

Council has incorporated a planning proposal for amendments to the KPSO, *Draft Local Environmental Plan 218 Amendments to the Ku-Ring Gai Planning Scheme Ordinance*, (DLEP 218) to incorporate provisions for Biodiversity and Riparian Land and that created additional conservation areas. Under Part 3 of the DLEP 218, the Study Area was not identified as a conservation area.

Council has prepared a *Draft Ku-Ring-Gai Local Environmental Plan 2013* (DLEP). The DLEP only applies to the areas not covered under the LCLEP and does not alter the heritage status of the Study Area or the properties there.

The heritage provisions of the KPSO and the LCLEP would apply to development in the area.

Development at the site may also be the subject of the provisions of the *Ku-ring-gai Residential Design Manual Development Control Plan No. 38 2002* (DCP) and the *Heritage Conservation in Ku-ring-gai: Guidelines for Development* that contains detailed guidelines for development of heritage items and in conservation areas.



Figure 4.1 Ku-Ring-Gai Local Environmental Plan (Local Centres) 2012 – Heritage Map

5.0 DISCUSSION OF SIGNIFICANCE

5.1 GENERALLY

The discussion of significance relates only to the development to the east side of the street that was identified by Council as the primary study area. The area to the west of this area is largely modern and earlier development here is of large houses from the Federation period that would fall outside of the characteristic building period for the Study Area.

The Study Area is closely linked to the development of Gilroy Road, and particularly the western side, as this formed part of the original subdivision of the area by the Gilroy family. The subdivision extended north over Brentwood Avenue and this area has some of the characteristics of the study area and is included in the discussion.

5.2 HISTORICAL SIGNIFICANCE

The study area is an example of a pre-World War 1 subdivision by the Gilroy family that was carried out under Torrens title in 1912. John and Mary Gilroy had purchased a large parcel of land from the *Big Island Estate* in 1880 but early attempts at development were thwarted by issues over land ownership. Following the subdivision in 1912 the area was developed for housing.



Figure 5.1 Aerial view of Eastern Road and Gilroy Road in 1943

The area is largely developed. Note the line of street trees to Eastern Road

Source: RTA, From the Skies CD Rom

The Gilroy's are strongly associated with the area. Mary Gilroy was the daughter of John and Ellen Brodie who had purchased a large portion of the *Big Island Estate* in 1860 and the land between Gilroy Road and Eastern Road was purchased by the Gilroys from the Brodies. The Brodies retained land to the east side of Gilroy Road. The Gilroys were later empowered to sell parts of the Brodie landholdings.

Mary Gilroy built two houses in Eastern Road and lived at *Alleura* at 19-21 Eastern Road and later *Hope* at 17A Eastern Road⁶. Both houses have been demolished. Some of the lots were sold to members of the Gilroy family, presumably for development.

The lots sold sporadically from 1912 onwards but by the beginning of the Second World War the area was largely developed. The houses were generally modest, Edwardian and Inter War style houses and many of these remain in Eastern Road and Gilroy Road.

The area also has associations with the *Big Island Estate* that was formed from the land leased by Thomas Hyndes in the 1830's for timber getting. The Estate was later sold to John Terry Hughes and subdivided in 1855. The western side of Eastern Road was developed earlier and was not part of the Gilroy landholdings.

5.3 AESTHETIC SIGNIFICANCE

The Study Area has a good collection of modest, Inter War houses built largely in brick and terracotta tiles that have similar characteristic in terms of scale, form and detail. The Study Area also contains a handsome, Inter War style Church that is a local landmark.

The houses are generally recognisable from the period 1912 to 1939 (i.e. Inter War) though some the early houses follow the Federation/Edwardian form with a projecting gable to the front and a side verandah. The houses are quite modest though there are some with interesting detailing. The houses are consistent in terms of materials and there is use of decorative joinery and leadlight windows. Many of the face brick houses have been painted and some have side additions in the form of carports and garages.

The street has a consistent character in terms of verges and street plantings including a long line of Brushbox that are shown in the 1943 aerial photograph (Figure 5.1). The houses have planted front and rear gardens and some retain original sandstone and brick fences.

There is some uncharacteristic development where an original house has been replaced with modern, two storey houses and there is a large housing development at 19-21 Eastern Road with underground car parking visible from the street. The character of the eastern side of the street extends past Brentwood Avenue to the Kuruah Oval, though the houses here are of lesser architectural quality

The western side of Eastern Road has been largely redeveloped and this area is characterised in part by the large, Federation period houses. It is dominated by the Post War apartment development.

5.4 SOCIAL SIGNIFICANCE

The Study Area would have no special associations with any particular group, though St. Margaret's Church would have special significance for its congregation. Cameron Park is a well-used pocket park that would be held in some regard by local residents.

5.5 TECHNICAL/SCIENTIFIC SIGNIFICANCE

On the majority of sites in the study area there do not appear to have been any previous buildings and the archaeological potential of the place is low. Both of the houses constructed by Mary Gilmore at 17A and 19-21 Eastern Road have been demolished and replaced with the Church and the large housing development.

The houses in the study area are typical of the period and are not of any technical merit.

6.0 ASSESSMENT OF SIGNIFICANCE

6.1 CRITERIA FOR ASSESSMENT

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance.

An item will be considered to be of State (or) local significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria.

Criterion (a)	<i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The Study Area is an example of a pre World War 1 subdivision by the Gilroy family that was carried out under Torrens Title in 1912 and then developed for residential use from 1912 to 1939
	Local Significance
Criterion (b)	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The place has associations with John and Mary Gilroy who purchased the land in 1880 and who later subdivided the area and built two houses there, <i>Hope</i> and <i>Alleura</i>
	The place also has associations with the Brodie family who purchased part of the subdivision of the <i>Big Island Estate</i> and who retained land to the east side of Gilroy Road that was developed at the same time as the Gilroy estate
	The place also has limited associations with late 1800's subdivision of <i>Big Island Estate</i> that was established by Thomas Hyndes in the 1830s
	Local Significance
Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
	The study area contains a good cross section of single storey, Edwardian and Inter War style houses that have a consistency of scale, form and materials
	The study area contains buildings of high quality including St. Margaret's Church and the fine, Inter War style house at 43 Eastern Road
	The street has a consistent character in its layout and street planting including a row of Brushbox trees that were planted in the 1940s by Ku-Ring-Gai Council
	Local Significance
Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
	The place has no associations with any particular group
	Does not meet the criterion
Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The archaeological potential of the site is low
	Does not meet the criterion
Criterion (f)	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The subdivision and subsequent development is not rare in Turramurra
	Is not rare. Does not meet the criterion
Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	The Study Area is an example of pre World War 1 subdivision that was developed for residential use from 1912 to 1939
	Does not meet the criterion at a State level
	<i>(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)</i>
	The Study Area is an example of pre World War 1 subdivision that was developed for residential use from 1912 to 1939
	Representative Historically Locally
	Representative Aesthetically Locally

6.2 STATEMENT OF SIGNIFICANCE

The Study Area is an example of a pre World War 1 subdivision by the Gilroy family that was carried out under Torrens title in 1912 and then developed for residential use from 1912 to 1939.

The place has associations with John and Mary Gilroy who purchased the land in 1880 and who later subdivided the area and built two houses there, *Hope* and *Alleura*. Other sites were sold and developed by the Gilroy family.

The place also has associations with the Brodie family who purchased part of the subdivision of the *Big Island Estate* and who retained land to the east side of Gilroy Road that was developed at the same time as the Gilroy Estate. The place also has limited associations with *Big Island Estate* that was established by Thomas Hyndes in the 1830s.

The Study Area contains a good cross section of single storey, Edwardian and Inter War style houses from the characteristic building period (1912-1939) that have a consistency of scale, form and materials and contains buildings of high quality; St. Margaret's Church and the fine, Inter War style house at 43 Eastern Road. The street has a consistent character in its layout and street plantings including a row of Brushbox trees that were planted in the 1940s by Ku-Ring-Gai Council.

The subject area is of **moderate significance** at a **local** level.

7.0 HERITAGE ASSESSMENT

7.1 METHODOLOGY

The following methodology has been used in this report.

7.1.1 Defining Conservation Areas

The Heritage Office and the Department of Urban Affairs and Planning have published a guide (*The Guide*) to defining and establishing conservation areas that provides measures for the assessment of conservation area.

Several definitions for conservation areas exist.

NSW Heritage Act 1977

The NSW Heritage Act 1977 uses the term *heritage precinct* to mean:

An area which contains one or more buildings, works, relics or places which are items of environmental heritage and which have a character which should be conserved

National Trust of Australia (NSW)

The National Trust defines an urban conservation area as:

An area of importance within whose boundaries controls are necessary to retain and enhance its character

It classifies these areas as if they are of *aesthetic, historic, scientific or social significance or other special value* for future generations as well as for the present community.

Factors to be assessed can include:

- Historical development
- Subdivision layout
- Pattern of development
- Parks
- Landscaping and gardens
- Buildings of various styles
- Forms
- Types and functional uses
- Historical or symbolic sites
- Streetscapes and skylines
- Landmarks
- Internal and External views

It is accepted that the fact that some items in a heritage area may have little or no heritage value does not diminish the value of the area.

7.1.2 Building Contributions

The Davies Review determined the rankings of buildings as follows.

Building Contribution ratings	
Contributory	Key historical period layer, highly or substantially intact Key historical period layer, altered, yet recognisable and reversible
Neutral	Key historical period layer, altered in form, unlikely to be reversed New sympathetic layer or representative of a new layer
Uncharacteristic	Not from a key historical period layer Uncharacteristic (in either scale or materials / details) New uncharacteristic development (for example modern 5 storey residential flat buildings) Other uncharacteristic development

This study has followed this methodology and ranking assessment and has determined that the key historical period is 1912 – 1939.

7.2 ASSESSMENT OF EASTERN ROAD PRECINCT

7.2.1 Study Area

The primary Study Area for this report was the houses to the eastern side of Eastern Road, though it is clear from the historical research that the development of the street is linked closely to the development along Gilroy Road and a portion of the area to the north of Brentwood Avenue. Gilroy road was assessed in the Jackson Report though it did not include the properties to the north of Brentwood Avenue that were part of the Gilroy subdivision.

7.2.2 Assessment of the potential conservation area

Using the above factors the area can be assessed as follows.

Historical development	The area has a well defined, historical development that is linked to the development of a large part of northern Ku-ring-gai that was known as the <i>Big Island Estate</i>
Subdivision layout	The subdivision pattern was formed partly in 1855 with the subdivision of the <i>Big Island Estate</i> and later in the 1880's with the subdivision of the subject area by John and Mary Gilroy that was formalised in 1912
Pattern of development	The area was developed within a distinct time frame (1912-1939) and the earlier development in the Study Area has been demolished
Parks	The subject area, including the section to the north of Brentwood Avenue, is book-ended by Cameron Park and Kuruah Oval that give distinct edges to the area
Landscaping and gardens	There is a strong pattern of street plantings from the 1940's and most of the houses have gardens front and rear with mature plantings. Some houses retain original front boundary walls and later fences are generally sympathetic
Buildings of various styles	The house types are generally Inter War with some of the earlier dwellings showing Edwardian and Federation detailing
Forms	Characteristic dwellings are single storey with hipped and gabled roof forms. Two storey forms are modern replacements
Uncharacteristic elements	There are some uncharacteristic elements and features (painted brickwork, garages and carports) but these do not overly detract for the character of the area
	Two storey, modern, infill development
Types and functional uses	The sites are generally dwellings
Historical or symbolic sites	St. Margaret's Church is a symbolic site to the centre of the study area
Streetscapes and skylines	The study area is low scale and is characterised by its leafy canopy of trees
	The area is visually dominated by the three storey apartments to the west of the Eastern Road but this is as could be expected at the boundary of any planning area where zonings and permissible uses change
Landmarks	St. Margaret's Church is a landmark to the centre of the study area
Internal and External views	Views are limited by the topography and the low scale of development. There are long views along Eastern Road to the north and south

7.2.3 Building Contributions

The Building Contributions Map for the Study Area is shown below:



Figure 7.1 Building Contributions Map – Expanded Study Area

7.3 CONCLUSION AND RECOMMENDATIONS

7.3.1 Study Area

It can be seen that the majority of items (13) in the Study Area are considered to be contributory. There are (4) neutral items that are from the key historical period but that have been altered to a degree that precludes their inclusion in the contributory ranking though they play a role in the character of the area. There are only (2) uncharacteristic items.

The study area merits inclusion in the KPSO or LCLEP as a conservation area, though it is quite small in area and would benefit from a larger boundary with the inclusion of Gilroy Road.

7.3.2 Expanded Study Area

In the Expanded Study Area to the north of Brentwood Avenue there are (2) contributory items, (4) neutral items and (2) uncharacteristic items. Due to the historical linkage with the study area it would not be unreasonable to include this area in the conservation area.

