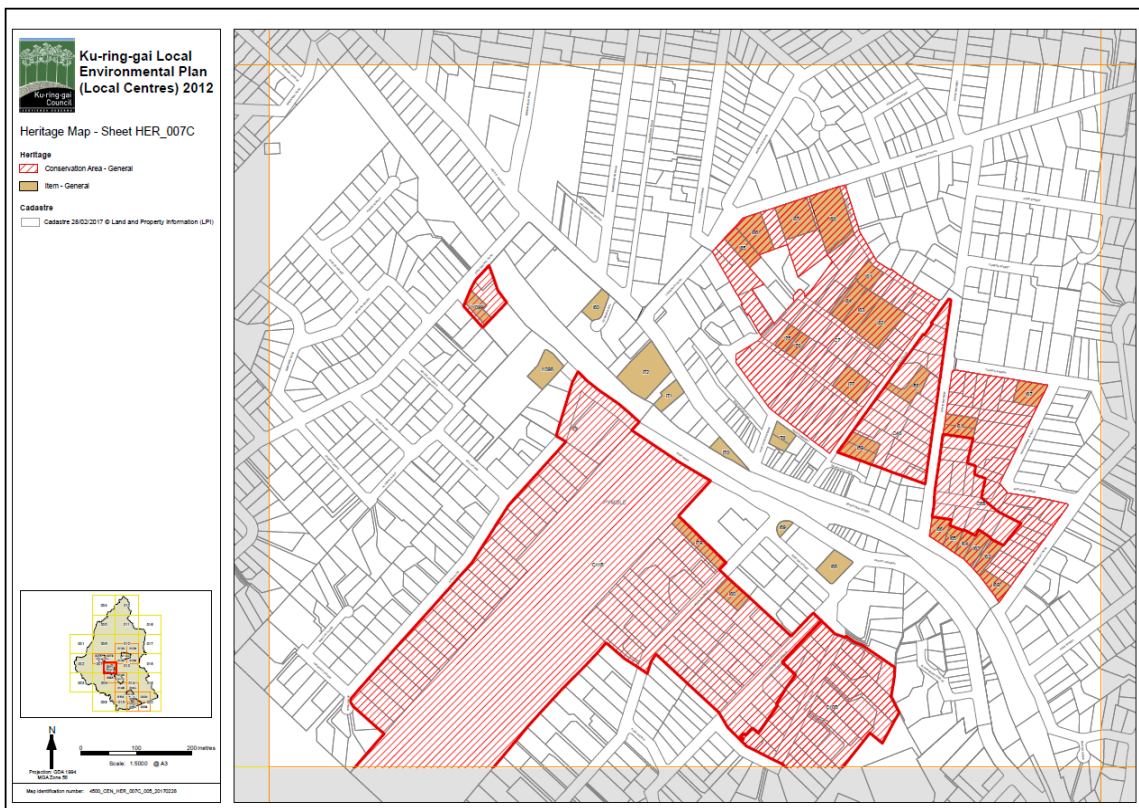


Image 39: Proposed KLEP (Local Centres) 2012 – Heritage Map – Sheet HER_007C

- Ku-ring-gai Local Environmental Plan (Local Centres) 2012 – Heritage Map – Sheet HER_008A

The subject area will be shown in red hatching to indicate a Heritage Conservation Area.

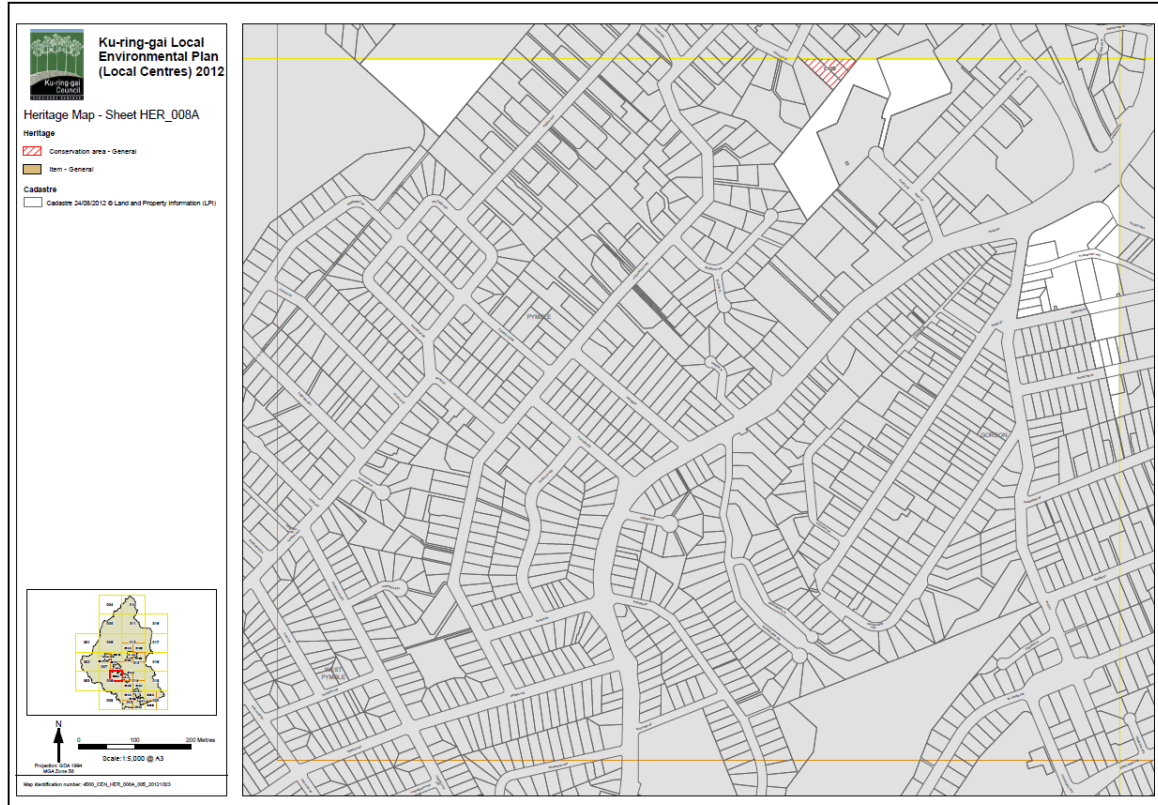


Image40: Existing KLEP (Local Centres) 2012 – Heritage Map – Sheet HER_008A

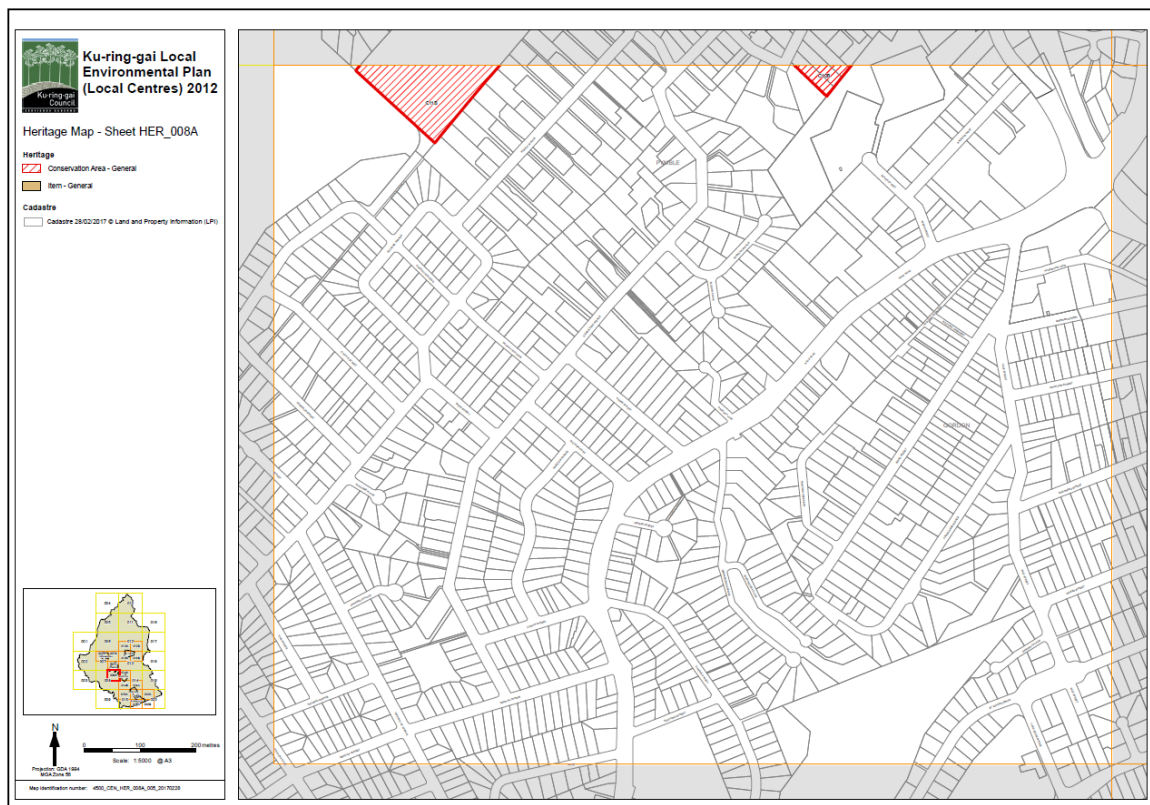


Image 41: Proposed KLEP (Local Centres) 2012 – Heritage Map – Sheet HER_008A

PART 5 – COMMUNITY CONSULTATION

Details of the community consultation that is to be undertaken on the planning proposal

Community Consultation for this Planning Proposal will be consistent with the requirements of the Gateway Determination and the consultation guidelines contained in the Department of Planning and Environments “*A Guide to Preparing Local Environmental Plans*” (August 2016).

