

# **HERITAGE CONSERVATION AREA REVIEW**

## **JULY 2014**

No	TRIM	Issue/Concern	Comment
1	2014/057192	Letter of support – PLC and Sheldon Forest	Support noted. Pymble resident
2	2014/057197	Letter of support – PLC and Sheldon Forest	Support noted Pymble resident
3	2014/057775	Letter of support – All areas	Support noted Pymble resident
4	2014/057951	Letter of support – all proposed areas in Pymble	Support noted Pymble resident
5	2014/058217 & 2014/061236	Letter of support – PLC and Sheldon Forest	Support noted resident
6	2014/058256	Letter of support – PLC and Sheldon Forest	Support noted Pymble resident
7	2014/058687	Letter of support – PLC and Sheldon Forest	Support noted Pymble resident
8	2014/058875	Letter of support – PLC and Sheldon Forest	Support noted Location unknown
9	2014/059824	Letter of support – PLC and Sheldon Forest	Support noted Pymble resident
10	2014/059872	Letter of support – PLC and Sheldon Forest	Support noted Location unknown
11	2014/059969	Letter of support – PLC and Sheldon Forest	Support noted Pymble resident
12	2014/061165	Letter of support – PLC and Sheldon Forest	Support noted. Pymble resident
13	2014/061354	Letter of support – PLC and Sheldon Forest	Support noted Pymble resident
14	2014/061441	Letter of support – PLC and Sheldon Forest	Support noted Pymble resident
15	2014/061448	Letter of support – all proposed areas in Pymble	Support noted. Pymble resident
16	2014/061823	Letter of support – all proposed areas in Pymble	Support noted. Pymble resident
17	2014/062575	Letter of support – Turramurra area	Support noted. Location unknown
18	2014/063597	Letter of support – Turramurra area	Support noted. Turramurra resident
19	2014/063654	Submission requests that 1 Stapleton Place, Pymble is excluded from the proposed HCA	<p>The study area provided to the consultant excludes this property. Although the consultant identified the property as “contributory” on the draft contribution rating map, their subsequent proposed heritage conservation area does not include this property.</p> <p>Inspection by Council finds the building at 1 Stapleton Place, Pymble to be neutral to the character of the area.</p>
20	2014/063743	Letter of support – All areas	Support noted Pymble resident
21	2014/064018	Letter of support – PLC and Sheldon Forest	Support noted Pymble resident
22	2014/064094	Letter of support – all proposed areas in Pymble	Support noted SA resident

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23	2014/064239	Letter of support – all proposed areas in Pymble	Support noted. Pymble resident
24	2014/064240	Letter of support – All areas	Support noted. Pymble resident
25	2014/064403	Submission requests Gilroy Road be protected by a HCA	Noted
26	2014/064687	Letter of support – PLC and Sheldon Forest	Support noted. Pymble resident
27	2014/064688	Letter of support – PLC and Sheldon Forest	Support noted. Pymble resident
28	2014/056709	Letter of support – Gilroy Road HCA	Support noted. Lindfield resident
29	2014/067554	Letter of support – PLC school and Sheldon Forest	Support noted. Pymble resident
30	2014/068067	Letter of support – PLC school and Sheldon Forest	Support noted. Pymble resident
31	2014/068298	Letter of Support – PLC school and Sheldon Forest	Support noted. Pymble resident
32	2014/069556	Submission supports the extension of the Pymble HCA to the entirety of Telegraph Road.	Support noted. Pymble resident
33	2014/070184	Submission is against the proposal to include 17 Gilroy Road in the HCA. Submission is concerned with the restriction in building alterations and decrease in property value.	<p>Objection is noted.</p> <p>Development in heritage conservation areas is still permissible as long as the development contributes to and does not detract from the significance of the conservation area. The overarching goal of these requirements is to retain the valued aesthetic character of these historic areas. Economic studies undertaken in Australia and overseas do not support the finding that designation results in reduced property values</p>
34	2014/070771	Letter of support – PLC school and Sheldon Forest	Support noted. Pymble resident
35	2014/070858	Letter of support – Fox Valley Road	Support noted. Pymble resident, FVR owner
36	2014/070868	Letter of support – PLC school and Sheldon Forest	Support noted. Pymble resident
37	2014/070957	Submission does not support including Gilroy Road into the HCA. Majority of the houses have been altered and demolished.	<p>Objection is noted.</p> <p>It is agreed that significant change has already occurred on Gilroy Road including the demolition of numerous houses and the alteration of some remaining properties. The street has been assessed as being mostly intact with the majority of houses being contributory. These houses are in clusters, however, with places like the south east corner significantly changed.</p> <p>The boundary of the proposed HCA has been reviewed to reflect these</p>