As could be expected, the area to the west of Eastern Road has a high proportion of uncharacteristic elements due to its setting outside of the Gilroy subdivision and the extensive Post War development that has occurred there. The area is not suitable for inclusion in the conservation area.

7.3.3 Gilroy Road

The development of Eastern Road is closely allied with the development of Gilroy Road and the Jackson Review has recommended that this area be identified as a conservation area. We would recommend that the Gilroy Road area and the section of the Expanded Study Area along Eastern Road across Brentwood Avenue form the basis of the conservation area boundaries.

7.3.4 Richard Stanton

The NSW Heritage Inventory form included in the Jackson Review refers to the involvement of Richard Stanton in the first subdivision of the Gilroy Estate. It extrapolates his involvement as auctioneer into a suggestion that the suburb was a planned, garden suburb on the model of Stanton's development of Haberfield. The historical information provided in the form does not substantiate this link and would require greater research to establish that Stanton played a role in the planning or design of the subdivision. The subdivision under auction to Stanton did not proceed and the later subdivision was to a different pattern and was auctioned by Raine and Horne.

It should be noted that at Haberfield, caveats were often placed on the lot titles to require a certain cost and type of house and many of the houses were designed John Spencer Stansfield, Stanton's company (Haberfield Proprietary Limited) architect. There is no evidence of the involvement of Stansfield at Eastern Road.

7.3.5 Conservation Area Boundary

Based on the above, we consider that the boundary of the conservation area should as shown in Figure 7.2 below.



Figure 7.2 Gilroy Conservation Area - Boundaries

8.0 SUMMARY AND RECOMMENDATIONS

8.1 SUMMARY

In summary, we consider that:

- Council should proceed to formalise the area's listing as a heritage conservation area in the *Ku-Ring-Gai Local Environmental Plan (Local Centres) 2012* (LCLEP)
- The area be known as the Gilroy Conservation Area
- The heritage conservation area should include the area of Gilroy Road identified in the Jackson Review
- The management guidelines in Appendix A should be incorporated into the development controls applying to the area
- The NSW Heritage Inventory form for Gilroy Road, Turramurra be amended to include the area identified above

8.2 RECOMMENDATIONS

We would recommend that

The associations with Richard Stanton be the subject of further research to establish if the area merits identification as a planned, garden suburb.

JOHN OULTRAM

9.0 APPENDIX A – MANAGEMENT GUIDELINES FOR THE GILROY HCA

The following area specific guidelines are to be read in association with the *Heritage Conservation in Ku-ring-gai: Guidelines for Development*

	Policy
(1)	Subdivision
(a)	Retain Inter War subdivision
(b)	Do not allow subdivision or amalgamation of sites
(2)	Key Period Significant (Contributory) Development (1912-1939)
(a)	Retain single storey Inter War houses
(b)	Retain small scale of early development
(c)	Retain characteristic forms – single storey with hipped and gabled roofs
(d)	Retain original roof form and chimneys
(e)	Retain finishes and details
(f)	Retain original external joinery (windows and doors)
(g)	Retain leadlight windows
(h)	Reinstate lost detail – verandahs, front fences
(i)	Maintain landscape components – well planted front and rear gardens
(j)	Retain original front boundary walls and fences
(3)	Additions and Alterations
(a)	Additions to rear not to exceed ridge height
(b)	No additions forward of the front building line
(c)	Discourage front dormers and rooflights
(d)	Encourage reinstatement of roofing materials and roofing detail
(e)	Encourage reinstatement of original verandah
(f)	Discourage large areas of hardstanding to the front of dwellings
(g)	Do not allow garages or carports to the front of buildings
(h)	Garages and carports to be set to the side or rear
(i)	Encourage the use of split concrete drives
(4)	Redevelopment of Non Contributing Sites and Infill Development
(a)	Infill development to be single storey
(b)	Respect scale and form of contributory development
(c)	Respect building line of contributory development
(d)	Encourage the use of face brick and terracotta roof tiles
(e)	Encourage use of hipped and gabled roof forms
(f)	Encourage the use of verandahs to the front
(g)	Provide landscaping based on contributory development
(5)	Enhance Significance of the heritage conservation area
(a)	Maintain and enhance street planting to unify streetscapes

10.0 APPENDIX B – SHI LISTING SHEET FOR THE GILROY HCA

ITEM DETAILS						
Name of Item	Gilroy Conservation Area					
Other Name/s Former Name/s	Gilroy and Bungalow Estates Turramurra					
Item type (if known)	Heritage Conservation Area (proposed)					
Item group (if known)						
Item category (if known)	Cultural Landscape, Heritage Conservation Area					
Area, Group, or Collection Name						
Street number	See attached map for boundary of HCA					
Street name	Gilroy Road/Eastern Road/Brentwood Road					
Suburb/town	Turramurra				Postcode	2074
Local Government Area/s	Ku-ring-gai Municipal Council					
Property description						
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Various					
Current use	Residential/Dwellings/Ecclesiastical/Parks					
Former Use	Residential/Dwellings/Ecclesiastical/Parks					
Statement of significance	The Gilroy HCA is an example of a pre World War 1 subdivision by the Gilroy family that was carried out under Torrens title in 1912 and then developed for residential use from 1912 to 1939. The Gilroy HCA represents an early example of a more modest subdivision deliberately designed to cater for the evolving upwardly mobile middle class at the beginning of the 20th century The place has associations with John and Mary Gilroy who purchased the land in 1880 and who later subdivided the area and built two houses there, <i>Hope</i> and <i>Alleura</i>. The place also has associations with the Brodie family who purchased part of the subdivision of the <i>Big Island Estate</i> and who retained land to the east side of Gilroy Road that was developed at the same time as the Gilroy Estate. The place also has limited associations with <i>Big Island Estate</i> that was established by Thomas Hyndes in the 1830s. The area contains a good cross section of single storey, Edwardian and Inter War style houses from the characteristic building period (1912-1939) that have a high degree of integrity and consistency of scale, form, materials and detail and contains buildings of high quality including St. Margaret's Church and the fine, Inter War style house at 43 Eastern Road. Within the HCA are consistent groups (e.g. 19-29 & 2-10 Gilroy Road) and pairs (e.g. 7 & 9 Eastern Road). The area also demonstrates the application of architectural pattern book styles made accessible by major department stores for use by both small builders and homeowners. The streets have a consistent character in their layout and street plantings including rows of Brushbox trees that were planted in the 1940s by Ku-Ring-Gai Council.					
Level of Significance	State ☐				Local X	

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Various					
Physical Description	The HCA includes the properties to both sides of Gilroy Road and to the eastern side of Eastern Road from Rohini Street to the Karuah Oval crossing Brentwood Road and includes the section of Brentwood Road from Eastern Road to Gilroy Road. The streets rise or are level from Rohini Street and then fall to the north. Some houses are set below the street or are at grade as the street falls. The street edge is defined by kerb and gutter with a bitumen and concrete footpaths. There are a range of gutter and footpath crossings varying from concrete to concrete wheel strips and paving in between to bitumen with concrete transitions. Property edges are fenced with little consistency in form and type including timber picket fences, some pool type fences and brick dwarf walls with composite brick and metal / timber fences with some original low stone and brick walls. The mature street trees play an important role in the character of the street and the Brushbox are a consistent species along the streets, though the plantings vary. 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. The streets are lined with a coherent pattern of single storey, Edwardian and Inter War houses with some matching pairs and groups. The buildings sit square on their allotments that are of a regular size and arrangement. The houses are generally in a hybrid form of the Edwardian and Inter War style bungalow in brick with hipped and gabled, terracotta tile roofs with projecting bays, verandah or porches to the front (some enclosed). Driveways are located at one side of the residences and lead to rear or side positioned single car garages. The area also contains a handsome, brick, Inter War Church (St. Margaret's). There is some modern infill of two storey houses.					
Physical condition and Archaeological potential	Housing is generally in good condition.					
Construction years	Start year	1912	Finish year	1939	Circa	☐
Modifications and dates						
Further comments						

HISTORY

Historical notes

Pre-contact and early contact Aboriginal history

The name Ku-ring-gai comes from the Kuringgai or Guringai Aboriginal language group of the people who inhabited the area from Port Jackson north across Broken Bay and beyond Brisbane Water. The name has been adopted for both the Local Government area and the adjacent National Park to the north. There were two bands of the Guringai in what is now the Ku-ring-gai Local Government area: the Garrigal or Carigal people, who lived around West Head, and the Terramerragal, who lived in the Turramurra area.

European settlement in the Ku-ring-gai area

The earliest European settlement in Ku-ring-gai was along the major roads, and was generally rural in nature. During the 19th century, timber getting and orchards were major activities. The North Shore Railway line was established in 1890, and subdivision of orchards and large estates for residential development near the railway stations proceeded thereafter.

Development of the Eastern Road/Gilroy Road Area

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 evidently had some claim to the title of this land for he sold it as the one holding to John Terry Hughes in January 1840. In February 1840 Hughes mortgaged the land to Adolphus William Young. Hughes was caught up in the financial crisis of the early 1840s and on defaulting on the mortgage lost the property to Young. In February 1854 Young gave Power of Attorney to solicitor William Whaley Billyard.

In April 1855 the land was put up for sale at public auction. By this date the land holding had become familiarly known as the *Big Island Estate*. The *Big Island Estate* was described as being particularly well adapted for orange groves, orchards and vineyards, with the soil being the most fertile in the entire district having been enriched by the forest debris of ages. To what uses the land was put over the 1840s and early 1850s is unclear, but possibly was a continuation of timber getting under licence or stock grazing. Following the *Big Island Estate* subdivision the area was primarily orchards.

In 1860 John Brodie (1832-1911) purchased land from John Brown. Brodie applied for his land to be converted to Torrens Title in 1874 that became Lots 2 and 3 Section 1 of the *Big Island Estate* containing 50 acres 2 rods 37 perches. Brodie was born in Fifeshire Scotland and migrated to Australia in 1854.

Gilroy's Estate

In 1880 John and Mary Gilroy acquired a portion of the *Big Island Estate* from Rohini Street running north beyond what is now Brentwood Avenue. Mary Gilroy (nee Brodie) married John Gilroy in 1879. The couple purchased the land from Mary's parents, John and Ellen Brodie, who retained portions of the Estate to the east of what is now Gilroy Road. The Gilroy's took out several mortgages on the land and attempted to subdivide under the Old System and the estate was advertised for sale in 1901 by Stanton and Son. Sales did not proceed due to concerns over title and the land was re-subdivided into smaller lots under Torrens Title in 1912. The Gilroys were empowered to sell lands owned by the Brodie family under an Act of Parliament (the Brodie's Enabling Act Amendment 1903).

Mary Gilroy built two houses in Eastern Road; *Hope* at 17A Eastern Road and *Alleura* at 19-21 Eastern Road. Peter Gilroy is noted as living at *Alleura* from 1898 till 1912 after which the family moved to *Hope*.

The subdivision created Eastern Road, Gilroy Road and Brentwood Avenue. The lots were between 50 and 60 feet wide and slightly longer in Eastern Road (160 feet) than Gilroy Road (140 feet). The lots fronting Rohini Street were narrower presumably anticipating commercial development opposite the railway station.

The first lots were sold in 1912 and continued till 1925 and many of the transfers included multiple lots. For instance, George Lewis Austin, a gentleman of Chatswood, purchased 14 lots in 1921. Austin does not appear to have developed the sites as they were sold wholesale to Arthur Hoskins, builder, and George Alan Harding, chemist, in 1923. Other lots were sold as individual parcels and Lot 37 at 43 Eastern Road was sold to Wilfred Lionel Osborne in 1916. The east side of Gilroy Road that was part of the Fifeshire Estate was excluded from the sale.

In October 1915, lots 3-11 of *Fifeshire Estate* were re-subdivided as the *Neal's Bungalow Court Estate* (13 lots) so that the back portion of former Fifeshire Estate lots that fronted onto Turramurra Ave, now fronted Gilroy Rd, and included four "Artistic Bungalows" on lots 3-6 in Gilroy Rd. and nine land parcels (Lots 7 to 14).