Public exhibition of the Planning Proposal is generally undertaken in the following manner:

- Notification in a newspaper that circulates the area affected by the Planning Proposal
- Notification on Council's website
- Notification in writing to the affected and adjoining land owners

During the exhibition period, the following material is made available for viewing:

- Planning Proposal
- Gateway Determination
- Information relied upon by the Planning Proposal (e.g. reports)

At the conclusion of the public exhibition, a report will be prepared and reported back to Council to allow for the consideration of any submissions received from the community.

PART 6 – PROJECT TIMELINE

Stage	Timing
Anticipated commencement date (date of Gateway determination)	April 2017
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	22 April 2017- 19 May 2017 28 days - Run concurrently with exhibition period.
Commencement and completion dates for public exhibition period	22 April 2017- 19 May 2017
Post exhibition review and reporting	May 2017
Council meeting / consideration	13 June 2017
Legal Drafting LEP	June 2017
Anticipated date RPA will make the plan (if delegated)	July 2017
Notification of Plan on Legislation website	July 2017

APPENDIX A –

**Pymble East and West Heritage Conservation Area Review 2015 -
Perumal Murphy Alessi Heritage Consultants**

PYMBLE EAST & WEST HERITAGE CONSERVATION AREA REVIEW



January 2015
Revised May 2015

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1.0 Introduction

1.1 Background and study area

Perumal Murphy Alessi, Heritage Consultants were commissioned by Ku-ring-gai Municipal Council to undertake an additional heritage conservation area peer review of the Pymble East and West area.

Numerous studies have been conducted in Ku-ring-gai over many years to determine heritage conservation areas. Recent studies in the area include:

- 2008 Ku-ring-gai Town Centres HCA Review by Paul Davies;
- 2010 North HCA Review by Paul Davies; and
- 2013 North HCA Peer Review by Sue Jackson-Stepowski and Carste Studios.

These studies relied on early work done by the Naitonal Trust in association with Robertson and Hindmarsh and various studies completed by Godden Mackay Logan between 2002 and 2005.

On 26 November 2013 Ku-ring-gai Council resolved to seek additional peer review of the Pymble East and West areas which were generally located about and included several existing heritage conservation areas.

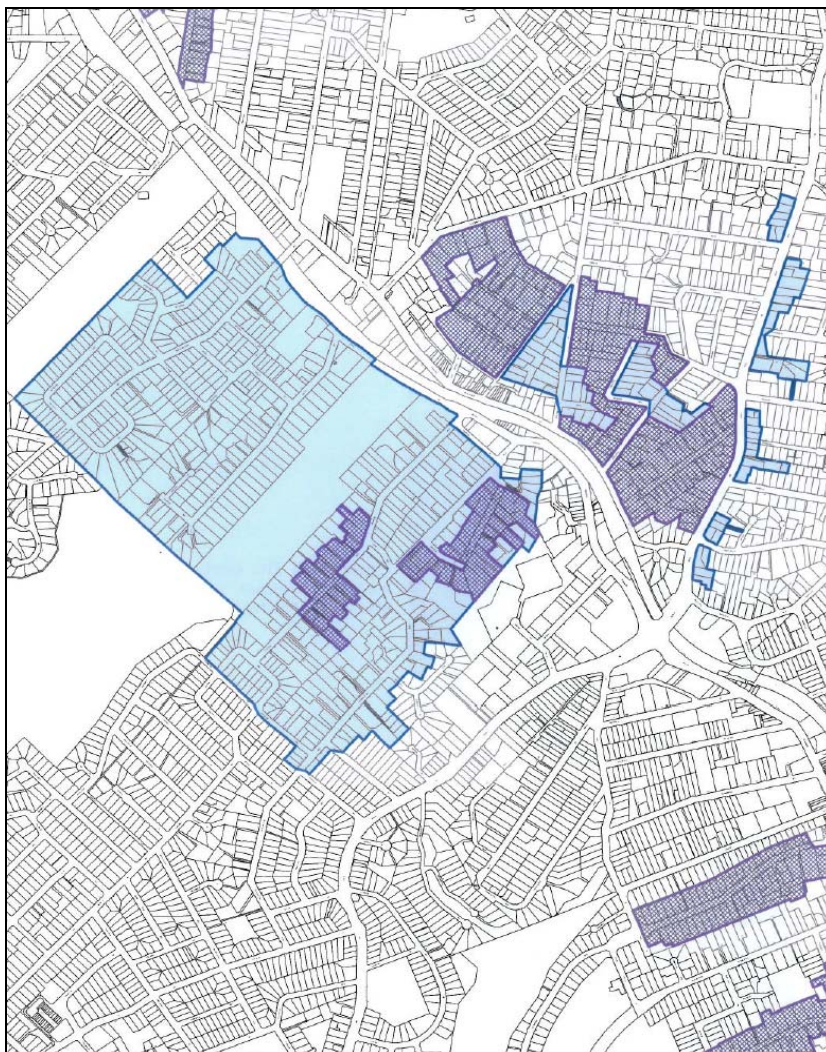


Figure 1.1 Plan of the study area (in blue).

(Source: KMC).

1.2 Methodology of the review

This review has been undertaken in accordance with best practice and standard guidelines outlined in the Heritage Manual produced by the Heritage Branch of the NSW Office of Environment and Heritage. The overall basis of the review also relies on the principles and terminology contained in *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*, known as *The Burra Charter*.

The history and development of the area has been previously undertaken and is well documented. In addition to a review of previously prepared material some additional research was undertaken using sources listed below.

A physical inspection of the identified area and immediate surrounds was undertaken. The inspection was undertaken on foot, street by street. Each property was viewed and rated as being a “contributory”, “neutral”, or “detracting” item to the particular streetscape and area.

The “contributory” items in particular were marked up on a plan of the area and used to define and confirm the recommended boundaries of the proposed area. A table of contributory and neutral items has been included in this report.

A summary of the history and development of the area, description, assessment of significance and other details were entered on a standard State Heritage Inventory form. A draft form was forwarded to Council for review.

1.3 Documentary & photographic sources

A review of the following reports was undertaken as part of the project:

- *Ku-ring-gai Heritage and Neighbourhood Character Study*, Godden Mackay Logan Keys Young (2001);
- North HCA Review by Paul Davies (2010); and
- Heritage Data Forms for; Pymble Heights HCA (C8A), Fern Walk HCA (C9), Orinoco Street HCA (C10A), Pymble Avenue HCA (C11) (KMC 2013).

Additional documentary information was also sourced from the Mitchell and Ku-ring-gai Local Studies Libraries, NSW Land and Property Information Office, RTA aerial photographs (1943) and Sydney Water Plan room.

Area plans were supplied by Ku-ring-gai Council. Contemporary photographs included in this report, unless otherwise stated, were taken by Luisa Alessi of Perumal Murphy Alessi, Heritage Consultants, in December 2014, specifically as part of the review.

1.4 Limitations

The history and development of the area has been well documented and covered in the previously prepared reports. Due to time constraints it was not considered necessary to rework or expand the historical outline, however, a summary has been provided.

The study area was confined to the previously identified area with some context also reviewed. The assessment of the quality and condition of each of the properties is based on an external inspection from the public domain. Buildings that are not visible from the public domain such as those occupying battleaxe blocks were not assessed. This in particular has limited the findings of the review, as there are a large percentage of such blocks in the Pymble West area.

1.5 Authorship & acknowledgements

The review has been completed by Luisa Alessi of Perumal Murphy Alessi, Heritage Consultants.

Luisa is a graduate architect with 19 years experience in the heritage field. She has worked on a number of review projects for a range of local Councils and authorities, including a number of projects for Ku-ring-gai Council and is familiar with the area. She has prepared numerous Heritage Assessments, Statement of Heritage Impact reports, Conservation Plans and Conservation Management Plans for both the private and public sector.

The author would like to thank KMC staff for their assistance with this project.

1.6 Basis of the assessment & conclusions

As noted above the review of the proposed area included an external inspection of each of the properties in the nominated area and immediate surrounds and context in order to verify and establish the conservation area boundaries. Mapping of the “contributory” items assisted the definition of the area boundaries.

The identification of contributory items is based on the style, condition and integrity of each property and how it relates to the historical development and identified cultural significance of the area. This process is consistent with standard heritage practice and guidelines. The visibility and visual contribution and presentation to the streetscape and area in particular were also noted.