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			changes.
38	2014/071926	Letter of support – PLC school and Sheldon Forest	Support noted. Pymble resident
39	2014/072014	Letter of support – PLC school and Sheldon Forest	Support noted. Pymble resident
40	2014/072390	Submission notes there is a lack of HCAs in the Pymble area.	
41	2014/072427	Letter of support – PLC school and Sheldon Forest	Support noted. Pymble resident
42	2014/072429	Letter of support – PLC school and Sheldon Forest	Support noted. Pymble resident
43	2014/073461	Submission supports the proposed HCA area between PLC school and Sheldon Forest. Submission suggests further research be done to the wider Pymble area west of the railway.	Support noted - Pymble resident
44	2014/073717	Submission objects to the inclusion of Orana and Kywong Avenue to the proposed new HCA because of the following reasons: 1. There is no heritage listed site in the area 2. The previous study by Paul Davies 2010 found no merit for heritage conservation listing. 3. The Edwardian Building at 25 Orana Ave is not historically significant 4. The HCA is a misinterpretation of the real situation	Objection noted. Pymble resident  A heritage conservation area is not reliant on the presence of individual heritage items, rather it recognises that a particular area, as a whole, has significance for a particular reason. For Orana and Kywong Avenues the consultants have attributed significance relating to a particular aesthetic character (late inter-war and early post-war housing) and also to the historical subdivision of rural land used for orchards for the development of the suburb of Ku-ring-gai. The proposed HCA boundary has been drawn to reflect the Lanosa Estate subdivision. This redrawn boundary includes the heritage listed Lanosa.  The Inventory sheet for the conservation area notes the house at 25 Orana Avenue as historically significant for its association with the McKeown family, however, this is not a proposal to list 25 Orana Avenue as an individual item.
45	2014/073911	Submission supports proposed HCA in Pymble. Submission notes that 1 Mocatta Ave is wrongly	Support noted. Pymble resident. The issues raised regarding contribution ratings were addressed in the

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		<p>recorded as 1970s, instead of 1950s and is shown as neutral rather than contributory. 17 Wellesley Road is shown as neutral rather than contributory. (Submission includes sales brochures of 15 and 17 Wellesley Road, Pymble). Submission suggests extensions to the HCA Area 4.</p> <p>In addition, submission attaches letter from the National Trust (25/03/2011)</p>	PMA review which rated these properties as contributory. The letter from National Trust was to Council's general manager and was considered in a previous exhibition.
46	2014/074532	Submission supports the inclusion of 36 Eastern Road as part of the HCA.	Support noted. Turramurra resident
47	2014/074616	<p>Submission opposes to the inclusion of Gilroy Road and Eastern Road for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The properties a long Eastern Road, Brentwood Ave and Turramurra Ave are under compulsory acquisition to extend the park.</li> <li>2. The study should have been done prior to the town plan. This leaves the residents with uncertainty.</li> <li>3. This preservation proposal now released for resident's comments comes some 6 to 8 weeks after Council pulled down a number of houses at the top end of Gilroy Rd. Of these properties two were excellent examples of the California bungalow, one with quality white point brickwork.</li> <li>4. It is not a unique area</li> </ol>	<p>Part of peer review by John Oultram.</p> <p>This report was commissioned as a direct result of a resolution of Council. The timing of the report was delayed due to staff movements, and unforeseeable and unavoidable delays on the part of the consultants undertaking the peer review. The two planning processes that produced the KLEP 2015 and the LC LEP 2012 also resulted in the need to address interface issues between the two LEP areas. This review forms part of this process that will eventually result in the integration of the two LEPs and the deferred areas into one LEP.</p> <p>Apartment housing constructed in recent years in Turramurra, as well as anticipated new apartments necessitates the provision of public open space for these residents. The expansion of the park was the obvious solution to this requirement and will benefit existing and future residents. The demolition and loss of these houses was unfortunate but at the time of Council's decision to acquire the apartments they were not designated.</p> <p>What remains of Gilroy Road's Inter-war development is of heritage significance for the intact and representative examples of Inter-war housing. The new boundary reflects those houses considered to be contributory.</p>