	In November 1918 the balance of the <i>Gilroy Estate</i> was offered for sale by Raine & Horne with an average lot size 50 x 140 feet with frontages to Eastern Rd, Gilroy and Cherry Street (now Rohini Street). The sale was scheduled for 27 November 1918. July 1926, land at 17A Eastern Road was purchased by the Trustees of the Presbyterian Church and St Margaret's Presbyterian Church opened on the site on 27 November 1927. In 1928 two blocks at Nos. 18-22 Gilroy Rd (Lots 63 & 62) were purchased by Margaret Gillespie. She was the daughter of Mr (later Sir) Robert Gillespie, elder of the Wahroonga Church, who donated them to the Church. Between 1990 and 2000, Ku-ring-gai Council purchased 3 houses (Nos. 2,4 and 6 Gilroy Road) for use as a Park.
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THEMES	
National historical theme	Building settlements, Towns and Cities Peopling Australia Developing Local, Regional and National Economies
State historical theme	Development of Towns Developing Local Economies

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	The area is an example of a pre-World War 1 subdivision by the Gilroy family that was carried out under Torrens title in 1912. John and Mary Gilroy had purchased a large parcel of land from the <i>Big Island Estate</i> in 1880 but early attempts at development were thwarted by issues over land ownership. Following the subdivision in 1912 the area was developed for housing.
Historical association significance SHR criteria (b)	The area is strongly associated with early settlers, John and Mary Gilroy. Mary Gilroy was the daughter of John and Ellen Brodie who had purchased a large portion of the <i>Big Island Estate</i> in 1860. The land between Gilroy Road and Eastern Road was purchased by the Gilroys from the Brodies. Though the Brodies retained land to the east side of Gilroy Road the Gilroys were later empowered to sell parts of these landholdings. On arrival in Australia from Ireland Peter Gilroy settled in Turramurra initially as a farmer, dairyman and later a fuel and produce merchant in Rohini St. He took an active part in the organisation agitating for the building of the Sydney Harbour Bridge and in the foundations of Turramurra.
Aesthetic significance SHR criteria (c)	The area has a good collection of modest and relatively intact, Edwardian and Inter War houses built largely in brick and terracotta tiles that have similar characteristic in terms of scale, form and detail. The area also contains a handsome, Inter War style Church that is a local landmark.
Social significance SHR criteria (d)	St. Margaret's Church would have special significance for its congregation and Cameron Park is a well-used pocket park that would be held in some regard by local residents.
Technical/Research significance SHR criteria (e)	
Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	Representative significance as a highly intact area developed in the early twentieth century / Interwar periods. The area is representative of suburban development in Ku-ring-gai the period 1912-1939
Integrity	High level of integrity of the subdivision pattern, building stock and detail, street layout and plantings

HERITAGE LISTINGS

Heritage listing/s	There are no items listed on the State Heritage register. There is one item listed on the Heritage Database of the NSW Office of Environment and Heritage (43 Eastern Road).
	There is one item listed in Schedule 7 part 2 of the Ku-ring-gai Planning Scheme Ordinance (43 Eastern Road).
	There are two items listed in Schedule 5 part 1 of the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 (43 and 17A Eastern Road).

INFORMATION SOURCES**Include conservation and/or management plans and other heritage studies.**

Type	Author/Client	Title	Year	Repository
Report/ Study	Godden Mackay Logan	<i>Ku-ring-gai Heritage and Neighbourhood Character Study</i>	2000	Ku-ring-gai Municipal Council
Report	Godden Mackay Logan	<i>Ku-ring-gai Urban Conservation Areas Study</i>	2002	Ku-ring-gai Municipal Council
Report/ Study	Susan Jackson Stepowski	Review of the Gilroy Road Conservation Area	2012	Ku-ring-gai Municipal Council

RECOMMENDATIONS

Recommendations	Council should proceed to formalise the area's listing as a heritage conservation area in the <i>Ku-Ring-Gai Local Environmental Plan (Local Centres) 2012</i> (LCLEP) based on the studies by John Oultram Heritage & Design (Eastern Road) and Susan Jackson Stepowski (Gilroy Road)
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SOURCE OF THIS INFORMATION

Name of study or report	Eastern Road and Gilroy Road study of potential conservation area	Year of study or report	2012/2013
Item number in study or report			
Author of study or report	John Oultram Heritage & Design (Eastern Road) and Susan Jackson Stepowski and Stephen Booker (Gilroy Road)		
Inspected by	John Oultram Heritage & Design (Eastern Road) and Susan Jackson Stepowski and Stephen Booker (Gilroy Road)		
NSW Heritage Manual guidelines used?		Yes X	No ☐
This form completed by	John Oultram	Date	2013

IMAGES - 1 per page

Image caption	Figure 1: Aerial view of the study area				
Image year	2006	Image by		Image copyright holder	Google Earth



IMAGES - 1 per page

Image caption	Figure 2: Stanton & Son 1901 sale notice for the subdivision of the Gilroy Estate
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Image year		Image by		Image copyright holder	

TURRAMURRA GILROY ESTATE

HALF ACRE ALLOTMENTS OR IN BLOCKS TO SUIT PURCHASERS

EACH BLOCK HAS A MAIN ROAD FRONTAGE AND IS PLANTED WITH WELL GROWN FRUIT TREES.

FOR PRIVATE SALE BY

STANTON & SON

AUCTIONEERS AND ESTATE AGENTS
17 BRIDGE ST SYDNEY.
SUMMER HILL AND MOSMAN

TERMS

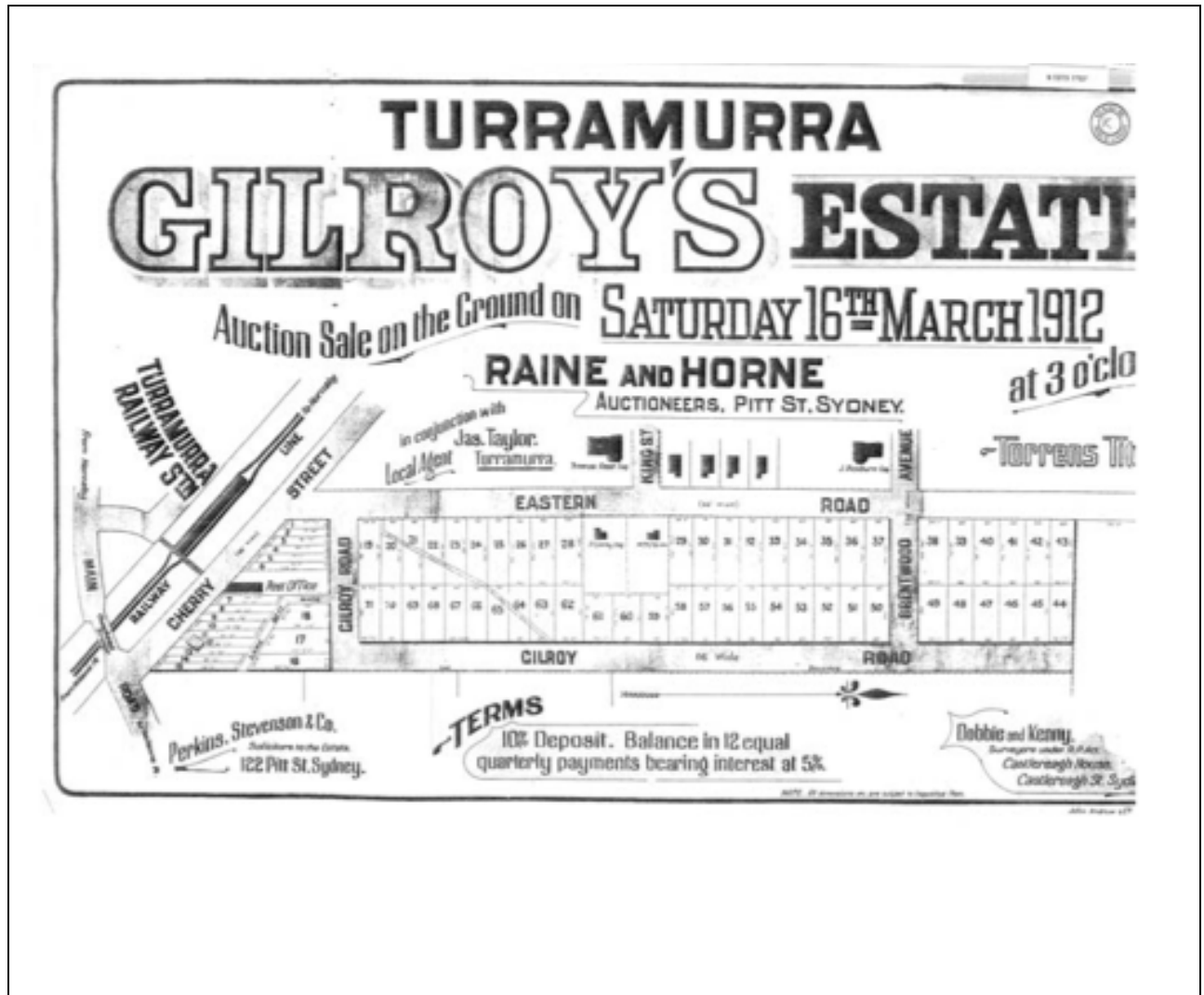
*10 per cent deposit,
 15 per cent in six months without interest
 Balance by equal quarterly instalments extending
 up to three years bearing interest at 5 per cent per annum.*

LOCAL SKETCH

CHATFIELD & BROWN

IMAGES - 1 per page

Image caption	Figure 3: Raine and Horne's 1912 auction plan of the subdivision of Gilroy's land				
Image year		Image by		Image copyright holder	



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Image caption	Figure 4: 1915 Raine and Horne's auction notice for Neal's Bungalow Court Estate Subdivision				
Image year		Image by	SJS	Image copyright holder	Sue Jackson Stepowski Planning



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Image caption	Figure 5: Potential Heritage Conservation Area Boundary				
Image year	2013	Image by	JOHD	Image copyright holder	



IMAGES - 1 per page

Image caption	Figure 6: 27 Gilroy Rd. Typical of the Californian Bungalow buildings and setting				
Image year	2012	Image by	Google	Image copyright holder	Google Earth



IMAGES - 1 per page

Image caption	Figure 7: 53 Gilroy Road. Typical pattern book residence.				
Image year	2012	Image by	SJS	Image copyright holder	Sue Jackson Stepowski Planning



IMAGES - 1 per page

Image caption	Figure 8: 4 Gilroy Road. Despite the car port addition, the overall form of the buildings retains the essence of elements characterising the streetscape				
Image year	2012	Image by	SJS	Image copyright holder	Sue Jackson Stepowski Planning



IMAGES - 1 per page

Image caption	Figure 9: 15 Eastern Road: Relatively intact example of an Edwardian era dwelling				
Image year	2013	Image by	JOHD	Image copyright holder	John Oultram Heritage & Design



IMAGES - 1 per page

Image caption	Figure 10: St. Margaret's Church, 17A Eastern Road. An example of an Inter War church				
Image year	2013	Image by	JOHD	Image copyright holder	John Oultram Heritage & Design



IMAGES - 1 per page

Image caption	Figure 11: 25 Eastern Road. One of the few examples of modern, uncharacteristic development				
Image year	2013	Image by	JOHD	Image copyright holder	John Oultram Heritage & Design



IMAGES - 1 per page

Image caption	Figure 12: 35 Eastern Road. One of a pair with 33 Eastern Road with an unsympathetic carport				
Image year	2013	Image by	JOHD	Image copyright holder	John Oultram Heritage & Design



APPENDIX I –

**Pymble East Conservation Area Inventory Sheet (Includes Proposed
Athol Conservation Area and Extensions to Pymble Heights and
Fernwalk HCAs)**

Heritage Data Form

ITEM DETAILS					
Name of Item	Pymble East Heritage Conservation Area				
Other Name/s Former Name/s					
Item type (if known)	Area				
Item group (if known)	Urban Area				
Item category (if known)	Townscape				
Area, Group, or Collection Name					
Street number					
Street name					
Suburb/town	Pymble	Postcode	2073		
Local Government Area/s	Ku-ring-gai				
Property description	Eastern side of Mona Vale Road including Nos. 3, 5 (and Nos. 41,42, 43 and 44 Highlands Avenue), 17, 19 (Nos. 6 and 8 Anatol Place), 35-53 and 59-89.				
Location - Lat/long	Latitude		Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Various				
Current use	Residential				
Former Use	Residential				
Statement of significance	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.				
Level of Significance	State ☐		Local ☒		

Heritage Data Form

DESCRIPTION	
Designer	
Builder/ maker	
Physical Description	The Pymble East study areas are located about Station and King Edward Streets, bounded by Alma Street to the west and The Pymble Heights Conservation Area (C8A) and Fernwalk Conservation Area (C9). The area also includes a number of properties along the eastern side of Mona Vale Road, generally between Carlotta Avenue and Riddles Lane. The area generally falls from Telegraph Road toward the Pymble Town Centre and Pacific Highway and railway line corridor. Alma, Station and the northern end of King Edward Street are steeply sloping. King Edward kinks and meets up with the lowest point of Station Street. Alma Street is a relatively narrow one-way street with sealed walkway and parking on the eastern side of the street. The street rises from the intersection with Station Street and then falls with lowest point near Robert Pymble Park. The street skirts the eastern boundary of the Park. The southern section, near the intersection with Grandview Street is two-way. The eastern side of the street is characterised by a mix of mostly substantial dwellings ranging from a large, modified Federation period dwelling (No. 25) to a contemporary dwelling (No. 23). The built context is enhanced by various fence treatments and garden settings. Some modifications to the earlier building stock is evident, some garages have also been added and face the relatively narrow street. Station Street is a busy dual-carriageway and main thoroughfare in the area extending between and connecting Grandview Street and Pymble Station area to Telegraph Road. A narrow sealed pedestrian path extends along the western side of the street. The dwellings at the southern end of the street are located on or below street level, however, as the street rises toward Telegraph Road, the houses are elevated and constructed well above street level. The south western side of the street is also characterised by mixed development, with some pre-1943 houses remaining with Post-war period houses and more recent additions. King Edward Street is a wide dual carriageway with wide grassed verges, parking and mature street trees on both sides of the street. The northern end of the street is steeply sloped with buildings generally following the fall of the street. The street kinks at its lowest point. The street is characterised by a mix of substantial homes generally constructed in the Inter-war and Post-War periods with some late 20th century and contemporary infill between. The southern "arm" features a mix of buildings, with Post War dwellings located on the southern side neighboured by a number of modified and replacement buildings to the east and northern side of this section of the street. Mona Vale Road is a busy and wide dual carriageway and major arterial road. The roadway generally rises and curves as it extends north of the Pacific Highway. Pedestrian footpaths and narrow green verges and some street trees are also located along both sides of the wide road. The development in the south eastern section of the roadway is generally elevated above street level with high retaining walls and fences of stone, brick and plantings extending along the street frontages. Several parks and reserves, the C Bowes Thistlewayte Park and Pymble Soldier's Memorial Park with Captain Arthur Phillip Memorial and Kirby Park are located along this strip in addition to one of the oldest buildings in the area (the former Wesleyan Chapel constructed in 1879 on the corner of Mona Vale and Bromley Avenue) and a collection of substantial dwellings, a number of which have been listed as heritage items. The subdivision patterns of the early 20th century remain visible, however, are generally overlaid with later subdivisions and a number of battleaxe type blocks. The built context retains a number of Federation period dwellings, however, most date from the Inter-war and Post-war period with late 20th century dwellings also evident interspersed with some contemporary infill. The buildings are generally enhanced by garden settings, remnant native and introduced trees and plantings.