A fairly wide range of stylistic variations of Federation, Inter-war and Post-War period buildings are visible and contribute to the character and significance of the area. The buildings range from modest to substantial scale residences which reflect the changing economic situation throughout the 20th century and the ever changing attitudes to housing and architectural styles within the community. The influence of improved rail and road infrastructure is also generally evident in the area. This evolution has continued to the present with a number of highly modified and new houses also located in the area. These are generally considered to be “neutral” as they do not relate to the predominant early to mid 20th century development of the area.

Many of the identified contributory items within this study are aged between 80 and 100 years old. Buildings of this age are rarely completely intact in their original form, fabric and style. It is recognised that modifications and additions are often necessary to allow the continued use of the building in a modern age. Consideration has been given to this requirement for change and the contributory items have been assessed with the consideration of the degree of change and its impact on the historical and visual character of the item and its contribution to the area when viewed from a public place.

The Pymble areas also include a high proportion of Post-war and later buildings from the 1960s and 1970s, some of which are good representative examples of their respective styles and have been incorporated as they represent the ongoing development of the area. Changes such as rendering or painting of original face brick work are not necessarily considered grounds for exclusion if stylistic features and early form, character and details remain evident. It was noted that these buildings generally also respond to the natural features of the area and are also set in garden settings which overall contribute to the visual character of the streetscape and area.

The notable feature, particularly in the Pymble West area is the retention of a sense of the early topography and planting of the area. The streetscapes retain remnant Blue Gum Forest and other native trees and evidence of water courses which have impacted on the form of the street, subdivision pattern and siting of buildings but overall enhance the built environment.

2.0 The Pymble East & West areas

2.1 Background

A summary of the history and development of the area has been provided to Council in the format of the standard Standard Heritage Inventory (SHI) form.

The study areas of Pymble East and West are divided by the Pacific Highway and North Shore Railway line corridors which roughly run parallel and follow a ridgeline extending through Pymble. The areas generally developed and were subdivided within the early land grants which occurred from the 1820s. The earliest subdivisions in the study area occurred in the 1890s following the opening of the railway which played a major role in the development of the area. The expansion of the rail and road networks resulted in successive waves of development.

The study area referred to as “Pymble East” is located within two neighbouring early land grants: Robert Pymble’s 600 acres grant of 1823 and *Rosedale*, DD Mathews 800 acres grant of 1838. These two grants extended north from Lane Cove Road (now the Pacific Highway). Pymble’s grant covered the area to what is now Allara Avenue, North Turramurra and was also bounded by Station Street and Merrivale Road to the east and alignment of Fairlawn Avenue to the west. Mathews grant extended north to Killeaton Street, St Ives, and east to Rosedale Road and Park Avenue, Gordon, and was later bisected by Stoney Creek Road (now Mona Vale Road).

The part of the study area referred to as “Pymble West” is located within land grants to William Lysett (Orinoco Street), Richard Wall’s 60 acre grant of 1821 to its west (generally about Pymble Avenue), part of Thomas Jenkins 20 acres granted in 1853 to its south also William Wright’s grant (Avon Road); Archibald McColl’s grant (Beechworth Road) and a small part of L Gordon’s grant (Golfers Parade).

Both areas were used for timber getting until the 1840s. Stoney Creek Road (now Mona Vale Road) and Telegraph Road were used by Mathews to access his sawmill on Cowan Road, St Ives. The timber getters opened up the area for orchardists who occupied the area by the 1850s, however, the area remained largely undeveloped to the 1890s.

It was the establishment of the North Shore Railway Line which proved to be the catalyst for major development along the railway line. Major subdivisions of the area began in 1879 in anticipation of and as a result of the establishment of the North Shore Railway line (completed in 1890). Pymble’s two sons had subdivided the area closest to Lane Cove Road after 1856, however, these remained large, “rural” sized allotments. Robert McIntosh, an orchardist, obtained part of both Pymble’s and Mathew’s grants including land to the west of Station Street and also land further east and to the north along Telegraph Road. But by the 1880s William McKeown and James McMahan were also major landholders in the area who took advantage of the coming of the railway. The first subdivision of McKeown’s lands, the “Roseville Estate” subdivided in 1891 created Roseville Avenue (now Wellesley Road) within section A and section B located to its north east, on the eastern side of Stone Creek Road and north of Plum Street (now Woodlands Avenue). The subdivision was later amended to include smaller and more “residential” sized allotments.

The alignment of Merrivale Road marks a track through Pymble’s grant. Alma, Station, Church and Fern Streets, also Woodlands, Bromley, Knowlman and Narelle Avenues and Riddles Lane all mark allotment boundaries relating to the pre-1890 period. Estates subdivided before 1900 were re-offered for sale until 1910, until most of the lots were sold. After 1910 some major holdings were further subdivided. Stoney Creek (Mona Vale) Road also developed from a track to a major access road which also influenced the development along its length.

A similar pattern developed in the Pymble West area where early land grants were conveyed and later subdivided into large portions before the more “residential” sized allotments were created in the 1890s and early decades of the 20th century. The main north-south roads also generally followed the boundaries of the original grants and estates, however, were also influenced by the lay of the land, which generally falls from the ridge along the railway corridor and what is now the Pacific Highway with water courses, creeks and gullies and remnant Blue Gum forest predominating the area.

It is perhaps due to the rugged topography and character of the area that development remained slow and generally occurred in stages. Expansion of the road and rail network, particularly duplication of the railway line in the early 1900s and electrification in 1929 resulted in further subdivision and land releases around these times. The area remained heavily treed and only pockets of houses had been developed by 1943, however, it would appear that the need for additional housing in the Post-war period produced another wave of development.

Today both areas are notable for their Federation, Inter-war and Post-war housing stock generally located in garden settings. Pymble West area retains a strong sense of its early natural character and is bounded by forest (Sheldon Forest) and remains heavily treed. The area also features Pymble Ladies’ College which was established in 1916 and is also bounded to the south by the Avondale Golf Club which was established by the founders of the College, a group of prominent businessmen who purchased over 200 acres of rugged bushland adjoining the College and in 1926. The street and subdivision pattern in both areas significantly reflect the topography and boundaries of the neighbouring original land grants and blocks which remain discernible, however, these are now overlaid by some land amalgamations, re-subdivision and formation of battle-axe blocks particularly in the Pymble West area which took advantage of the larger, long sites on the main north-south roads.

2.2 Significance

As assessment of the cultural values of the area has also been outlined on the completed SHI form provided to Council.

The significance included on the forms are as follows.

The Pymble East study area is of local historic and aesthetic significance retaining streetscapes of good, high quality and mostly intact, representative examples of single detached houses from the Federation, Inter-war and Post War periods constructed following the late 19th and early 20th century subdivisions and establishment of the North Shore Railway line in 1890. The street alignments and subdivision patterns significantly reflect the early boundary lines and connections between the early estates and subdivisions north of what is now the Pacific Highway and railway corridor. The predominant early 20th century development of the area also reflects the evolution of rail and road networks and particularly improvements of the rail network in the late 1920s and 1930s. The early patterns generally remain discernible, however, are now overlaid with subsequent land amalgamations and subdivisions with reflect the ongoing growth and development of the area. The built context is enhanced by the natural topography, street proportions, grassed verges, street trees and individual garden settings which greatly contribute to the visual and aesthetic character of the area.

The Pymble West study area is of local historic, aesthetic and technological significance retaining streetscapes of good, high quality and mostly intact, representative examples of single detached houses from the Federation, Inter-war and Post War periods constructed following the late 19th and early 20th century subdivisions and establishment of the North Shore Railway line in 1890. The street alignments and subdivision patterns significantly reflect the early boundary lines and connections between the early estates and what is now the Pacific Highway and railway corridor and were also influenced by the natural topography and elements which have contributed to the pattern and stages of development.

The predominant early 20th century development of the area also reflects the evolution of rail and road networks and particularly improvements of the rail network in the late 1920s and 1930s. The early patterns generally remain discernible, however, are now overlaid with subsequent land amalgamations and subdivisions which reflect the ongoing growth and development of the area. The built context is enhanced by the natural topography, rises and inclines, creeks, reserves and remnant Blue Gum Forest which provides a significant backdrop and also by the street proportions, grassed verges, street trees and individual garden settings which greatly contribute to the visual and aesthetic character of the area. The topography and layout of the area, also watercourses and remnant Blue Gum forest significantly provide evidence of the early character of the area.

3.0 Recommendations

The area features a number of heritage listed items, however, the area should be recognised as a conservation area with some minor adjustment to the boundaries. The original block boundaries and early subdivision patterns remain visible and areas generally retain good and intact early to late 20th century building stock and development enhanced by garden settings, wide street proportions, street trees and plantings and remnant native trees and planting, elements synonymous with the Ku-ring-gai area.

The area should continue to include reserve areas and deep grassed verges and remnant Blue Gum forest to protect, reinforce and enhance the values of the place.

No highly detracting elements have been identified. Some “borderline” were observed, however, the natural character of the area, garden and streetscape setting, particularly in the Pymble West area have negated any visual impacts.

