

A REVIEW OF THE PROPOSED MIDDLE HARBOUR ROAD LINDFIELD HERITAGE CONSERVATION AREA JULY/NOVEMBER 2017

Architectural Projects “The Middle Harbour Road, Lindfield Heritage Conservation Area Review July 2017” (THE REVIEW) was submitted to council during the statutory exhibition period 2nd June to July 7th 2017.

The two peer reviews of this report were generated outside this period and were not sent to council.

The 3 experienced authors of the reviews concur that there is insufficient merit to list the proposed area as a HCA with a Contributory (C) rate of circa 40%.

Although Council has since July reduced the boundaries of its proposed HCA THE REVIEW and the Peer reviews are still relevant to the area.

Part 7 of the The Review titled “Review of Fieldwork” reclassifies 19 properties misclassified as Contributory in the “Middle Harbour Road, Lindfield HCA Review-Revision-June 2016” by Council that should be Neutral (N).

These 19 properties when reclassified to N lowers the 2016 Council C rate from 208 properties 106 C items or 51% C rate to 208 properties 87 C items a 39% C rate. Well below Councils criteria of a threshold for listing of 50%.

Justification for the reclassification to N is found in Part 7 and Appendix-10 ‘2017 AP Review of Additional Properties’ of THE REVIEW.

Nine of these 19 C items are on Council’s reduced HCA map.

These properties are: 55 and 59 Trafalgar Avenue, 4 and 9 valley Road, 9 Short street, 43 Tryon road, 52, 46 and 38 Middle harbour Road (MHR).

Council has agreed that 4 Valley Road-dormers and 9 Valley Road- dormers and ‘garage at the front’ of the building should revert to N leaving 7 items.

By count there are 68 properties in Council’s reduced HCA proposal made up of the following components:

30 Contributory 5 Heritage 32 Neutral 1 Detracting (D) or 51% C items.

‘Garages at the front’ of buildings are normally assessed as a N item as in the case of 9 Valley Road. On this basis 38 and 52 MHR should also be excluded for the same reason 9 Valley Road is excluded and reclassified to N, tipping the percentages below the 50% threshold required as criteria by council to list as a HCA.

Were all 7 items reclassified to N the classification ratings for the reduced area would be: 23C 5H 39 N 1D or 41% C items.

A 40% C rate would be in keeping with the outcomes of THE REVIEW and the two peer reviews. Well below the 50% threshold required for listing by Council.

Council's current report contains an attachment 'Response to AP (July 2017)' critiquing the AP down grade of those 19 properties from C to N.

There is very little in the way of constructive comments in the 'Response' to justify keeping the C rating of the remaining 7 properties in the current HCA.

The 'Response' is inconsistent, contains incorrect information and edits out additions to buildings in photos. It also disregards changes to Council's DCP.

In order of appearance in the 'Response': Read in conjunction with AP's Part 7 and Appendix 10 of The Review and the additional photos

55 Trafalgar Avenue: first floor addition with garage in line to front RH SIDE of house, being a corner block has a prominent visible two storey elevation to MHR that is not acknowledged or shown on photo. Change in typology/Photo. N

59 Trafalgar Avenue: has new first floor additions to front RH SIDE of house with garage, 2006 DA built 2007 dominant two story side elevation visible to MHR. Altered roofline. Does not address new building components. N

9 Short Street: Garage addition in line with building, completely rendered and painted building. NOT on 1943 aerial in its current form. Incorrect. N

43 Tryon Road: Veranda infill early 1990's by current owner, painted brick. N

52 Middle Harbour Road: Alterations to veranda, no L shape, bricked in front porch RHS replaced with window, entrance moved (see 1943 aerial/Path RHS) to middle of building with new steps, rail cut. Garage in front of building. Same as 9 Valley road, which was reclassified by council to N. Inconsistent. N

46 Middle Harbour Road: Photo taken from LHS angle to edit out highly visible 3 car garage with first floor addition to RHS. Current building has substantial additions and is not very similar to building on 1943 aerial. Incorrect description/edited photo. N

38 Middle Harbour Road: Dominant double garage in front of building. Same as 9 Valley Road which was reclassified by council to N. Inconsistent. N

When all seven items are reclassified from C to N the contributory rate is 41%.

All 3 reviews agree that buildings with significant changes and garages to the front of buildings as C items set a bad precedent encouraging more change.

Appendix 9 of The Review "List of Detracting Items" lists 12 detracting properties that are mapped in the current HCA proposal as N. Council's maps 2016 and 2017 indicate that there is only 1 D item. No1 Howard Street, at odds with all external reviews. These 12 properties are as in appendix 9: 12 Valley Road, 6 Short Street, 10 Valley Road, 9A Valley Road, 11 Valley Lane, 19 Valley Road, 43A and 39 Tryon Road, 1 and 7 Howard Street and 62 and 36 Middle harbour Road.

The introduction of 7 N items and 12 D items will impact the integrity of the area as a HCA.

In its report GB.5/95 dated 13 June 2017 to the meeting of Council 24th October 2017 to newly elected councillors, Council makes no mention of requiring a 50% C component threshold to meet its own criteria for listing as a HCA. It simply says 'The contributory buildings and elements represent the majority of the new proposed area.' This was not the case in it's previous submission to the DPNSW.

It is questionable that an area excluded by Council citing a lack of Contributory items in 2011, could over a 6 year period with further natural erosion of existing buildings through alterations, additions and demolition, be able to be representative of an area where the building stock of the relevant period or the period of the subdivision prevails.

Council/PMA's methodology is consistently flawed and has been undermined.

It is evident by the reduction in boundary area and properties from 208 to 68.

Many of the C components assigned as such were below the threshold for listing as C, they had the garage forward of the building, highly visible 1st floor additions and removed all detail. Combined with a low threshold of 50% of the area as C components, (Willoughby Council has a basis of 70-75%) the criteria seems to be set to identify Conservation Areas which create limitations to development rather than Conservation Areas which meet adequate thresholds. The Contributory rating is at 41%. The proposal should not be approved.