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Physical condition and Archaeological potential	In good condition. A sense of the original subdivision and street patterns remain discernible.					
Construction years	Start year	1890s	Finish year	Present	Circa	☒
Modifications and dates	The 1943 aerial photograph of the area indicates that the street layout had been formed and mostly developed by this time. Subdivisions of some larger sites and creation of a number of battle-axe properties, particularly along Mona Vale Road has also occurred in the Post-war and late 20th century periods. Some replacement dwellings and contemporary multi-level residential and commercial buildings are also evident. The latter located in the Pacific Highway/ Town Centre area adding another layer in the development of the area.					
Further comments	The presence of a number of battle-axe and subdivided sites with narrow access from the main street frontages affects the overall assessment of the area.					

Heritage Data Form

HISTORY	
Historical notes	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 <i>Rosedale</i>, 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 area was used for timber getting until the 1840s. Stoney Creek Road and Telegraph Road were used by Mathews to access his sawmill on Cowan Road, St Ives. However, by the 1850s the cleared land was subdivided and orchards were established. Pymble's two sons subdivided the area closest to Lane Cove Road after 1856. 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. In 1866 he also purchased a triangular shaped parcel of land bounded by the northern end of Alma and Station Streets. It was transferred to Edwin Archibald McIntosh in 1881 and was divided into three parcels, two of which were sold in 1894 and 1899. 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). By the 1880s William McKeown and James McMahon 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). Section A comprised of 23 allotments about Roseville Avenue between Grandview and Church Streets. The subdivision included both long and shorter residential width allotments and narrower, "commercial" sized allotments along Grandview Street. Section B comprised of 14 allotments of varying sizes but each over 1 acre in size located about the intersection of Plum and Fig Street (now Woodlands Avenue and Macquarie Street). Lot 1, the largest lot of over 6 acres was the only lot located on the southern side of Plum Street. A Sydney Water plan dated 1936 indicates that the 8 lots along the Stoney Creek/ Pittwater (now Mona Vale) Road frontage had been both amalgamated and re-subdivided with five dwellings and associated outbuildings shown in the area between Woodland (sic) Avenue and Riddles Lane. Three of the lots also feature tennis courts. A pathway, which remains today, is also shown extending between Pittwater (Mona Vale) Road and Fig (Macquarie) Street. Part of Lot 4, one of the larger lots comprising over 3 acres was subdivided into 7 allotments in 1939. This included three with frontage to Pittwater (Mona Vale) Road and it would appear that these sites were developed from this time. McKeown's second subdivision, the "Pymble Heights Estate", extended east of Station Street to Stoney Creek Road (Mona Vale Road). This subdivision was redefined in 1892 and created lots about Hope and Church Streets with deep lots also extending from Stoney Creek Road. A further re-subdivision before 1900 created Edward and Emily Streets which were later joined creating King Edward Street with lots along Grandview and Mocatta Streets. Sydney Water plans dating from 1928 and 1929 show that a number of dwellings had been constructed on the larger residential allotments by this time. However, large areas remain undeveloped. Only four large lots and dwellings are shown in the north eastern section of the street, in the area between Church and Mocatta Streets. The plan also indicates that the larger and longer lots extending from and with buildings addressing Grandview Street were subsequently subdivided with houses later constructed on the northern half, addressing King Edward Street. The style of the dwellings suggests in the Post-war period. One of these has also been replaced.

Heritage Data Form

	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. The southern portion of the triangular shaped block bounded by Alma, Grandview and Station Street (part of McIntosh's holdings) was subdivided as the Dalcross Estate in 1907. Part of this subdivision and land to its north including the lots now Nos. 11-21 Alma Street and Nos. 8A-16 Station Street were subdivided as part of the "Athol Estate" in 1940. A brick house, "Athol" is shown on the 1940 subdivision plan, occupying an "L" shaped parcel of land (No. 19 Alma Street). The same house is shown on a Sydney Water plan dated 1929. A larger house is also shown on the triangular shaped parcel of land to its north (it is assumed now No. 25 Alma Street) in addition to four smaller dwellings to the south of the "Athol" estate and what appear to be attached commercial buildings and three detached dwellings addressing Grandview Street. To the east of Stoney Creek Road, William Bromley owned a large allotment which he subdivided in 1921 as "Bromley's Orchard Estate". The allotments were located about Bromley Avenue and the sites occupied by the former Wesleyan Chapel constructed in 1879 on the northern corner of Mona Vale Road and Bromley Avenue. The subdivision also includes several lots addressing Stoney Creek Road. The allotments about Knowlman Avenue, an area of over 8 acres, were acquired by the Australian Mutual Provident Society in 1909. The large holding was sold in 1918, surveyed and subdivided in 1922 & 1923. This subdivision was also created from a larger landholding with varying sized allotments formed about the narrower street with lots also addressing Stoney Creek Road. A "turning bay" was also provided half way along the street. Sydney Water plans of the area dated 1929 show that a number of dwellings had been constructed around the corner of Bromley and Stoney Creek (Mona Vale) Road by this time. The plans also show three dwellings had been constructed along Stoney Creek (Mona Vale) Road between Bromley and Narelle Avenue by this time. Like the area to the west of Mona Vale Road, it is clear that the early 20th century development was overlaid with Post-War phase and late 20th century development.
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THEMES	
National historical theme	Building settlements, town and cities Developing Australia's cultural life Marking the phases of life
State historical theme	Accommodation Domestic life
Local historical theme	Suburban consolidation

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Pymble East study area is of local historic significance as part of early land grants and land holdings subdivided in the late 19th and early 20th centuries following the establishment of the North Shore Railway line in 1890. The street alignments of Alma and Station Streets are significant as they reflect the early boundary lines and connections between the estates and the Pacific Highway. King Edward and Wellesley Street are significant as part of the 1892 Pymble Heights subdivision which was later redefined and re-subdivided to include both commercial and residential sized allotments close to Pymble Railway Station. The area significantly retains a collection of Federation, Inter-war and Post-war dwellings interspersed with more contemporary buildings that reflect changes to the rail and road networks and illustrate the staged development of the area. Mona Vale (formerly Stoney Creek and Pittwater) Road has developed from a track which provided access for the early timber getters and orchardists that occupied the area in the 1840s and 1850s. The sites in the study area along the eastern side of road are part of early 20th century subdivisions of larger sized allotments and represent the early to mid 20th century development of the area. The development of Mona Vale Road represents the growth and development of the area and wider context.
Historical association significance SHR criteria (b)	The area about Station and Alma Streets are associated with the Pymble and McIntosh families who owned large tracts of land and were responsible for the early subdivision of the area. King Edward and Wellesley Street are associated with the WH McKeown who was also one of the early land owners and speculators.
Aesthetic significance SHR criteria (c)	The Pymble East area is of aesthetic significance for its collection of Federation, Inter-war and Post War dwellings that are generally enhanced by various fence treatments and garden settings. The dwellings in King Edward and Wellesley Streets are also enhanced by the wide street proportions, grassed verges and street trees which add to the character of the streetscape. The Mona Vale Road properties retain a collection of substantial, high quality dwellings, that whilst may be dominated by the busy and wide roadway are good and largely intact representative examples of late 19 th and early 20 th century dwellings that are enhanced by garden settings with mature trees and plantings including both native and exotic trees.
Social significance SHR criteria (d)	The area around the former Wesleyan Chapel on the corner of Mona Vale Road and Bromley Street is of some social significance associated with the early Church. Other parks and reserves along Mona Vale Road are also of some social significance.
Technical/Research significance SHR criteria (e)	The area retains undulating land form, watercourses and remnant Blue Gum forest and native trees which indicate the early character of the area.
Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	The area has representative significance characterised by streets with Federation, Inter-war and Post-war development.
Integrity	The early boundaries and subdivision patterns generally remain evident in the area. The building stock generally retains a good level of integrity.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	Part of a National Trust Urban Conservation Area.

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Godden Mackay Logan Keys Young	Ku-ring-gai Heritage and Neighbourhood Character Study	2001	
Written	Paul Davies Pty Ltd	Ku-ring-gai Potential Heritage Conservation Areas North Review	2010	KMC
Written	KMC	Heritage Data Forms: Pymble Heights HCA (C8A)& Fern Walk HCA (C9).	2013	KMC
Written	Friends of Pymble	Written submissions to KMC	19 Jan & 26 March 2014	KMC
Written & Plans	Land and Property Information	DP 2580, DP 3085, DP 3532, DP 5528, DP 8602, DP 10389, DP 11232, DP 11748, DP 14404, DP 14408, DP 15541, DP 15544, DP 18946, DP 19151, DP 23607, Certificate of Titles, Volume 44 Folio 216, Volume 55 Folio 88, Volume 260 Folio 122, Volume 746 Folio 134, Volume 1702 Folio 98, Volume 1819 Folio 206, Volume 1948 Folio 215, Volume 1248 Folio 239, Volume 29, Folio 195		Land and Property Information office
Plans	Sydney Water	Sydney Water plans Ku-ring-gai Series Nos. 124, 125, 127, 130, 136, 204, 343, 345, 346, 347	1927, 1928, 1930, 1938	Ku-ring-gai Library
	SIX Maps	Aerial photographs of Sydney	1943	

Heritage Data Form

RECOMMENDATIONS	
Recommendations	The study area currently has a number of heritage listed items and a number of contributory items have also now been identified and it is recommended that the existing conservation areas be modified and extended or new areas created with some slight adjustment of the study area boundaries. Identified contributing items are largely visible and are considered to “contribute” to the visual and architectural character of the street. There are a number of battle-axe and subdivided sites particularly along Mona Vale Road. Early plans and the 1943 aerial photograph have indicated that there may be some early dwellings located on these properties and setback from the street. Some that have been identified have been included, however, some further investigation is recommended. Whilst these may not contribute to the streetscape character of the area, they are part of its history and development and provide evidence of the earlier subdivision pattern. The original block boundaries and early subdivision patterns generally remain visible and have been highlighted in the existing heritage conservation area boundaries. It is recommended that the subdivision patterns continue to guide the boundaries of the conservation areas. As such it is recommended that the Pymble Heights HCA (C8A) be expanded to include: ▪ Nos. 1A & 3 Station Street; ▪ Nos. 1-5, 15-29 & 2-8 King Edward Street; ▪ No. 37 Grandview Street; ▪ No. 1 Mocatta Street; and ▪ Nos. 15-17 Wellesley Street. The Fern Walk Conservation Area covers area that was part of McKeon’s land holdings and 1890s subdivision which included land on the eastern side of Mona Vale Road generally about Woodlands Avenue. As such it is recommended that this conservation area be extended to include Nos. 59, 67, 71-89 Mona Vale Road but exclude Nos. 59 A, 61, 63 and 65 Mona Vale Road. The recommended contributory items are as follows (refer to contributions map): ▪ Alma Road: Nos. 3-5, 9, 15, 17, 19, 21, 25 & 27. ▪ Station Street: Nos. 1A, 3, 4A, 6, 8, 8A, 10 & 18. ▪ King Edward Street: Nos. 2, 6, 1, 3, 7, 17, 19, 25, 27 & 29. ▪ Mocatta Avenue: No. 1. ▪ Wellesley Road: Nos. 15 & 17. ▪ Mona Vale Road: Nos. 5, 35, 43, 45, 47, 49, 51, 53, 59, 67, 77, 79, 81, 83 & 89. ▪ Highlands Avenue: Nos. 42 & 44. Nos. 41 and 43 Highlands Avenue, and Nos. 6 & 8 Anatol Place, No. 1A Hope Street and Nos. 88-96 Mona Vale Road have been identified as being neutral items and should not be included in the area. There are no detracting items in the area, the remainder are neutral items or unknown on battle-axe and subdivided sites. The following general guidelines are also recommended: 1. Protection of Significance (a) Protect subdivision pattern: ▪ retain the wide street proportions and late 19th and early 20th century subdivision patterns; ▪ avoid further subdivision and amalgamation of sites within the area; ▪ retain the block width and street frontages within the existing streetscape; ▪ require a curtilage assessment to accompany any application for further subdivision of sites within the HCA. (b) Protection of contributory items and their settings: ▪ protect street and reserve plantings; ▪ retain the fundamental Federation, Inter-war and Post-war characteristics of the items and