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48	2014/074819	Submission does not believe the draft heritage proposal goes far enough. Submission suggests that properties opposite those under consideration be also included.	Pymble resident. Support for HCAs noted.
49	2014/076641 & 2014/086974	Submission strongly supports the reports done by John Oultram, Jackson Stepowski and Stephen Booker.  However submission notes there may be inconsistencies. 1. The proposed extension to Mahratta is not depicted on HCA boundary maps nor is it included in the list of SHI forms. 2. The integration of Gilroy and Eastern Road into the "Gilroy HCA" is not depicted in HCA boundary maps nor is it included in the list of SHI forms. The boundary of the Gilroy Road HCA as proposed by Jackson-Stepowski is shown in the maps but there is no matching SHI form in the list. The SHI form for the "Gilroy HCA", incorporating both Eastern and Gilroy roads can be found in the Oultram report, but it is also not included in the published list of SHI forms	Wahroonga resident. The support and proposed inconsistencies are noted however the areas identified do not form part of the study undertaken by Jackson Stepowski.  The statutory exhibition will include the required and revised SHIs and maps.  The boundary of the Gilroy Road HCA has been revised to reflect submissions and recent changes and development approvals.
50	2014/076852	Submission supports the proposal. Submission suggests that Council should extend the existing Pymble HCA to the entire Telegraph Road and surrounding streets.	Support noted. Pymble residents.
51	2014/077257	Letter of support – Telegraph Road	Support noted. Pymble resident
52	2014/077524	Letter of support – Pymble	Support noted. Pymble resident
53	2014/077527	Submission does not support the inclusion of 19 Linden Avenue into the HCA. Submission suggests that the property should be neutral instead of contributory. The original built form was partially demolished and significantly renovated in 1970s. The weatherboard and exterior brick has been painted white. The house is not	Objection noted. Pymble resident  A neutral rating does not exclude a property from inclusion within a heritage conservation area. A neutral rated property may still contribute to the identified character of an area and inclusion within a heritage conservation area will ensure sympathetic development as

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		<p>visible from the street.</p> <p>Submission supports the inclusion of the driveway for conservation on the basis that it contains significant trees and landscaping.</p> <p>In addition, submission also notes that the item type and street reference in C4 linden avenue SHI sheet appear to be incorrect with references to 32, 42A, 39 to 43 Livingstone avenue and the creek areas of 35 and 37. 19 Linden Avenue has been categorised and inter-war however it was built after WW2.</p>	<p>addresses the street scape on Linden Avenue.</p> <p>Properties are included within a heritage conservation area based on their formal property boundary i.e. Lot/DP. Partial inclusion of a property is not appropriate for ongoing management and protection of the conservation area.</p> <p>The map included in the SHI form is unreadable and requires review.</p> <p>The subsequent review by Perumal Murphy Alessi includes a much larger HCA with Linden Avenue no longer on the periphery. The houses have also been identified as ranging from Federation to Post-war.</p>
54	2014/077572	Submission supports the listing of 57A Pymble Avenue as 'detracting'	<p>Pymble residents.</p> <p>57A Pymble Avenue will remain categorised as 'detracting.'</p>
55	2014/077948	Submission strongly objects to the inclusion of Gilroy Road in the HCA due to the degree of change that has occurred.	The assessment acknowledges that change has occurred. The updated boundary reflects the pockets of intact houses in a much reduced HCA.
56	2014/077953	<p>Submission disagrees with the proposed boundary for the current Linden Avenue, as only one side of the street is included. Submission suggests that Linden Ave should be preserved as a whole.</p> <p>In addition, the classification 21 Linden Avenue has been classed as contributory to the Inter-war period is wrong as the house was built in 1953, and it therefore is incorrectly described as being part of the "intact enclave of pre-1943 residences". And as such this HCA should be re-assessed.</p>	See comments in 53 above.
57	2014/079842	Letter of support - Pymble	Support noted. Pymble resident.