There are a large proportion of battle-axe properties which do not generally make any visual contribution to the streetscape and area. Some, however, have been identified as potentially retaining early building stock and should be investigated.

Pymble East (refer to Map 4, **Figure 3.1**)

Street name	Contributory Nos.	Neutral Nos.	To be investigated Nos.
Alma Road	3-5, 9, 15, 17, 19, 21, 25, 27	7, 11, 23	
Station Street	1A, 3, 4A, 6, 8, 8A, 10, 18	12, 14, 16, 16A	
King Edward Street	2, 6, 1, 3, 7, 17, 19, 25, 27, 29	4, 8, 9, 15, 21, 23 & 37 Grandview Street	
Mocatta Avenue	1		
Wellesley Road	15, 17	19, 19A, 21, 21A	
Mona Vale Road	5, 35, 43, 45, 47, 49, 51, 53, 59, 67, 77, 79, 81, 83, 89	3, 17, 19, 37, 39, 41, 53A, 59A, 61, 63, 65, 85, 87, 88, 90, 92, 94, 96	
Highlands Avenue	42, 44	41, 43	
Hope Street		1A	



Figure 3.1 Mark up plan Map 4 showing contributory items.

Pymble West (refer to Maps 1, 2 & 3)

Street name	Contributory Nos.	Neutral Nos.	To be investigated Nos.
Beechworth Road	2, 4, 6, 16, 18, 24, 26, 28, 32, 34, 36, 40, 42, 56, 58, 66, 61, 49, 31, 29, 27, 9, 7	8A, 10, 10A-C, 12, 14, 20, 22, 30, 38, 44, 46, 48, 50, 52, 54, 60, 64, 65, 63, 59, 57, 55, 53, 51, 47, 45, 43, 35, 33, 25, 23, 21, 19, 17, 15, 11, 9A, 5, 3, 1B, 1A	
Myoora Street	6, 7, 11, 15, 17	1, 3, 5, 9, 8, 10	
Kimbarra Road	3, 7, 9, 11, 23, 25, 2, 10A, 12, 19 & associated reserve	1, 5, 15, 17, 19, 21, 4, 6, 8, 10, 14, 16	
Ashmore Avenue	5, 9, 11, 8, 10, 14, 16, 18, 22, 24	1, 3, 7, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 2, 4, 6, 12, 20	
Lawley Crescent	6, 8, 10, 14, 1, 7, 9	2, 4, 10A, 12, 16, 16A, 16B, 18, 18A, 18B, 18C, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50	
Linden Avenue	1, 3, 5, 7, 9, 11, 21, 24, 2, 4	6, 8, 10, 15, 17, 19, 23A, 27, 29	
Allawah Road	2, 4, 8, 10, 1, 9, 25	6, 3, 5, 7, 43A, 11	
Mayfield Avenue	2, 6, 8, 10, 12, 1, 3	4	
Arilla Road	2, 6, 12, 11	1A, 1, 3, 5, 7, 9, 4, 8, 10	
Avon Road	1, 3, 5, 7, 11, 17, 19, 21, 23, 25, 29, 35, 37, 41, 53, 57, 63, 67 & Pymble Ladies' College	1A, 15, 27, 31, 33, 39, 43, 45, 45A, 47, 49, 51, 53A, 55, 50, 61, 65	
Avon Close	4	1, 2, 3, 5, 6	
Lonsdale Avenue	1, 6	2, 4, 8, 8A, 8B, 8C, 10, 5-7	

Pymble West continued (refer to Maps 1, 2 & 3)

Street name	Contributory Nos.	Neutral Nos.	Uncharacteristic Nos.	To be investigated Nos.
Barclay Close	1, 5, 9, 8	3, 7, 11, 2, 4, 6A, 6B, 8A		
Pymble Avenue	1, 1A, 7, 11, 19, 23, 27, 27A, 31A, 37, 39, 41, 51, 55, 59, 61, 69, 73, 77B, 81, 6, 14, 18, 26, 40, 42, 44, 46, 52, 56, 60, 62, 66, 70A, 70, 72, 86	3-5, 7, 9, 15, 17, 21, 25, 29, 31B, 31, 33, 35, 43, 45, 47, 49, 53, 57A, 57, 59B, 59A, 67, 71, 75, 77, 77A, 79, 83, 2, 4, 8, 10, 16, 20, 22, 24, 28, 30, 32, 34-36, 38, 48, 50, 54A, 54, 64, 74, 74A, 76, 78, 78A, 80, 82A, 82B, 82C, 82D, 88, 90	3-5	21, 29, 31, 79, 80
Golfers Parade	6, 8, 10, 12, 14, 16, 22, 74, 76, 78	2, 4, 18, 20, 80, 82, 84, 86, 88, 1, 3, 5, 7, 9, 11, 15		
Courallie Avenue	1, 3, 5, 7, 15, 17, 19	3A, 5A, 11, 21, 23, 25		
Livingstone Avenue	7, 9, 17, 19, 25, 27, 29, 39, 41, 43, 51, 53, 55, 57, 59, 61, 63, 65, 75, 75A, 77A, 93, 107, 109, 111, 12, 16, 22, 24, 26, 30, 32, 34, 36, 38, 42, 54, 56, 62, 66, 72, 78, 80, 88, 92, 96, 96A	3, 5, 11A, 11, 15, 21, 23A, 23, 31, 33, 35, 37, 45, 49, 55A, 73, 77, 79, 79A, 79b, 81, 81A, 81B, 83, 85, 85A, 87, 89, 91, 95, 97, 99, 101, 105, 18, 28, 40, 42A, 44, 46, 48, 50, 52, 52A, 52B, 68, 70, 76, 802, 82A, 86, 86A, 90, 94, 94A		23A, 79A, 89, 95
Cultowa Road	27			
Orinoco Street	1, 3, 5, 7, 9, 11, 15, 17, 23, 25, 27, 29, 33, 2, 2A, 4, 6, 8, 10, 12, 14	1A, 1B, 1C, 1D, 3B, 3A, 5A, 7A, 7B, 9A, 13, 11B, 11C, 19, 21, 25A, 25B, 29A, 31, 14A, 18		5A

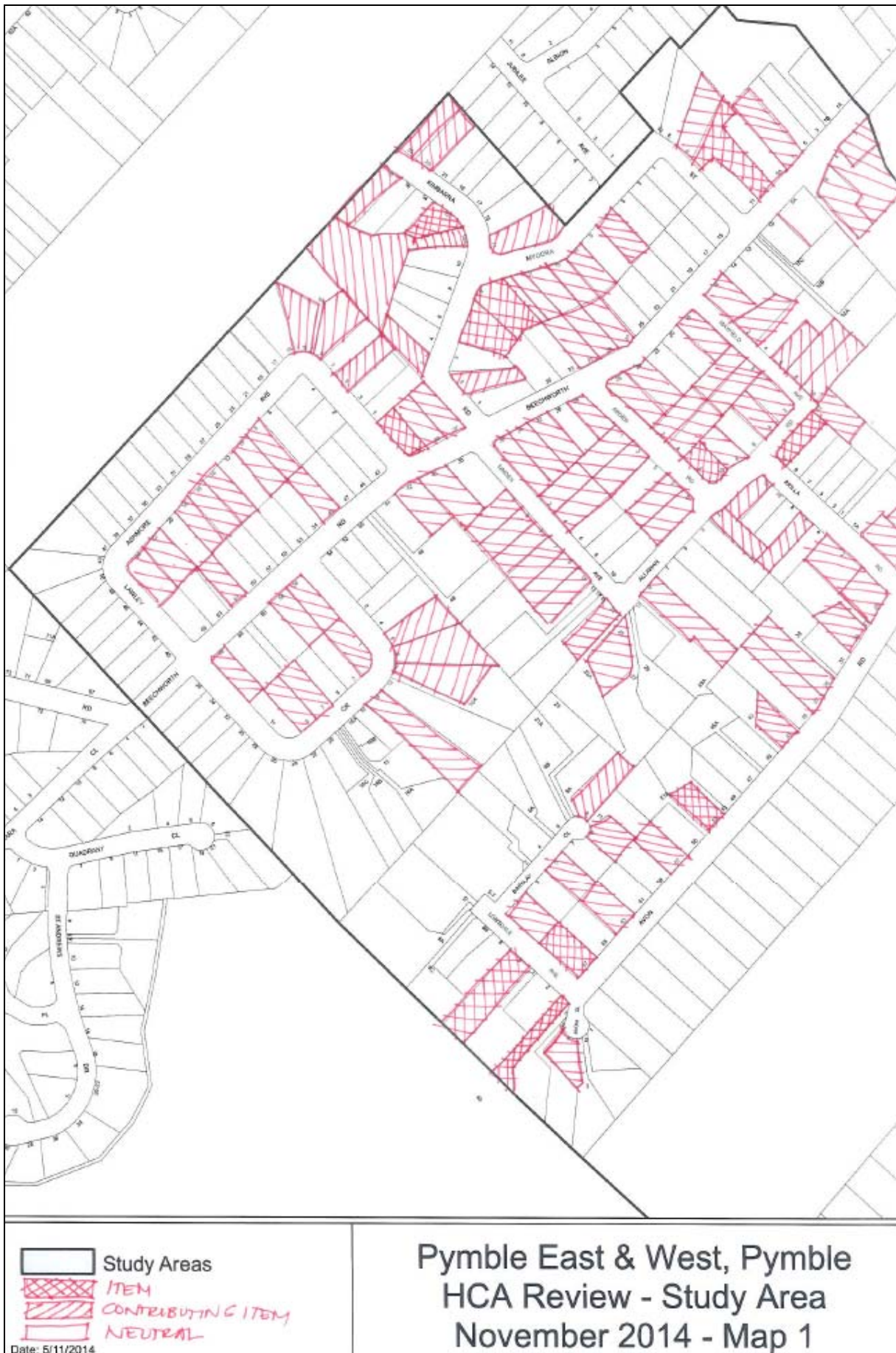


Figure 3.2 Mark up plan Map 1 showing contributory items.