Heritage Data Form

	one to two storey form and scale of the detached houses; ▪ protect and retain garden settings including any original and complementary fences; ▪ protect and retain significant trees and plantings, particularly native trees and mature cultural plantings within properties; ▪ maintain building alignments and setbacks including side setbacks which contribute to the streetscape pattern and rhythm; ▪ retain the pathway between Mona Vale Road and Macquarie Street; ▪ protect curtilage and plantings within the reserves; ▪ encourage high quality, modern development which does not seek to detract or mimic the historic building stock and retains the “green” and garden setting of the streetscapes and individual sites. (c) Works to contributory items: Generally: ▪ encourage recovery of original character during renovations and building upgrade; ▪ retain original finishes and details including face brick work, slate and terracotta tiled roofs; ▪ reinstate lost elements such as verandahs, lost decorative details and fences; ▪ encourage visible additions that are setback and located behind the original building form and do not detract and are appropriately scaled with the original character; ▪ provide new fencing that is appropriate to the period of the house; ▪ encourage removal of detracting elements such as high, solid fences and security screens to openings; Car parking: ▪ maintain existing garden settings, pathways and driveways; ▪ discourage large areas of hard paving and hardstand areas particularly in front of the buildings; ▪ retain original car access and garage location where provided; ▪ garages and carports should be located behind the main building line and preferably to the rear of the item; Landscaping: ▪ retain street trees and large front gardens which contribute to the character of the area; ▪ retain high percentage of landscaping which contributes to the conservation area; and ▪ retain or reinstate any significant plantings and encourage appropriate and complimentary landscaping and planting. 2. Enhance Significance (a) Works to and redevelopment of non contributing (neutral) sites: ▪ retain the late 19th and early 20th century subdivision patterns; ▪ avoid further subdivision and amalgamation of sites within the area; ▪ retain the block width and street frontages within the existing streetscape; ▪ respect the building line, scale, form, setbacks and streetscape pattern and rhythms of the existing development in the vicinity; ▪ retain significant plantings and encourage garden settings and screening; ▪ discourage high, solid fences and provide fences that compliment the streetscape; ▪ do not allow car parking forward of the building line; and ▪ encourage good contemporary design that does not seek to mimic or detract from the historic character of the contributing and existing heritage items.
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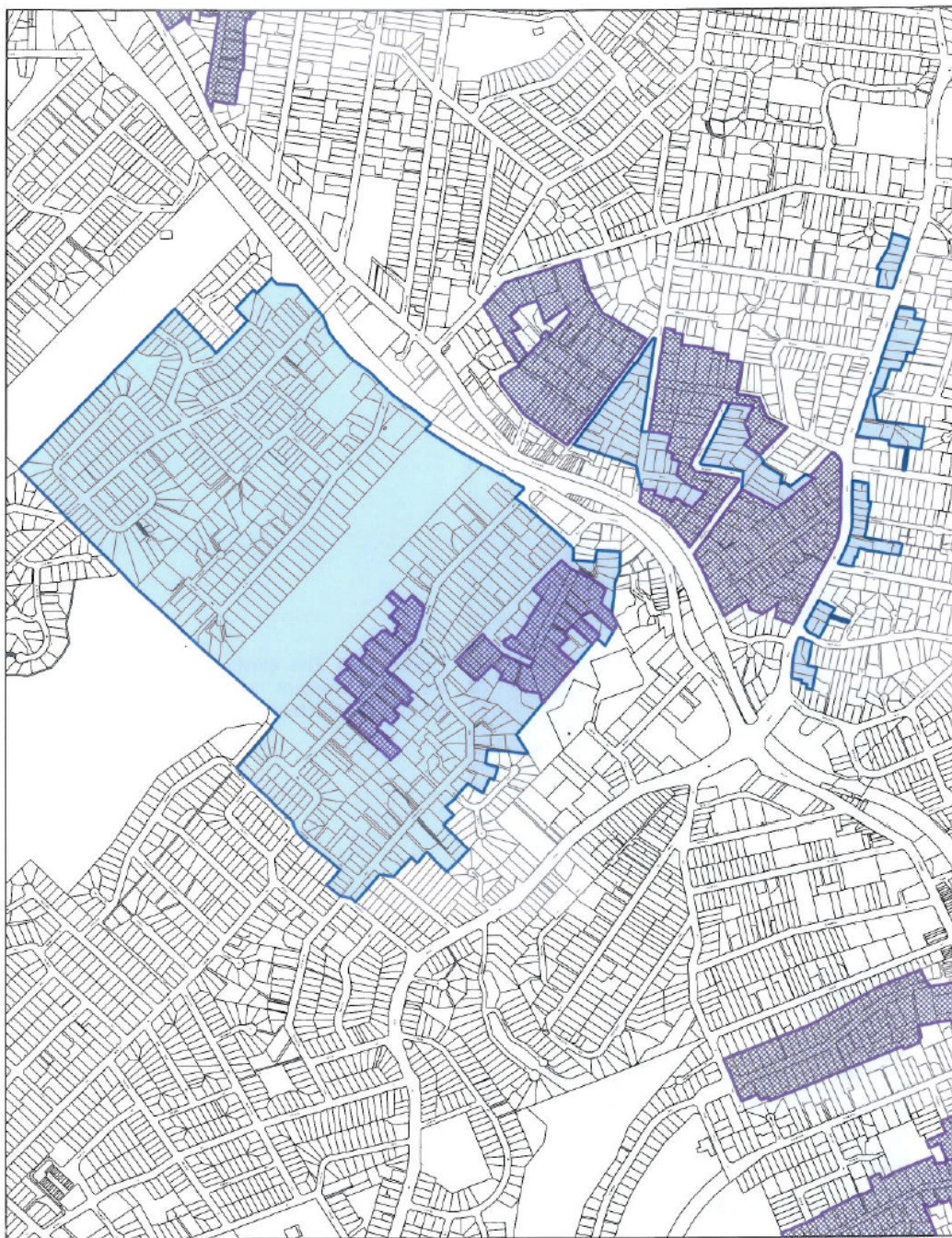
Heritage Data Form

SOURCE OF THIS INFORMATION			
Name of study or report	Pymble East & West, Pymble HCA Review	Year of study or report	2014
Item number in study or report			
Author of study or report	Perumal Murphy Alessi, Heritage Consultants		
Inspected by	Perumal Murphy Alessi, Heritage Consultants		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Perumal Murphy Alessi, Heritage Consultants	Date	January 2015

Heritage Data Form

IMAGES - 1 per page

Image caption	Pymble East & West HCA review study areas following Council resolution on 27/11/2013 are in blue with existing heritage areas hatched (in purple).				
Image year	2014	Image by	KMC	Image copyright holder	KMC



Heritage Data Form

IMAGES - 1 per page

Image caption	Pymble East HCA review – examples of contributory items				
Image year	2014	Image by	PMA	Image copyright holder	KMC



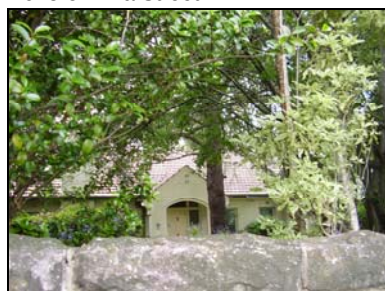
No. 3-5 Alma Street



No. 21 Alma Street.



No. 25 King Edward Street



No. 89 Mona Vale Road



No. 85 Mona Vale Road



No. 35 Mona Vale Road



No. 29 King Edward Street



Street verge Station Street



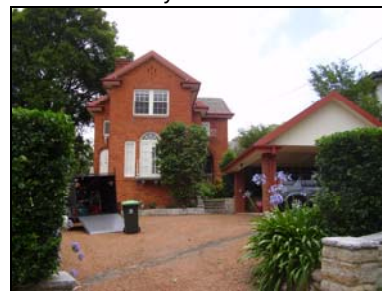
No. 17 Wellesley Street



No. 8 Station Street



No. 81 Mona Vale Road



No. 10 Station Street

Heritage Data Form

IMAGES - 1 per page

Image caption	Pymble East HCA review – examples of neutral items				
Image year	2014	Image by	PMA	Image copyright holder	KMC



No. 1A Hope Street



No. 11 Alma Street



No. 16 Station Street



No. 19 Wellesley Street



No. 24 Wellesley Street



No. 41 Highlands Avenue



No. 23 King Edward Street



No. 9 King Edward Street



No. 92 Mona Vale Road



No. 23 Alma Street



No. 8 King Edward Street



No. 12 Station Street

APPENDIX J –

Orinoco Street Conservation Area Inventory Sheet

Heritage Data Form

ITEM DETAILS						
Name of Item	Orinoco Street Heritage Conservation Area					
Other Name/s Former Name/s						
Item type (if known)						
Item group (if known)						
Item category (if known)						
Area, Group, or Collection Name	Heritage conservation area					
Street number						
Street name						
Suburb/town	Pymble				Postcode	
Local Government Area/s	Ku-ring-gai Municipal Council					
Property description						
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Various					
Current use	Residential/civic					
Former Use	Residential/civic					
Statement of significance	Orinoco Street is significant historically and aesthetically as an highly intact portion of the 1894 Hamilton Estate subdivision developed from the early 20th century, and for its collection of Peddle Thorp designed bungalows. The Heritage Conservation Area boundary also encompasses 16 Livingstone Avenue, a house designed 1956-57 by architects Morrow & Gordon for Grace Irene Gordon, wife of Percy J. Gordon architect, principal of the firm at the time, as his family residence. The area is considered rare for its concentration of housing designed by a single architectural firm (Peddle Thorp later Peddle Thorp & Walker) between 1913 and 1930, and for its collection of fine inter war period housing at the southern end of Orinoco Street, wrapping around into Livingstone Avenue.					
Level of Significance	State ☐			Local ☒		

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DESCRIPTION						
Designer						
Builder/ maker						
Physical Description	Orinoco Street joins Livingstone Avenue at its northern end, turns a right angle and rejoins Livingstone Avenue at its southern end. The street is relatively wide, concrete kerbed and with footpaths on both sides, and slopes down to the south. The street has mixed street trees, including jacarandas. Livingstone Avenue: the houses at 30-38 Livingstone Avenue are elevated above the street level, with steep driveways, and well setback from the street. These houses are viewable from the footpath and not readily visible from the street. They form a relatively isolated pocket of interwar housing which continues the group of inter-war housing at the southern end of Orinoco Street. Built character: generally single storey Federation and Inter-war period houses with large gardens. Housing styles include Federation bungalow, Inter war Mediterranean, inter war Functionalist, inter war Georgian revival. The majority of houses from the key historical periods (Federation and Inter-war) are brick (often painted) and roughcast stuccoed brick, with terracotta tiled roofs and timber framed windows, either casements or double-hung. No. 3 Orinoco Street features a gabled terracotta shingled roof. Materials: Of the houses within the Heritage Conservation Area, only five have been rated as Neutral, the remainder being Contributory to the character of the area. Many of the neutral houses were developed on sites which remained vacant in 1943, rather than being replacements of earlier housing. The Heritage Conservation Area is therefore highly intact. Brickwork to houses from the key historical periods is often painted. A few houses have been re-roofed with concrete roof tiles.					
Physical condition and Archaeological potential						
Construction years	Start year		Finish year		Circa	☐
Modifications and dates						
Further comments						