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58	2014/082271	Letter of support - Pymble	Support noted. Location unknown
59	2014/082570	Submission opposes to the proposal. Properties should not be disadvantaged in order to protect the few buildings of architectural and historical significance.	Objection noted. Location unknown. A heritage conservation area (HCA) is not reliant on the presence of individual heritage items, rather it recognises that a particular area, as a whole, has a recognisable character for a particular reason which is worthy of retention and protection..
60	2014/082605	Submission objects the inclusion of Gilroy Road as a Heritage Conservation Area. Many houses have additions or second storeys and there are two 5 storey apartment blocks. There are inaccuracies in the report. 53, 57, 2, 4, 10 Gilroy Road are all demolished. Gilroy Road does not have a collection of consistent buildings to justify a HCA. R4 zoning should be retained.	Objection noted. The map has been updated to reflect recent changes. The boundary has been adjusted to reflect where the clusters of contributory buildings are located.  Change the boundary of the HCA to reflect changes.
61	2014/082662	Submission objects to any potential listing of 34 Gilroy Road as a heritage significant item within the HCA. Several aspects of the existing landscape no longer support the extensive heritage protection of the entire street. The presence of St Margaret's Village weakens the heritage appeal of the entire street. In addition, there is a number of developments that are intrusive and no longer preserves the heritage atmosphere and streetscape.	Objection noted. Turramurra resident. See comments in 60 above.
62	2014/083023	Submission strongly objects to the further investigation and proposed listing of 54A Fox Valley Road for the following reasons: <ol style="list-style-type: none"> <li>1. The house was built in 1970s and is outside the main period of activity associated with the Sydney school of architects that occurred between 1950s-1960s.</li> <li>2. The property is located at the bottom of a steep battle axe allotments. There is no visible presence or status with the streetscape.</li> </ol>	Objection noted. Wahroonga resident.  This review is not considering the individual listing of 54A Fox Valley Road as an item and the property is not within the boundary of the proposed HCA.




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		3. The photo of the property in the heritage review indicates that Council officers or their Consultants carried out unauthorised entry into the property.	
63	2014/083026	Submission disagrees with the inclusion of Orana Avenue within a HCA due to the lack of Victorian and/or Federation era houses in the street.	<p>Objection noted. Pymble resident.</p> <p>The consultants were given an open brief, with the study not limited to a particular architectural era. Consequently the consultants identified Orana Avenue as meriting inclusion within a conservation area for a number of reasons. The street is considered significant as it demonstrates the historical layers of European history through the current subdivision by showing how the area transition from rural orchards to residential suburbs.</p> <p>The statement of significance in the Inventory (SHI) form for the HCA4 "Mona Vale Road, Church Street and Orana and Kywong Avenues Heritage Conservation area" states that the houses are "predominantly Inter-War and immediate post war houses which produce a consistency of style, scale and materials" combined with mature gardens and street trees which create a picturesque setting and therefore establish aesthetic significance and provide a particular character to the area..</p>
64	2014/083042	Submission supports the extension of the existing HCA to include Telegraph Road.	Support noted. Pymble resident
65	2014/083379	Letter of support – PLC and Sheldon Forest	Support noted. Pymble resident
66	2014/083397	Submission objects to proposed Pymble HCA due to the lack of Federation and Victorian style properties in the area	<p>Objection noted. Pymble resident.</p> <p>Please see comments on development periods in the main report.</p>
67	2014/086173	Submission objects to Gilroy Rd HCA due to: <ul style="list-style-type: none"> <li>• Modification of properties in the area have diminished the heritage value of the area</li> <li>• Previous demolition of properties with perceived heritage value</li> </ul>	<p>Objection noted. Turramurra resident.</p> <p>See comments in 37 above.</p>