Figure 3.3 Mark up plan Map 2 showing contributory and uncharacteristic items.

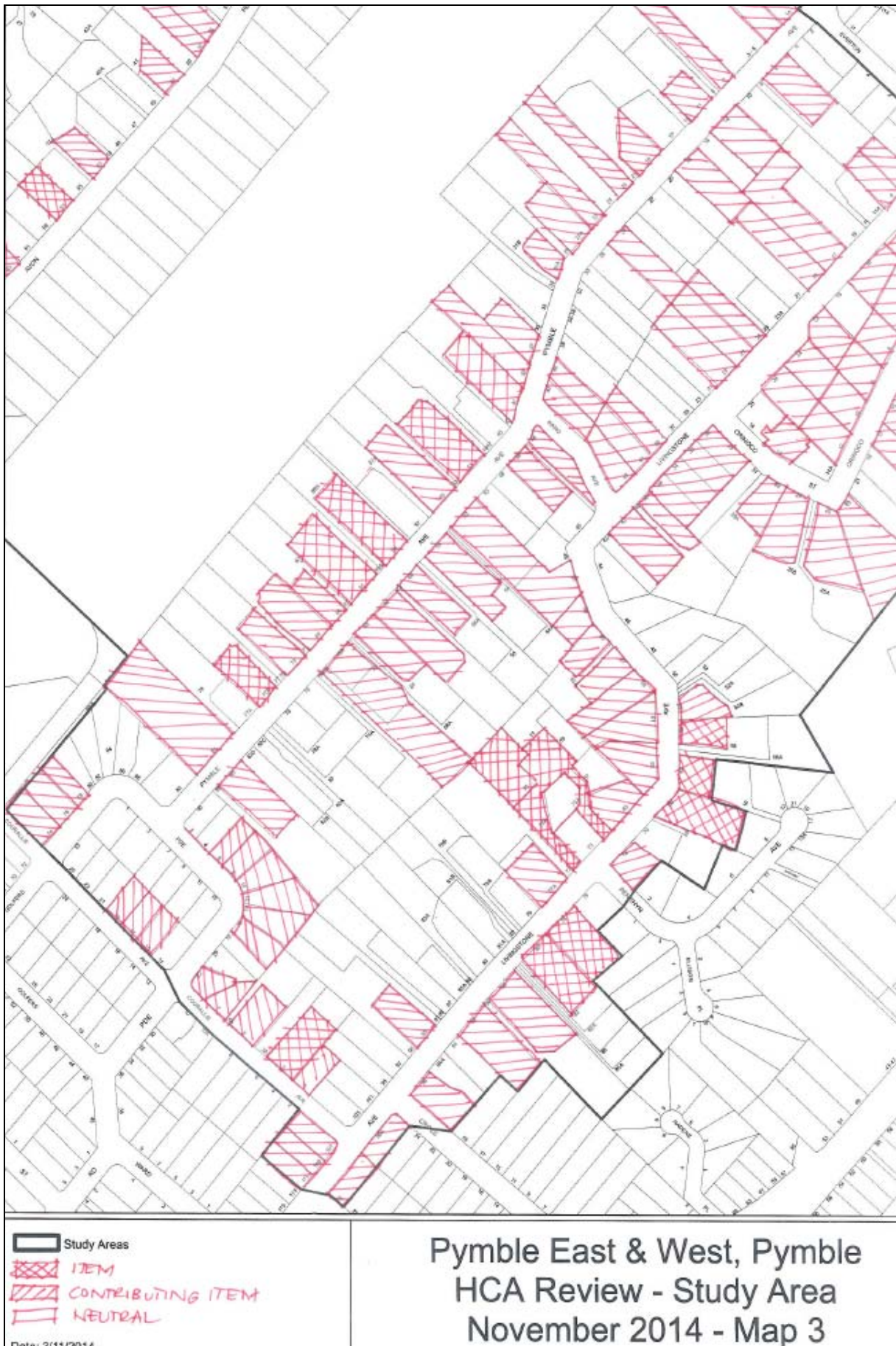


Figure 3.4 Mark up plan Map 3 showing contributory items.

4.0 Attachment

Completed SHI forms.

APPENDIX B –

**Fox Valley Road HCA Report and Inventory Sheet (extension of
Mahratta HCA)**

FOX VALLEY ROAD WAHROONGA

HERITAGE CONSERVATION AREA REVIEW

SUMMARY REPORT



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Prepared for:

Ku-ring-gai Council

August 2013

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1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to review the heritage significance of a potential conservation area at Fox Valley Road, Wahroonga, NSW. This report has been prepared on behalf of Ku-ring-gai Council.

1.2 THE STUDY AREA

Council identified the study area as being the properties to north and south of Fox Valley Road from the Pacific Highway to Lucinda Avenue. The properties numbers in the Study Area were:

Even	2 – 82	Fox Valley Road
Odd	25 – 105	Fox Valley Road

(Study Area).

To test the boundary of the potential conservation area, this was expanded (Expanded Study Area) to include some of the adjoining streets as was mapped in the *Ku-ring-gai Urban Conservation Area Study* prepared for Council by Godden Mackay Logan in 2002 (see below) for the Fox Valley Road Precinct.

The Study Area and Expanded Study Area are shown on Figure 1.1.

1.3 BACKGROUND

Ku-ring-gai Council has commissioned several reports for the Local Government Area (LGA) relating to the establishment of conservation areas. The studies were related to the study prepared by Robertson and Hindmarsh for the National Trust of Australia (NSW) in 1977 on housing between the wars.

Author	Title	Year	REF
National Trust			
Robertson & Hindmarsh	<i>Housing between the Wars</i>	1996	RH
Ku Ring Gai Council			
Godden Mackay Logan	<i>Ku-ring-gai Heritage and Neighbourhood Character Study</i>	2000	GML 1
Godden Mackay Logan	<i>Ku-ring-gai Urban Conservation Area Study</i>	2002	GML 2
Paul Davies Pty Limited	<i>Ku-ring-gai Urban Heritage Conservation Area Study</i>	2010	Davies Review

The RH study included many areas in the municipality including Precinct 26 (Mahratta) that include the Study Area. The precinct was a large area that stretched from the Pacific Highway in the east to the western boundary of the LGA and from Fox Valley Road to the south to Warwilla Road to the north.

GML 1 was a baseline study all the Urban Conservation Areas (UCA) in the municipality (apart from UCA's 28 and 28A) carried out as part of the *Ku-Ring-Gai Residential Development Strategy*. The areas had been classified as Urban Conservation Areas by the National Trust in 1977 following the RH study.

GML 2 reviewed (in several stages) a number of Urban Conservation Areas that had been classified by the National Trust and included the Study Area as part of the Fox Valley Precinct of the Mahratta, Wahroonga Urban Conservation Area (26). The review included a history of the place and an assessment of the contribution of the buildings there. The review recommended that the Area be included in the KPSO as a conservation area.

1.4 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS *Burra Charter*.

1.5 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual Assessing Heritage Significance Guidelines*. The philosophy adopted is that guided by the Australia ICOMOS *Burra Charter* 1999.

The methodology for identifying the conservation area and assessing its built elements is outlined in Section 7.0.

This study included a review of the previous studies. Some historical research was carried out on the properties in the Study Area and this report includes information from the GML2 Review.

A survey of each property in the Study Area was carried out on foot by John Oultram Heritage & Design in July 2013. Each property was assessed as to its contribution to the potential conservation area. The fieldwork determined the heritage values and significant characteristics of the Study Area and Expanded Study Area.

An assessment of significance has been prepared based on the fieldwork and historical information. A Statement of Significance has been prepared for the Study Area.

This report uses the methodology adopted in the previous reports including the ranking criteria and mapping format for Contributory, Neutral and Uncharacteristic items.

1.6 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram and Tracy Loveridge of John Oultram Heritage & Design, unless otherwise noted. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

2.0 HISTORICAL SUMMARY

2.1 SUMMARY

Originally part of the grant to Thomas Hyndes in 1838. By the time of Hyndes' death in 1855 part of Hyndes grant (including the Study Area) was purchased by John Brown and subdivided and developed from 1896 onwards.