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HISTORY	
Historical notes	Pre-contact and early contact Aboriginal history The name Ku-ring-gai comes from the Kuringgai or Guringai Aboriginal language group of the people who inhabited the area from Port Jackson north across Broken Bay and beyond Brisbane Water. The name has been adopted for both the Local Government area and the adjacent National Park to the north. There were two bands of the Guringai in what is now the Ku-ring-gai Local Government area: the Garrigal or Carigal people, who lived around West Head, and the Terramerragal, who lived in the Turramurra area. A ridge-top pathway made by the Guringai people was the route followed by what is now the Pacific Highway through Ku-ring-gai. Within six weeks of the arrival of the British First Fleet in Sydney in 1788, Governor Phillip went exploring around Broken Bay, and commented on the friendliness of the Aboriginal people. However, when he returned a year later, all except those too sick with smallpox fled from him. By 1790, over half of the Guringai nation had been wiped out by smallpox. By the 1840s, most of the Aboriginal people had disappeared from Pittwater and their traditional lands had been taken over by white settlers. Some Guringai survivors of the small pox epidemic formed what was known to the British colonists as the Broken Bay tribe led by Bungaree, who was notable for completing the first circumnavigation of Australia with Matthew Flinders in 1801-02. Another notable Guringai person in the early contact period was Bennelong's wife, Barangaroo, who was noted in colonist's records for her strong personality. Today, there are over 800 culturally significant Aboriginal sites found in Ku-ring-gai National Park, including rock engravings, rock shelter drawings, paintings and stencils, axe grinding grooves and shell middens, and Aboriginal people live throughout Sydney metropolitan area. There are around 100 recorded Aboriginal sites in the Ku-ring-gai LGA and large areas are considered to have high potential for unrecorded sites. These sites are still important to Aboriginal people living in the region and there are many Aboriginal people and local residents actively working to protect these sites and promote the rich Aboriginal heritage of the area. European settlement in the Ku-ring-gai area The earliest European settlement in Ku-ring-gai was along the major roads, and was generally rural in nature. During the 19th century, timber getting and orchards were major activities, and a few villas were built which are still extant (for example in the 1880s Grandview on Pymble Hill, 1178 Pacific Highway, the former orange orchard of which now forms part of the grounds of PLC school). Robert Pymble (commemorated in the suburb name), was an early timber-getter and orchardist who settled in Pymble in the 1820s and Robert McIntosh (commemorated in McIntosh Street Gordon) as another notable early orchardist of Ku-ring-gai. The North Shore Railway line was established in 1890, and subdivision of orchards and large estates for residential development near the railway stations proceeded thereafter. The location of stations along the railway defined the focus of the neighbourhood areas (with the exception of St. Ives, which developed on Mona Vale Road at a later stage). The railway line was duplicated in 1909, electrified in 1928. The subsequent opening of the Sydney Harbour Bridge in 1932 led to a major shift of Sydney's elite (the business owners and managers, the doctors, solicitors, architects, artists, politicians) to the north shore, and particularly Ku-ring-gai, from other areas of Sydney (particularly Ashfield, Burwood and Strathfield). Development in the Orinoco Street area Orinoco Street lies within two grants, both made in 1821: 60 acres granted to Richard Wall and 60

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	acres granted to William Lysett. In 1894 Frederick James Hamilton, then owner of the land, sold 37 acres to William Gilder and William Lambert. Gilder and Lambert subdivided the land as the Hamilton Estate and offered the 24 lots for auction on 20 October 1906. The road that provided access to these lots was named Orinoco Street. Nothing sold at the auction, and over a year later in 1908, Lot 1 was purchased by William Robert Charlton. In October 1910 Gilder and Lambert readvertised the lots for sale, this time naming it the Lambert Estate. By 1916 there were probably seven houses in Orinoco Street. Significant early houses built in the street are: • Rosebank, 1 Orinoco Street, designed by architects Peddle & Thorp for the Rev. John Oberlin Harris, 1913 • Birralelee, 3 Orinoco Street, designed by architects Peddle & Thorp, 1918 for Clara Oberlin Harris • Highclere, 5 Orinoco Street, designed by architects Peddle & Thorp, built 1915 for John Oberlin Harris • Clewer, 5a Orinoco Street, designed by architects Peddle & Thorp, built 1919 for Rev. John Oberlin Harris • Greencorner, 2 Orinoco Street built 1929-30 for Ernest Rule Taylor and his wife Kathleen, designed by architectural firm Peddle Thorp & Walker. • St Albans, 12 Orinoco Street, built 1924 for Ruth & John Gibbs, designed by architectural firm Peddle & Thorp (Information on Orinoco Street from unpublished draft article Orinoco Street, Kathie Rieth, Kuring-gai Historical Society) At 16 Livingstone Avenue is a house built 1956-57 to a design by architects Morrow & Gordon for Grace Irene Gordon, wife of Percy J. Gordon architect, principal of the firm at the time, as his family residence. By 1943 most lots within the heritage conservation area were developed with housing.
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THEMES	
National historical theme	Building settlements, towns and cities
State historical theme	State Historic Theme 1: Towns, suburbs and villages State Historic Theme 2: People

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Orinoco Street Heritage Conservation Area is of historical significance as a highly intact area of Federation and Inter-war period housing, representative of the development of the Hamilton Estate from the early 20th century, following the opening of the North Shore railway line in 1890. A significant portion of the houses, (six houses) were designed between 1913 and 1930 by a single architectural firm, Peddle Thorp, and therefore illustrate changing designs from the same firm over this period.
Historical association significance SHR criteria (b)	Seven of the houses within the Heritage Conservation Area have historical associations with the architectural firms Peddle Thorp/Peddle Thorp & Walker, and Morrow and Gordon (16 Livingstone Street). Four of the Peddle Thorp houses in Orinoco Street built between 1913 and 1919 were built for the Reverend John Oberlin Harris or his family: Rosebank 1 Orinoco Street, designed by architects Peddle & Thorp for the Rev. John Oberlin Harris, 1913; Birralee 3 Orinoco Street, designed by architects Peddle & Thorp, 1918 for Clara Oberlin Harris; Highclere 5 Orinoco Street, designed by architects Peddle & Thorp, built 1915 for John Oberlin Harris; Clewer 5a Orinoco Street, designed by architects Peddle & Thorp, built 1919 for Rev. John Oberlin Harris. The house at No. 16 Livingstone Street has strong historical association with architect Percy J. Gordon, principal of Morrow & Gordon at the time, as it was built as his family home.
Aesthetic significance SHR criteria (c)	The Orinoco Street Heritage Conservation Area is considered to be of high aesthetic significance for its concentration of architect-designed houses. The street contains six houses designed by the architectural firm Peddle Thorp or Peddle Thorp & Walker between 1913 and 1930, and these houses illustrate changing designs from a single prominent Sydney architectural firm over this period. No. 16 Livingstone Street, included within the Heritage Conservation Area, is a house built 1956/57 to a design by the architectural firm Morrow & Gordon for Grace Irene Gordon, wife of Percy J. Gordon architect, principal of the firm at the time, as his family residence. Both Peddle Thorp (later Peddle Thorp & Walker), now Peddle Thorp again, and Morrow & Gordon were prominent Sydney architectural firms. The Peddle Thorp architectural firm still continues in practice today. Morrow & Gordon were the designers of the former Grace building (now the Grace Hotel) and former AWA buildings in the City of Sydney (both buildings still extant and heritage listed).
Social significance SHR criteria (d)	
Technical/Research significance SHR criteria (e)	
Rarity SHR criteria (f)	The area is considered rare for its concentration of housing designed by a single architectural firm (Peddle Thorp later Peddle Thorp & Walker) between 1913 and 1930.

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Representativeness SHR criteria (g)	
Integrity	High level of integrity of the building stock.

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HERITAGE LISTINGS

Heritage listing/s	Identified as part of a National Trust Urban Conservation Area in 1996.

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Report	Godden Mackay Logan	Ku-ring-gai Urban Conservation Areas Study Stages 2 and 2(a)	2002	Ku-ring-gai Municipal Council
Report	Moore R., Pike, P., Proudfoot, H. and Tropman, L.	Municipality of Ku-ring-gai Heritage Study	1987	Ku-ring-gai Municipal Council
Report	Godden Mackay Logan	Ku-ring-gai Urban Conservation Areas Study Stage 3	2005	Ku-ring-gai Municipal Council
Report	Godden Mackay Logan	Ku-ring-gai Urban Conservation Areas Study Stage 4	2005	Ku-ring-gai Municipal Council
Report	Paul Davies Pty Ltd	Ku-ring-gai Town Centres – Heritage Conservation Area Review	2008	Ku-ring-gai Municipal Council
Report	Godden Mackay Logan Keys Young	Ku-ring-gai Heritage and Neighbourhood Character Study Research	2000	Ku-ring-gai Municipal Council
Report	M.A. Schell & Associates	Street by Street Assessment of Visual Character of Ku-Ring-Gai September 1999	1999	Ku-ring-gai Municipal Council
Map		Subdivision maps	1890s – 1930s	Ku-ring-gai Library, Mitchell Library, Dept of Land and Property Information

RECOMMENDATIONS

Recommendations	
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SOURCE OF THIS INFORMATION

Name of study or report	Ku-ring-gai North Conservation Areas Review	Year of study or report	2010
Item number in study or report			
Author of study or	Paul Davies Pty Ltd		

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report			
Inspected by	Chery Kemp		
NSW Heritage Manual guidelines used?	Yes X	No ☐	
This form completed by	Robin Hedditch, Ku-ring-gai Council	Date	2013

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption					
Image year		Image by		Image copyright holder	

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IMAGE

photograph, sketch, map

APPENDIX K –

West Pymble Conservation Area Inventory Sheet

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ITEM DETAILS					
Name of Item	Pymble West Heritage Conservation Area				
Other Name/s Former Name/s					
Item type (if known)	Area				
Item group (if known)	Urban Area				
Item category (if known)	Townscape				
Area, Group, or Collection Name					
Street number					
Street name					
Suburb/town	Pymble	Postcode		2073	
Local Government Area/s	Ku-ring-gai				
Property description	Area bounded by Nos. 1A, 1B, 2 and 4 Beechworth Road; properties on Myoora Street, Ashmore Avenue; Lawley Crescent; Lonsdale Avenue; Avon Close and northern side of Courallie Avenue; properties on the eastern side of Livingstone north of Nos. 11 and 27 but excluding Nos. 1, and 2-6 Livingstone Avenue; properties on southern and eastern side of Orinoco Street and Nos. 2-4 Everton Street and northern boundary of Avon Road including Nos. 2-12 Avon Road.				
Location - Lat/long	Latitude			Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Various				
Current use	Residential (with Pymble Ladies' College also located within the area)				
Former Use	Residential				
Statement of significance	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 with 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.				
Level of Significance	State ☐		Local ☒		

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DESCRIPTION	
Designer	
Builder/ maker	
Physical Description	The Pymble West area generally extends south west of the Pymble Town Centre and North Shore Railway line/ Pacific Highway corridor. It is also bounded by Sheldon Forest to the north west, the Avondale Golf Course to the south west with Courallie Avenue and boundary lines of the properties along the eastern side of Livingstone and Orinoco Street forming the south eastern border. The area includes the Orinoco Street Conservation Area (C10A) and Pymble Avenue Conservation Area (C11). The area slopes steeply down from the railway and highway corridor and is bisected by the Pymble Ladies' College. The area is also defined by the prominent and long north-south streets, Livingstone Avenue, Pymble Avenue, Avon and Beechworth Roads which provide access to the various cross streets and crescents. These streets are generally wide dual carriageways, most with wide grassed verges and parking on both sides of the street. Livingstone Avenue and Beechworth Road have direct access from the Pacific Highway. A bridge crosses over the railway line into Beechworth Road. Several creek lines run through the area, the form and slope of Livingstone Avenue in particular appears to have been influenced by the various watercourses and steep grade of the land. The street dips and rises in the mid section which curves around a depression. The street also has elevated pedestrian footpaths and treed verges which follow the topography. The houses are sited according to the natural topography and are located both above and below street level. The area remains heavily treed with remnant Blue Gum Forest surrounding the houses and along the street verges. The dwellings now occupy various sized lots. The early subdivision patterns remain evident, however, these are now overlaid with amalgamations and re-subdivisions. A number of battleaxe type subdivisions have occurred, probably in the Post-war to late 20th century period, particularly in the larger, longer lots along Livingstone and Pymble Avenues. The northern end of Pymble Avenue also now features a contemporary multi-storey residential flat building and several derelict and vacant sites are also located along Everton Street and northern end of Avon Road. Orinoco Street extends from and rejoins Livingstone Avenue and is a wide dual carriageway with pedestrian paths and wide grassed verges on both sides of the street. The built context, which is characterised by substantial Inter-war and Post-war dwellings, is enhanced by garden settings and street trees which include a number of mature jacarandas. The street is in contrast to Livingstone and other streets in the area which feature mature Blue Gums and mostly native street trees. Pymble Avenue is a tree lined dual carriageway which is also characterised by its 20th century built context. A cluster of Inter-war and Post-War dwellings located to the south of Rand Avenue provide a strong streetscape character which is also overlaid by the later, Post-war and late 20th century dwellings at the southern end of the street and around Golfers Parade and Courallie Avenue. Avon Road is similarly characterised by mixed built context which face Pymble Ladies College which occupies the eastern side of the street. The western side of the street retains examples of Federation and Inter-war period dwellings including two timber weatherboard houses (Nos. 19 and 57) both of which have been listed as heritage items, in addition to Post-war dwellings. Pre-1943 and Inter-war development are particularly evident in Mayfield Avenue, Pymble Avenue, Livingstone Avenue and Orinoco Street. Some pre-1943 houses are also evident along Beechworth, the northern end of Ashmore Avenue and around the intersection of Kimbarra Road and Myoora Street, however, around Golfers Parade, Lawley Crescent, Ashmore Avenue, Kimbarra Road and Myoora Street housing generally dates from the Post-war and late 20th century periods. Some later and more contemporary housing is also generally evident throughout the area, there are several sites which are also currently undergoing redevelopment. Overall the built context is enhanced by generous and established gardens, various fence treatments and plantings including the remnant gums and native trees.