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68	2014/083556	Submission objects to Gilroy Rd HCA due to: <ul style="list-style-type: none"> <li>• Unnecessary restrictions on what owners can do with their properties</li> <li>• Decrease in property value</li> <li>• Redevelopment potential of the area in line with R4 zoning</li> </ul>	Objection noted. Turramurra resident. See comments in 37 above and key issues in main report.
69	2014/084048	Letter of support – all areas	Support noted. Pymble resident
70	2014/084148	Submission objects to Gilroy Rd HCA due to: <ul style="list-style-type: none"> <li>• Unnecessary restrictions on what owners can do with their properties</li> <li>• Decrease in property value</li> </ul>	Objection noted. Turramurra resident. See key issues in main report.
71	2014/084149	Letter of support – Telegraph Road area	Support noted. Pymble resident
72	2014/084257	Submission objects to Gilroy Rd HCA due to: <ul style="list-style-type: none"> <li>• Their property, 17 Eastern Rd modifications have diminished the heritage significance of that particular property</li> <li>• Modifications to other properties surrounding have diminished the heritage significance of that area</li> <li>• The burden of completing the renovations that would be required by any potential conservation order</li> <li>• The reduced scope for redevelopment in line with zoning regulations</li> </ul>	Objection noted. Pymble resident.  DA0162/15 – approval given for demolition of existing houses on this site and the construction of a residential flat building.  This area is not proposed for inclusion in a HCA.
73	2014/084459	Letter of support – PLC and Sheldon Forest	Support noted. Pymble resident
74	2014/084571	Submission objects to Gilroy Rd HCA due to: <ul style="list-style-type: none"> <li>• Unnecessary restrictions on what owners can do with their properties</li> <li>• Decrease in property value</li> </ul>	Objection noted. Turramurra resident. See comments in 37 above and key issues in main report.
75	2014/084592	Submission objects to inclusion of North Pymble in HCA due to concerns regarding the increased unnecessary burden on property owners	Objection noted. Wahroonga resident, owns in Pymble. See key issues in main body of the report.

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76	2014/084637	Letter of support – all Pymble areas	Support noted. Pymble resident.
77	2014/084750	Submission agrees with recommendation not to include Fox Valley Rd Supports further investigation into individual properties Submission does not support investigation to include 2-16 Fox Valley Rd due to: <ul style="list-style-type: none"> <li>• Inconsistent and incongruous styles</li> <li>• Little individual value add to the existing Mahratta HCA</li> </ul>	The houses identified in the proposed HCA extension are representative of Federation to Inter-war residential development. This period of housing includes many architectural styles some demonstrating the nostalgic influences of historic English styles, while others are contrastingly modern, embracing a more pragmatic and minimalist architecture free of artifice. What these properties provide to the existing Mahratta HCA is development that is in context with the period of development of the main Mahratta estate and other contributory buildings within the HCA.
78	2014/084780	No comment provided on website form	Noted
79	2014/084888	Letter of support – PLC and Sheldon Forest	Support noted. Pymble resident
80	2014/084895	Letter of support – PLC and Sheldon Forest	Support noted. Pymble resident
81	2014/085075	Submission discusses notification process and states that it could be improved to increase fairness on residents	Location unknown. By your submission it seems there were issues with the timing of the notification mailout and access to the website. Council endeavours to provide all information that is on the website in paper form at Council's customer service and in the library/ies of the affected areas. In the event an individual does not have internet access and is not able to come to Council due to access or similar such reasons, Council staff will do their best to provide the individual with the necessary information so they can make a submission if they wish. If you have difficulties in the future, please call Council. Several staff are made available during an exhibition period to answer these enquiries and explain the exhibition material. We are happy to assist.
82, 83, 84 85	2014/085076	Submissions object to Gilroy Rd HCA due to: <ul style="list-style-type: none"> <li>• Unnecessary restrictions on what owners can do with their properties</li> <li>• Decrease in property value</li> </ul>	Objection noted. Turrumurra residents. See comments in 37 above and key issues in the main body of the report.