2.2 THE BIG ISLAND ESTATE

The history of the non-indigenous settlement of this part of Ku-ring-gai LGA commenced in the 1820s with the timber getters who cut out the vast stands of cedar, mahogany, turpentine, ironbark and blue gum. Prominent among these timber-getters was Thomas Hyndes (d.1855). Hyndes was granted a portion of land to the south of Lane Cove Road in 1838 an also had ownership of a large portion of land to the north of the highway that was later subdivided as the Big Island Estate. Hyndes reputedly built a house for himself close to the junction of Fox Valley Road and the Pacific Highway that he named *Mahratta*. His holdings were known as the *Fox Grounds Estate*.

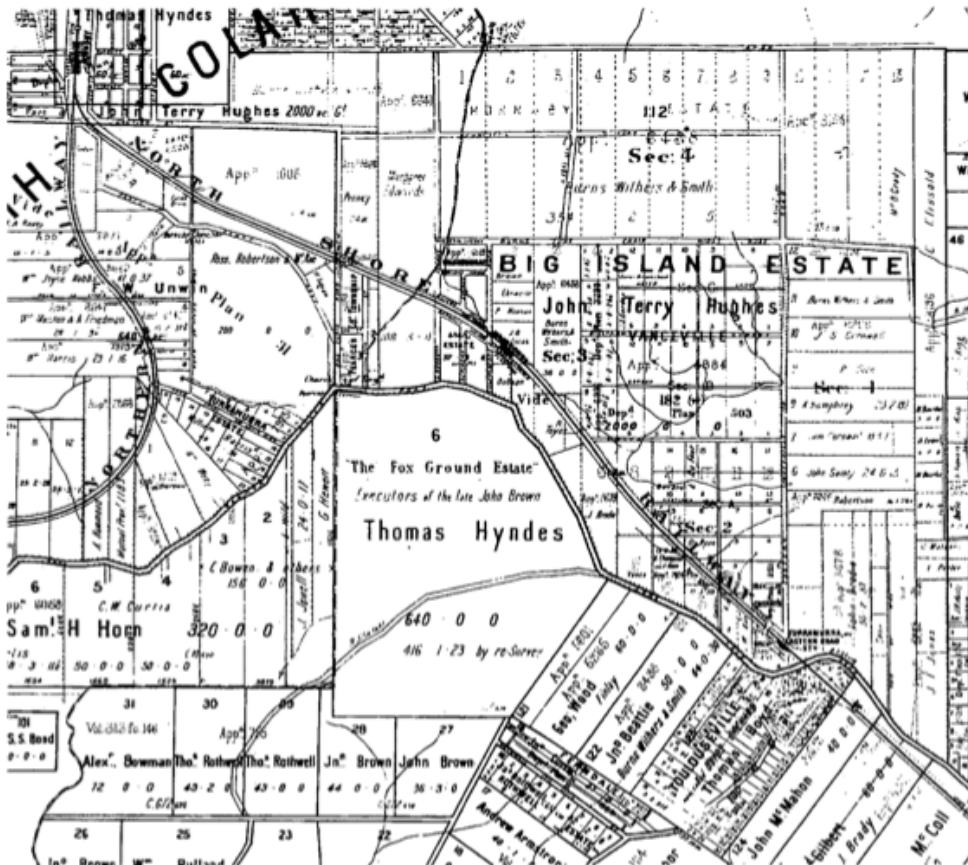


Figure 2.1 Detail of Higinbotham and Robinson's Map of the Parish of Gordon 1893

Source: GML 2, p. 115

Fox Valley Road is one of the earliest in Ku-ring-gai and was indicated on the Wells County Map of Cumberland of 1840 and also identified in Mitchell's Parish Map of Gordon in 1835.

2.3 BROWN'S ESTATE

Hyndes may have sold the property to Adolphus William Young¹ as Young sold the land to John Brown in 1854². Brown progressively cleared the land and replanted with orchards. Brown died in 1894(?) and, though there was some dispute over his will³, the land appears to have passed to the trustees of his will, John Thomas Brown, William Henry Brown, Sophie Laing and Charlotte Mary Anne Brown.

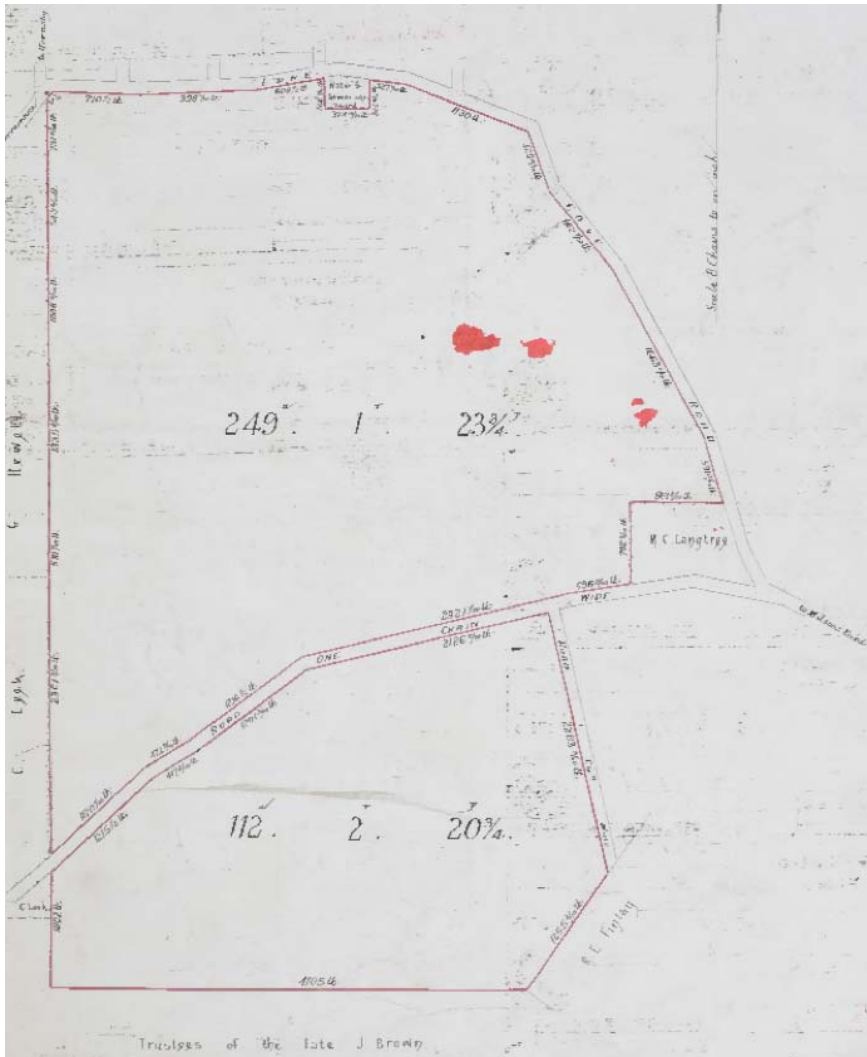


Figure 2.2 Land owned by John Thomas Brown, William Henry Brown, Sophie Laing and Charlotte Mary Anne Brown in 1896

Note the land to the corner of Fox Valley Road and Land Cove Road (pacific Highway) had already been sold

Source: Land and Property Information, Vol. 196, Fol. 151

The trustees brought the property under Torrens Title in 1896 and the land was subdivided, initially under DP 3295 (the eastern section of the estate, Section 1) and later under DP 3312, into large lots of around 1 and 2 acres. The lots were advertised for sale in 1896⁴

¹ Young also came to own the Big Island Estate after the demise of John Terry Hughes

² Land and Property Information PA9939 dated January 1896

³ Sydney Morning Herald 27th October 1894

⁴ The Auction Notice is not dated by year but Friday 4th September only fell in 1896 or 1903