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Physical condition and Archaeological potential	In good condition. A sense of the original subdivision and street patterns remain discernible. A sense of the early topography, creek lines and watercourses also remnant Blue Gum forest also remains and indicates the early form and character of the area.					
Construction years	Start year	1890s	Finish year	Present	Circa	☒
Modifications and dates	The 1943 aerial photograph of the area indicates that the street layout had largely been formed by this time, however, the area remained largely undeveloped. The subdivisions generally retain a mix of regular and irregular shaped allotments including several crescents extending from the main streets. Subdivisions of some larger sites and creation of a large number of battle-axe properties has also occurred particularly along Livingstone and Pymble Avenues and Avon Road, like in other areas in Kuring-gai, in the Post-war and late 20th century periods. Some replacement dwellings and contemporary multi-level residential flat buildings are also evident. The latter located in the Pacific Highway/ Town Centre area adding another layer in the development of the area.					
Further comments	The large percentage of battle-axe and subdivided sites with narrow access from the main street frontages affects the overall assessment of the area. Historical plans and the 1943 aerial images indicate that some early and contributory buildings may also remain in the blocks setback from the street.					

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HISTORY	
Historical notes	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 "Pymble West" area 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). The area was used for timber extraction until about the 1840s and by the 1850s orchards were established producing a large variety of fruit for the Sydney markets. The orcharding use and later the establishment of the railway also brought about subdivision of the early grants. William Lysett's 1821 grant became part of 79 acres consolidated by Peter Buchanan in 1867 and in the same year was transferred to Thomas Rose, a farmer from Lane Cove. In 1879 the 79 acres, a roughly rectangular shaped estate bounded by Lane Cove Road on the north east, was transferred to Frederick James Hamilton, a cordial manufacturer. Hamilton retained ownership and sold off portions over the next 30 years. In 1888 part was also sold to State Railways. In 1906 an area of approximately 34 acres was subdivided by Hamilton and in the following year land including Lots 1 to 24 inclusive and "the site of Orinoco Street" were purchased by William Alfred Gilder, solicitor and William Lambert, merchant. Gilder and Lambert proceeded to sell the various allotments from 1907. The <i>Sands Directory</i> indicates that the lots along Livingstone Road sold and were developed first. Orinoco Road was not listed in the <i>Sands</i> until 1921 when there were seven listings in the street. However, the names of the dwellings (no street numbers listed) indicate that the first houses (two) were constructed in c. 1914. In the period between 1915 and 1920 another five dwellings were constructed in Orinoco Street. This group included houses designed by prominent architectural firm, Peddle Thorp who would finally design six houses in the street in the period to 1930. Sydney Water plans dated 1938 confirm that both the eastern and western side of the street had mostly been developed by this time. Wall's grant was conveyed in 1824 and was reconveyed a number of times during the 1820s and 1830s when it was divided into two. In 1885 the two portions, an area of about 49 acres were reconsolidated by Archibald Francis Dutton of Guyra near Armidale. Part of the land, at the northern end of the estate was resumed by the Commissioner of Railways in 1888. In 1893 the Scottish Australian Investment Company Ltd purchased the remainder of Dutton's land and part of Jenkin's 20 acres and created the "Pymble Station Estate" in 1894 which was advertised for sale in 1894, 1895, 1904 and 1910. The estate was subdivided into 47 one acre residential blocks on both sides of Pymble Avenue and 12 smaller lots fronting Lane Cove Road (now the Pacific Highway). A 20 foot laneway separated the two groups. The Estate did not sell well, with only 10 purchased by 1907. The key development period was the 1920s to the 1940s. The adjacent "Druitts Estate", later subdivided as the "Railway Station Estate" located at the north western end of Pymble Avenue also developed around the same period. Sydney Water plans dated 1938 indicate that the lots along the Lane Cove Road alignment had been developed by this time and the rear laneway accessing some is also clear. It would appear that some of the residential allotments had been amalgamated and most of the lots at the northern end of Pymble Avenue had also been developed. A water course is shown traversing the elongated allotments at the north western side of Livingstone Road, which may be the reason these and other lots remained vacant. Some houses have also been setback from the street, where the water course is located closer to the street frontage. The houses in this section of the street continue to be setback with bridges over the creek line. The development remained slow and Pymble Avenue remained a narrow road without kerbing or guttering. The scattered development is also repeated on the western side of Pymble Avenue where a number of lots were also traversed by a water course. Aerial photographs from 1943 confirm the

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	scattered development along Livingstone and Pymble Avenues and also show that the area remained heavily treed. At the southern end of Pymble Avenue a large tract of land, the "West Pymble Golfers Estate" was subdivided in 1927 with 69 relatively small residential allotments located about Golfers Parade and Courallie Avenue created at this time. Much of the housing in this area, however, dates from the Post War period. A Sydney Water plan dated 1938 shows only 6 dwellings in the southern portion of Livingstone and Pymble Avenues. The blocks at the north eastern section of Golfers Parade are vacant. The road layout is visible in the 1943 aerial photograph, however, no dwellings appear to have been constructed on the lots which continue to be heavily treed at this time. The elongated lots appear to have been subdivided with a number of battleaxe properties subsequently formed along both of these streets. William Wright's grant was acquired by Richard, TR and WJ Porter who subdivided the land prior to 1900 and created Avon Road. The estates extended to the boundary of the present Avondale Golf Course and are now neighboured by the Pymble Ladies' College which was established in 1916. The founders of the College, a group of prominent businessmen, also purchased over 200 acres of rugged bushland adjoining the College and in 1926 established the Avondale Golf Club. The lots fronting the western side of Avon Road were mostly part of a William James Porter's subdivision of 1899. The subdivision comprised of 17 allotments including four narrow lots on the northern side of the railway corridor with frontage to Lane Cove Road (now the Pacific Highway). The remainder, each over 1 acre in size were subdivided after 1915 with a number of battleaxe properties also created. Land located to its immediate west and southern end of Avon Road was subdivided into 16 allotments of varying size in 1915. Lots 1 to 7 and 11, at the southern end of subdivision were accessed via a 66 feet wide road (now Lonsdale Street) which extended perpendicular to Avon Road. Lots 12 to 16 which extended up to the railway corridor were more or less "land locked" until the later subdivisions created Arilla Road and Barclay Close. The lots facing the southern end of Allawah Road (Lots 12 and 13 of the 1915 subdivision) together with some land to its east addressing Avon Road were also subdivided in 1951 which accounts for the mostly Post War and later housing styles in the area. Archibald McColl's 80 acres grant of 1821 also remained undeveloped until after 1900. In 1914 about 13 acres about Mayfield Avenue, Arden Road and northern side of Linden Avenue were purchased by James, Samuel and Henry Cornwell. The land was transferred to Ernest Cornwell of Pymble, retired brewer in 1924. Cornwell subsequently subdivided the land (Cornwell's Estate) in 1926 and began to sell the various allotments in 1928. In the same year four allotments at the eastern end of the block between Mayfield Avenue and Arden Road were consolidated and re-subdivided as part of the "Beverley Hills Estate" by Alfred John Lines, a surveyor. The newly formed lots addressed Allawah Road which was formerly a laneway and was expanded by the subdivision which also included land to the east, part of Lots 14 and 15 of Porter's 1915 subdivision. The 1928 subdivision also included 13 lots about Arilla Road which was created at this time. Arilla Road was also extended over two narrow lots to Avon Road. The 1943 aerial photograph shows a number of houses had been constructed about Mayfield, Arden and along Beechworth Road by this time. The south western corner of the study area, including the southern end Beechworth Avenue, Ashmore Avenue and Lawley Crescent is part of a 1922 subdivision. The "Beechworth Estate" comprised of 88 regular and irregularly shaped residential allotments which largely remain intact, with only several of the larger corner lots now re-subdivided. The 1943 aerial photograph of the area shows that only 14 lots had been developed by this time. Several lots on the eastern side of Lawley Crescent have also subsequently been consolidated and re-subdivided into 8 lots. It is clear that most of the development in this area occurred in the Post-war and late 20th century periods. To its north, the land about Kimbarra Road and southern end of Myoora Street was subdivided in 1928. The subdivision included 38 irregular shaped lots and included a park created about a water course which extended across the south western corner of the subdivision. The 1943 aerial shows that a number of houses, particularly on the southern side of Kimbarra about the park and eastern allotments had been developed by this time. Like the surrounding subdivisions the road alignments seem little more than dirt tracks with no kerbing evident. The land at the northern end of Myoora Street comprises of three large allotments at this time with four dwellings located along Beechworth Road north of the Myoora Street alignment and five dwellings on the eastern side of Beechworth, north
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	of Mayfield Avenue. Some of these properties have subsequently been subdivided and earlier building stock also appears to have been overlaid with Post-war development or have been replaced in the late 20 th century.
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THEMES	
National historical theme	Building settlements, town and cities Developing Australia's cultural life Marking the phases of life
State historical theme	Accommodation Domestic life
Local historical theme	Suburban consolidation

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Pymble West area is of local historic significance as part of a number of early land grants and holdings subdivided in the late 19 th and early 20 th centuries. The subdivision and street patterns indicate the early grant boundaries and early subdivision patterns. The area significantly retains evidence of the Federation, Inter-war and Post War houses that also reflect changes and development of the wider area and need for more housing and development of road and rail networks. The street and subdivision patterns were affected by natural topography and elements which have contributed to the pattern and it would appear staged development of the area. It now also incorporates another layer of subdivisions and large percentage of battleaxe properties which demonstrates the mid to late 20 th century growth and development of the area. Recent developments, particularly near the railway station also reflect the growth of the wider area and need for increased density along major transport corridors.
Historical association significance SHR criteria (b)	The Pymble West area is associated with a number of early grantees, local land owners and speculators.
Aesthetic significance SHR criteria (c)	The Pymble West area is of high aesthetic significance characterised by streetscapes of good, high quality and mostly intact, representative examples of single detached houses from the Federation, Inter-war and Post War periods. The built context is enhanced by the natural topography, rises and inclines, creeks and remnant Blue Gum Forest which provides a significant backdrop also by the wide street proportions, grassed verges, street trees and individual garden settings which greatly contribute to the visual and aesthetic character of the area.
Social significance SHR criteria (d)	The reserves and Pymble Ladies' College within the Pymble West area and also the neighbouring Sheldon Forest and Golf Club are of some social significance.
Technical/Research significance SHR criteria (e)	The area retains undulating land form, watercourses and remnant Blue Gum forest and native trees which indicate the early character of the area. The Pymble West area neighbours the Sheldon Forest and contains a small reserve which provides evidence of the early character of the area.
Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	The area has representative significance characterised by streets with Federation, Inter-war and Post-war development.
Integrity	The early boundaries and subdivision patterns generally remain evident in the area. The building stock generally retains a good level of integrity.

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HERITAGE LISTINGS	
Heritage listing/s	Part of a National Trust Urban Conservation Area.