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88 89 92		<ul style="list-style-type: none"> <li>• Previous demolition of properties with perceived heritage value</li> <li>• zoning – concerned council is attempting to back-zone the area from high density using alternative means</li> <li>• The heritage value of the southern end of Gilroy Rd is questionable</li> <li>• A HCA status is conflicting with an R4 zoning</li> <li>• This area is less significant than others previously identified and protected by a HCA</li> <li>• Lack of evidence supporting the proposal</li> <li>• Asserts that there should be no further change to any heritage status in the area unless it be for the individual heritage listing of particular properties which can be shown to demonstrate outstanding heritage values.</li> </ul>	
86	2014/085174	Submission highlights a mapping anomaly to be rectified	<p>Pymble resident.</p> <p>Double block. 'Draft Contribution Rating Map' identifies both blocks as 'contributing' and includes them in the conservation area boundary.</p> <p>The 'draft built era map' for the HCA has not attributed an era to the block containing the dwelling house.</p> <p>Mapping anomaly to be rectified.</p>
87	2014/085235	Letter of support – PLC and Sheldon Forest	Support noted. Pymble resident
90	2014/085460 & 2014/088803	Letter of support – All areas. Also wish to set up other heritage initiatives in the local government area	Friends of Ku-ring-gai Environment Inc (FOKE). Support is noted.
91	2014/081984	Submission objects to inclusion of Kywong Avenue, Pymble in a HCA as no reason can be seen for the change.	<p>Objection noted. Pymble resident.</p> <p>The consultant prepared Inventory (SHI) form for HCA4 "Mona Vale Road, Church Street and Orana and Kywong Avenues Heritage</p>

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			<p>Conservation area” states that the historical layers of European history are displayed in the current subdivision. Kywong Avenue is particularly noted in the statement of significance as having historical significance because the houses, which are built on relatively steep sites, demonstrate the development of new construction methods that used split levels and suspended slabs. Aesthetic significance is attributed to Kywong Avenue as the minimal presence of kerbs and gutters (limited to the eastern side of the street) “create an informal and picturesque street.”</p> <p>60% of the properties addressing Kywong Avenue have been rated as “contributing” to the character of the HCA. The proposed HCA acknowledges the histrionic value of these houses as a group and the importance of conserving this for future generations.</p>
93	2014/085625	Submitter requests meeting with Council to discuss health infrastructure review, HCA review and how these impact upon each other	Department of Health. If the HCA progresses to statutory listing formal consultation with agencies will occur as part of this process.
94	2014/085627	Letter of support – Gilroy Rd	Support noted. Pymble resident
95	2014/085903	Letter of support – All areas	Support noted. Killara resident
96	2014/086240	Submission does not support HCA listing in its current form, and submitters wish to meet with Council to discuss the implications on the provision of services by the submitters	Department of Health. See 93 above.
97	2014/086364	Submission objects to the inclusion of Orana Ave, Pymble in the HCA Submission objects to 2 Orana Ave being identified as a potential heritage item due to the alterations and additions to the property changing the character and reducing the heritage significance of the property	<p>Objection noted. Pymble resident</p> <p>PCDC0496/13 did not alter the façade of the property to the point it no longer contributes to the HCA. The property is not being considered as an individual heritage item as part of this review.</p>

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98	2014/086371	Letter of support – PLC and Sheldon Forest	Support noted. Pymble resident
99	2014/086381	Submission supports all proposed HCA areas Objects that the proposed HCA does not include the recommendations for Eastern Road or Fox Valley Road by John Oultram	Turrumurra resident. Support for HCAs is noted.
100	2014/086384	Letter of support – PLC and Sheldon Forest	Support noted. Pymble resident
101	2014/086386	Letter of support – PLC and Sheldon Forest	Support noted. Pymble resident
102	2014/086394	Letter of support – PLC and Sheldon Forest	Support noted. Pymble resident
103	2014/086398	Letter of support – PLC and Sheldon Forest	Support noted. Pymble resident
104	2014/086408	Letter of support – PLC and Sheldon Forest	Support noted. Pymble resident
105	2014/086413	Letter of support – All areas	Support noted. Pymble resident
106	2014/086513	CULWORTH	Incorrectly counted – not in response to this proposal.

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107	2014/086805	Letter of support –Telegraph Road, Pymble	Support noted. Pymble resident
108	2014/087325	Submission requests that Telegraph Road should also be included in the HCA	Support noted. Pymble resident
109	2014/088320	Submission supports the extension of the HCA for all areas in Pymble identified in the study, and further asserts that Telegraph Road should also be included in the HCA	Support noted. Pymble resident
110	2014/088488	Not relevant to this exhibition	Not relevant to this exhibition.
111	2014/057030	Study asserted 11 Telegraph Road, was built pre 1946. This house was actually constructed in the 1980's.	The house is present on the 1943 aerial in substantially the same form as the building on the 2014 aerial. An extension may have occurred in the 1980s.