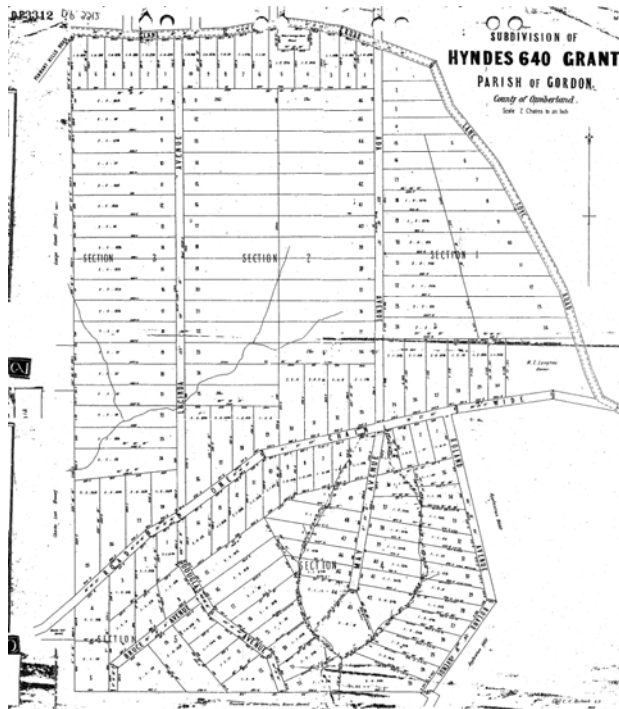


Figure 2.3 Subdivision of Hyndes 640 acre grant

The plan is a later tracing and is undated

Source: Land and Property Information, DP 3312

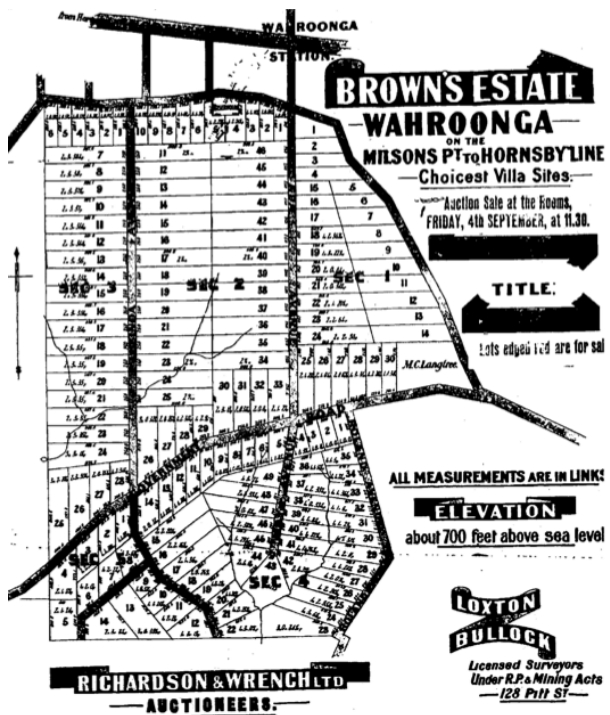


Figure 2.4 Auction Notice for the subdivision of Brown's Estate, 1896?

Source: GML 2, p. 117

The early subdivision established the major roads off Fox Valley Road (Lucinda Avenue, Ada Avenue) and the minor roads to the south (Roland Avenue, May Avenue, Douglas Avenue and Bruce Avenue). Later roads were the result of later subdivisions (e.g. Mahratta Avenue 1926). Parts of the estate seem to have been divided between the trustees who then sold them over the next twenty years.

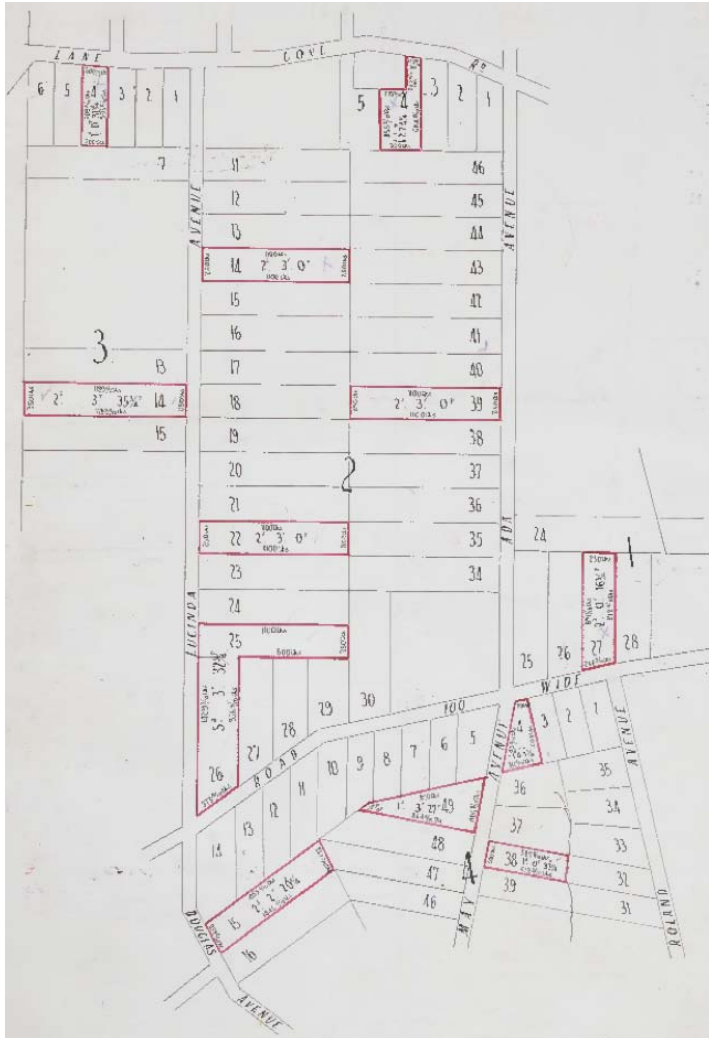


Figure 2.5 Lots retained by Charlotte Mary Anne Brown in 1897

Source: Land and Property Information, Vol. 1211, Fol. 43

The development of the area appears to have continued slowly over the next forty years with a few houses dating from the late 19th Century sales, some from the Edwardian period and many from the Inter War period. Vie Gilling, the wife of the architect Glynn Gilling, bought part of Lot 25 of Section 1 at the corner of Ada Avenue in 1936. The battleaxe blocks to the rear of the larger lots appear to have been formed after the Second World War, e.g. 72 Fox Valley Road was divided in 1963.

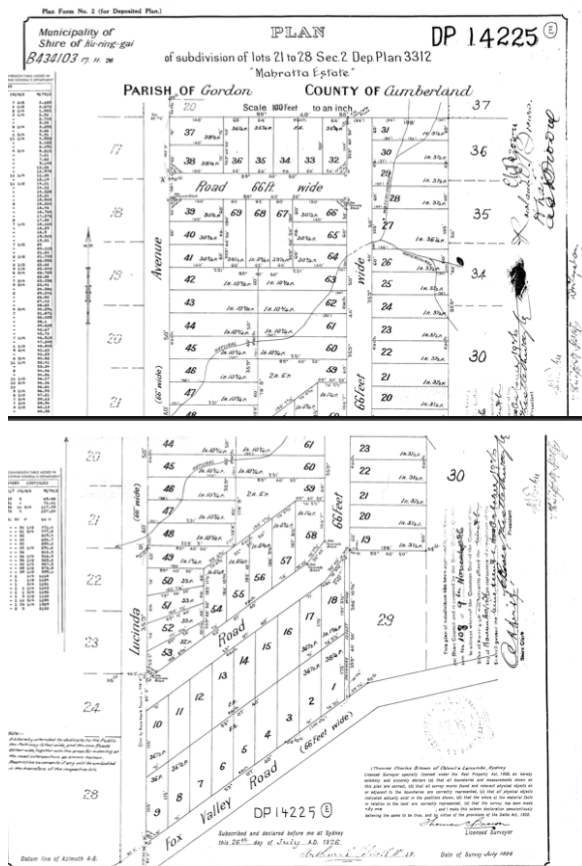


Figure 2.5 Subdivision of Lots 21-28 of Section 2, July 1926 that formed Mahratta Avenue

Source: Land and Property Information, DP 14225

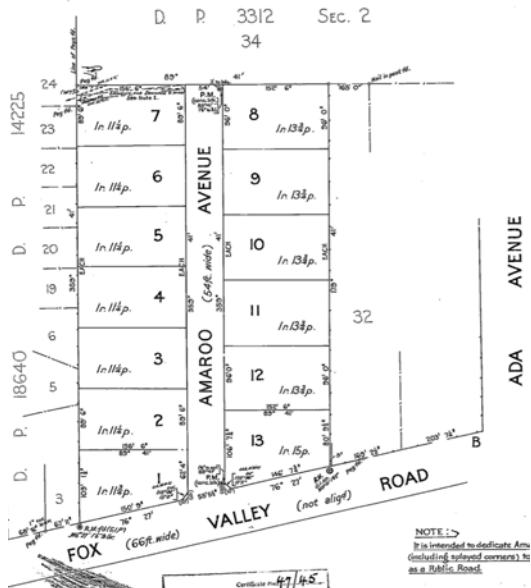


Figure 2.6 Subdivision of Lots 30-31 of Section 2, July 1926 that formed Amaroo Avenue

Source: Land and Property Information, DP 20901

3.0 PHYSICAL DESCRIPTION

An inspection of the area was carried out by John Oultram in July 2013.

3.1 EXPANDED STUDY AREA

The Expanded Study Area is the section of Fox Valley Road from the Pacific Highway to Lucinda Avenue and includes parts of the side streets running north and south off the main spine and the section of Fox Valley Road to the west of Lucinda Avenue.

3.2 FOX VALLEY ROAD AND TOPOGRAPHY

Fox Valley Road is a busy through road that links the Pacific Highway with The Comenarra Parkway, an arterial route from Pennant Hills Road to Ryde Road. Fox Valley Road follows the ridge line south west and is level from the Pacific Highway and then falls gently westwards from Ada Avenue. To the east, the land is level both sides and rises slightly to the north and but falls away quite steeply to the south. Some of the properties to the west on the north side of the road are set below the street level. The road has several cross street and mini roundabouts and curves slightly to the south.

3.3 SUBDIVISION PATTERN

The subdivision pattern is quite mixed and only one site (35 Fox Valley Road) retains a lot boundary from the subdivision of Brown's estate. The site of *Mahratta* has a later subdivision in a cul de sac form to its western side. The sites to the eastern part are quite irregular reflecting the later subdivisions. There is a regular pattern of subdivisions to the western end (north side) of Fox Valley Road that was subdivided in 1926 (See Figure 2.5). The pattern to the south of the road is quite irregular arising from the steep topography and later subdivisions and there are many battle axe blocks to this side.

3.4 STREET FEATURES

The road is laid in bitumen with concrete kerbs and gutters. There are grassed, nature strips both sides with a mix of mature street trees and shrubs and bitumen and concrete footpaths.

3.5 USE

Fox Valley Road and the off streets are entirely residential and there are no public buildings as such. *Mahratta*, the large house at 25 Fox Valley Road, is now a private college. There is a small park at the junction of Fox Valley Road and Lucinda Avenue that is grassed with many mature, native trees.

3.6 BUILT ELEMENTS

The built character of the street is quite mixed. There are one to two storey residential buildings from 1900's onwards and there is little pattern to the street, though there are stretches of Inter War houses in the later subdivisions (e.g. the north western end of Fox Valley Road at Lucinda Avenue).

There are many fine, single and two storey houses such as:

16 Fox Valley Road, <i>Purulia</i>	Very fine, single storey Inter War Georgian Revival house
30 Fox Valley Road	Large, two storey Federation house
38 Fox Valley Road, <i>Aleuria</i>	Very fine, single storey Inter War Mediterranean style house
25 Fox Valley Road, <i>Mahratta</i>	Large, two storey, Inter War house set in expansive grounds
35 Fox Valley Road, <i>Rothiema</i>	Very fine, two storey Inter War Georgian Revival house set in expansive grounds

Many of the finer houses show the qualities of being architect designed. Other houses are in a mix of styles. There are limited examples of Federation style (e.g. 18 & 33 Fox Valley Road) and Edwardian bungalows (e.g. 2 & 34 Fox Valley Road) and the most characteristic houses are from the Inter War period with a mix of one and two storey dwellings ranging from the hybrid form of Inter War Californian bungalow to the Olde English, Mediterranean and Georgian Revival styles.

There is considerable, later infill development and many of the earlier houses have been altered. The battleaxe blocks generally contain Post War houses with some interesting examples of the Sydney School style, but later houses are generally undistinguished.

3.7 DETAILS AND FORM

Houses are generally single or two storey with hipped and gabled roofs. The detailing reflects their various period styles with projecting gables to the front of the Inter War bungalows and simple hipped roof forms to the Georgian Revival dwellings that have symmetrical front elevations with 12 pane double hung sash windows. There is not an extensive use of verandahs except on the Federation and Edwardian houses.

There are some single storey flat roof houses from the 1960s and 1970s but these are generally set on the rear, battleaxe blocks.

On sloping sites, some houses are two storey at the rear.

3.8 MATERIALS

The Federation, Edwardian and Inter War houses are largely in brick (some now painted) and render (particularly to the Georgian Revival style houses) with hipped and gabled, terracotta tile roofs. Some houses have slate roofs. Some incorporate roughcast render to the upper walls. The modern houses on the battleaxe blocks have skillion or flat metal roofs.

3.9 GARAGES, CARPORTS AND DRIVES

Most houses have drives to the front or side and the large lots have semi-circular drives with two entry points. A few houses retain original garages to the rear. Many have later garages and carports to the side and front or a hardstanding to the front garden. Some have garages inset into a basement area. There is no particular pattern.

The battleaxe blocks have long drives that are occasionally well planted with trees along the boundaries but there are no drives of note.

3.10 FENCES

There is no particular pattern to the fences, though some houses retain their original low, stone, brick, rendered or picket fences. Many of the houses have modern, high walls and fences to the street that block views into the sites. Later fences include brick, rendered masonry, timber picket, closed timber, and metal palisade. There is hedging to some sites that is sometimes set to outside of the front fence. A few houses have no fencing to the street.

3.11 LANDSCAPE ELEMENTS

The mature street trees play an important role in the character of the street but there is no consistent pattern of species. Many of the houses have well planted front gardens with mature trees and shrubs and large gardens to the rear with mature trees visible over the rooftops. There are many remnant Eucalypts (variety of types) that may predate the subdivision of the area.

Mahratta (25 Fox Valley Road) has a very large, landscaped garden with hard and soft landscaped elements that are visible from the road. *Rothiemay* (35 Fox valley Road) has a very large garden but this has been largely cleared though there are remnant pines including a Bunya Pine to the front garden. There is an exquisite period garden to *Purulia* (16 Fox Valley Road) as could be expected in a house designed and lived in by William Hardy Wilson.

Only a few houses retain the combination of original gardens and front fences.

3.12 SIGNIFICANT FEATURES AND LANDMARKS

The significant features in the study area include:

Address	Item/Element	Comment
16 Fox Valley Road <i>Purulia</i>	Single storey, Inter War, Georgian Revival style house set in a very fine landscaped garden with an original stone front wall	The house signals the Inter War development the street and the quality of its architect designed houses
30 Fox Valley Road	Large, two storey, Federation house with a complex hipped roof and verandahs set in landscaped gardens	The house signals the early development of the street
38 Fox Valley Road <i>Aleuria</i>	Single storey, Inter War Mediterranean style house	The house signals the Inter War development the street and the quality of its architect designed houses
40 Fox Valley Road	Single storey, Inter War Georgian Revival style house set in a landscaped garden with an original timber fence	The house signals the Inter War development the street and the quality of its architect designed houses
62 Fox Valley Road	Two storey, Inter War Arts and Crafts style house with an original timber fence	The house signals the Inter War development the street and the quality of its architect designed houses
25 Fox Valley Road <i>Mahratta</i>	Large, two storey, Inter War Art Deco house set in expansive landscaped gardens	The property signals the early subdivision of the area prior to the Brown's estate and the house signals the Inter War development the street and the quality of its architect designed houses
33 Fox Valley Road	Large, single storey, Federation house with a complex hipped and gabled roof and verandahs set in landscaped gardens	The house signals the early development of the street
35 Fox Valley Road <i>Rothiemay</i>	Two storey, Inter War Georgian Revival style house set in a large garden with an original front fence	The property retains its original lot size from the subdivision of Brown's estate. The house signals the Inter War development the street and the quality of its architect designed houses
69 Fox Valley Road	Single storey, Inter War English cottage style house	The house signals the Inter War development the street and is remarkably intact
	Street Trees	The street trees complement the landscaped gardens
	Well planted gardens and mature trees	The gardens provide a landscaped setting to the many period homes and the trees provide a strong visual canopy to the area
	Original fences	The original fences complement the period homes and indicate fence styles from the Inter War period

3.13 UNCHARACTERISTIC FEATURES

The Study Area contains a number of uncharacteristic features relating to Post War development and alterations to the dwellings:

Address	Item	Comment
	Single and two storey, modern houses	The houses have a negative effect due to their scale and materials
	Later and modern carports and garages	These impact on the presentation of the dwellings to the street and are unlikely to be reversed
	Painted brickwork	This impacts on the presentation of the dwellings to the street but is potentially reversible
	Verandah enclosures	This impacts on the presentation of the dwellings to the street but is potentially reversible
	Later or modern fencing, particularly high, solid walls	These impact on the presentation of the dwellings to the street and its general character but are potentially reversible
	Extensive paving to front gardens	This impacts on the presentation of the dwellings to the street but is potentially reversible
	Minor alterations (rooflights, windows, removal of original fabric)	These impact on the presentation of the dwellings to the street but is generally not detrimental to the character of the dwelling
Southern side	Battleaxe subdivisions	These have distorted the original subdivision pattern but impact little on the presentation of the period houses
31-31B Fox Valley Road	Battleaxe subdivisions	These have distorted the original subdivision pattern and impact a little on the presentation of the period houses



Figure 3.1 Fox Valley Road
View looking north west from the Pacific Highway



Figure 3.2 Fox Valley Road
View looking east from Ada Avenue



Figure 3.3 Fox Valley Road
View looking north east from Lucinda Avenue



Figure 3.4 Fox Valley Road
View along Field Place



Figure 3.5 Fox Valley Road
High boundary wall common in the street



Figure 3.6 Fox Valley Road
View along a well defined drive to a battleaxe block



Figure 3.7 Fox Valley Road
Original fence at 40 Fox Valley Road



Figure 3.8 Fox Valley Road
Original gate posts at 47 Fox Valley Road



Figure 3.9 Fox Valley Road
Original gates to 35 Fox Valley Road, *Rothiemay*



Figure 3.10 Fox Valley Road
Original gates to 25 Fox Valley Road, *Mahratta*



Figure 3.11 Fox Valley Road
14 Fox Valley Road – modified Edwardian house



Figure 3.12 Fox Valley Road
44 Fox Valley Road – Post War uncharacteristic house