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Godden Mackay Logan Keys Young	Ku-ring-gai Heritage and Neighbourhood Character Study	2001	
Written	Paul Davies Pty Ltd	Ku-ring-gai Potential Heritage Conservation Areas North Review	2010	KMC
Written	KMC	Heritage Data Forms: Pymble Avenue HCA (C11); Orinoco Street HCA (C10A).	2013	KMC
Written	Friends of Pymble	Written submissions to KMC	19 Jan & 26 March 2014	KMC
Written & Plans	Land and Property Information	DP 2580, DP 3085, DP 3532, DP 5528, DP 8602, DP 10389, DP 11232, DP 11748, DP 14404, DP 14408, DP 15541, DP 15544, DP 18946, DP 19151, DP 23607, Certificate of Titles, Volume 44 Folio 216, Volume 55 Folio 88, Volume 260 Folio 122, Volume 746 Folio 134, Volume 1702 Folio 98, Volume 1819 Folio 206, Volume 1948 Folio 215, Volume 1248 Folio 239, Volume 29, Folio 195		Land and Property Information office
Plans	Sydney Water	Sydney Water plans Ku-ring-gai Series Nos. 124, 125, 127, 130, 136, 204, 343, 345, 346, 347	1927, 1928, 1930, 1938	Ku-ring-gai Library
	SIX Maps	Aerial photographs of Sydney	1943	

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RECOMMENDATIONS	
Recommendations	The study area currently has a number of heritage listed items and a number of contributory items have also now been identified and it is recommended that the existing conservation areas be modified and extended or new areas created with some slight adjustment of the study area boundaries. Identified contributing items are largely visible and are considered to “contribute” to the visual and architectural character of the street. There are a large proportion of battle-axe and subdivided sites particularly in the Pymble West study area. Early plans and the 1943 aerial photograph have indicated that there may be some early dwellings located on these properties and setback from the street. Some that have been identified have been included, however, some further investigation is recommended. Whilst these may not contribute to the streetscape character of the area, they are part of its history and development and provide evidence of the earlier subdivision pattern. The original block boundaries and early subdivision patterns generally remain visible and have been highlighted in the existing heritage conservation area boundaries. It is recommended that the subdivision patterns continue to guide the boundaries of the conservation areas. The recommended contributory items are as follows (also refer to maps): ▪ Beechworth Road: Nos. 2,4, 6, 16, 18, 24, 26, 28, 32, 34, 36, 40, 42, 56, 58, 66, 61, 49, 31, 29, 27, 9 & 7. ▪ Myoorra Street: Nos. 6, 7, 11, 15 & 17. ▪ Kimbarra Road: Nos. 3, 7, 9, 11, 23, 25, 2, 10A, 12, 19 & associated reserve. ▪ Ashmore Avenue: Nos. 5, 9, 11, 8, 10, 14, 16, 18, 22 & 24. ▪ Lawley Crescent: Nos. 6, 8, 10, 14, 1, 7, 9. ▪ Linden Avenue: Nos. 1, 3, 5, 7, 9, 11, 21, 25, 2 & 4. ▪ Allawah Road: 2, 4, 8, 10, 1, 9 & 25. ▪ Arden Road: 1, 3, 7, 9, 2, 4 & 6. ▪ Mayfield Avenue: 2, 6, 8, 10, 12, 1 & 3. ▪ Arilla Road: 2, 6, 12 & 11. ▪ Avon Road: Nos. 1, 3, 5, 7, 11, 17, 19, 21, 23, 25, 29, 35, 37, 41, 53, 57, 63 & 67. ▪ Avon Close: No. 4. ▪ Lonsdale Avenue: Nos. 1 & 6. ▪ Barclay Close: 1, 5, 9 & 8. ▪ Pymble Avenue: 1, 1A, 7, 11, 19, 23, 27, 27A, 31A, 37, 39, 41, 51, 55, 59, 61, 65, 69, 73, 77B, 81, 6, 14, 18, 26, 40, 42, 44, 46, 52, 56, 60, 62, 66, 70A, 70, 72 & 86. ▪ Golfers Parade: 6, 8, 10, 12, 14, 16, 22, 74, 76 & 78. ▪ Courallie Avenue: 1, 3, 5, 7, 15, 17 & 19. ▪ 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 ▪ Cultowa Road: No. 27. ▪ Orinoco Street: Nos. 1, 3, 5, 7, 9, 11, 15, 17, 23, 25, 27, 29, 33, 2, 2A, 4, 6, 8, 10, 12 & 14. There are no detracting items in the area, however, the contemporary residential flat complex located at Nos. 3-5 Pymble Avenue is considered to be uncharacteristic. The remainder are neutral items or unknown on battle-axe and subdivided sites. The Pymble Ladies College site is also considered to be a contributory item. A number late 20th century dwellings are located at the south western section of the School and these are considered to be neutral. No contributory “buildings” have been identified on the western side of Ashmore Avenue, southern and south eastern side of Lawley Close and western side of Barclay Close. Review of the historical plans and 1943 aerials show that development was slow following the original subdivision. However, the sites are part of a relatively early (1922) subdivision and should continue to be part of the conservation area as the dwellings are also enhanced by garden settings and remnant native trees and plantings which should be retained and protected.

Heritage Data Form

	Consideration may also be given to review and possibly include the other properties around Golfers Parade and Courallie Avenue as the study line cuts the 1927 "West Pymble Golfers Estate" in half. Further investigation is also recommended on the following subdivided and battle-axe properties which may retain early dwellings: ▪ Nos. 21, 29, 31, 79 & 80 Pymble Avenue; ▪ Nos. 23A, 79A, 89 & 95 Livingstone Avenue; and ▪ No. 5A Orinoco Street. The following general guidelines are also recommended: 1. Protection of Significance (a) Protect subdivision pattern: ▪ retain the wide street proportions and late 19th and early 20th century subdivision patterns; ▪ avoid further subdivision and amalgamation of sites within the area; ▪ retain the block width and street frontages within the existing streetscape; ▪ require a curtilage assessment to accompany any application for further subdivision of sites within the HCA. (b) Protection of contributory items and their settings: ▪ protect street and reserve plantings; ▪ retain the fundamental Federation, Inter-war and Post-war characteristics of the items and one to two storey form and scale of the detached houses; ▪ protect and retain garden settings including any original and complementary fences; ▪ protect and retain significant trees and plantings, particularly native trees and mature cultural plantings within properties; ▪ maintain building alignments and setbacks including side setbacks which contribute to the streetscape pattern and rhythm; ▪ protect curtilage and plantings within the reserves; ▪ encourage high quality, modern development which does not seek to detract or mimic the historic building stock and retains the "green" and garden setting of the streetscapes and individual sites. (c) Works to contributory items: Generally: ▪ encourage recovery of original character during renovations and building upgrade; ▪ retain original finishes and details including face brick work, slate and terracotta tiled roofs; ▪ reinstate lost elements such as verandahs, lost decorative details and fences; ▪ encourage visible additions that are setback and located behind the original building form and do not detract and are appropriately scaled with the original character; ▪ provide new fencing that is appropriate to the period of the house; ▪ encourage removal of detracting elements such as high, solid fences and security screens to openings; Car parking: ▪ maintain existing garden settings, pathways and driveways; ▪ discourage large areas of hard paving and hardstand areas particularly in front of the buildings; ▪ retain original car access and garage location where provided; ▪ garages and carports should be located behind the main building line and preferably to the rear of the item; Landscaping: ▪ retain street trees and large front gardens which contribute to the character of the area; ▪ retain high percentage of landscaping which contributes to the conservation area; and ▪ retain or reinstate any significant plantings and encourage appropriate and complimentary landscaping and planting. 2. Enhance Significance
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Heritage Data Form

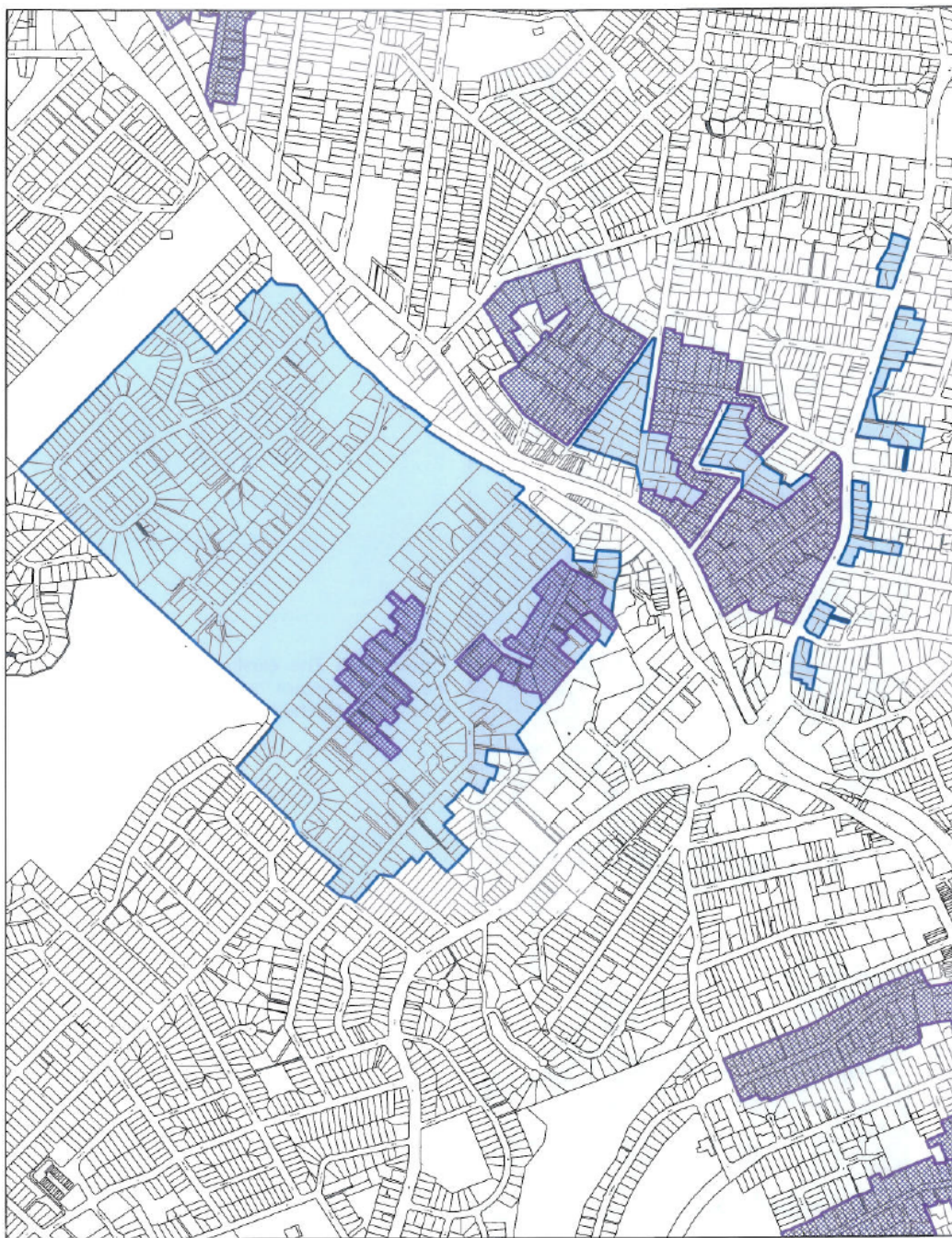
	(a) Works to and redevelopment of non contributing (neutral) sites: ▪ retain the late 19th and early 20th century subdivision patterns; ▪ avoid further subdivision and amalgamation of sites within the area; ▪ retain the block width and street frontages within the existing streetscape; ▪ respect the building line, scale, form, setbacks and streetscape pattern and rhythms of the existing development in the vicinity; ▪ retain significant plantings and encourage garden settings and screening; ▪ discourage high, solid fences and provide fences that compliment the streetscape; ▪ do not allow car parking forward of the building line; and ▪ encourage good contemporary design that does not seek to mimic or detract from the historic character of the contributing and existing heritage items.
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SOURCE OF THIS INFORMATION			
Name of study or report	Pymble East & West, Pymble HCA Review	Year of study or report	2014
Item number in study or report			
Author of study or report	Perumal Murphy Alessi, Heritage Consultants		
Inspected by	Perumal Murphy Alessi, Heritage Consultants		
NSW Heritage Manual guidelines used?	Yes ☒	No ☐	
This form completed by	Perumal Murphy Alessi, Heritage Consultants	Date Rev	January 2015 May 2015

Heritage Data Form

IMAGES - 1 per page

Image caption	Pymble East & West HCA review study areas following Council resolution on 27/11/2013 are in blue with existing heritage area hatched (in purple).				
Image year	2014	Image by	KMC	Image copyright holder	KMC



Heritage Data Form

IMAGES - 1 per page

Image caption	Pymble West HCA review – examples of contributory items				
Image year	2014	Image by	PMA	Image copyright holder	KMC



No. 29 Avon Road



No. 4 Allawah Road.



No. 5 Ashmore Avenue



No. 63 Avon Road



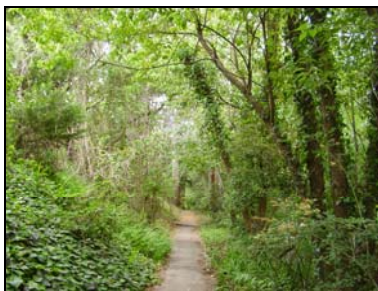
No. 32 Beechworth Road



No. 23 Kimbarra Road



No. 8 Allawah Road



Street verge Livingstone Avenue



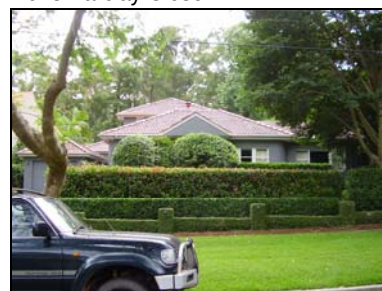
No. 8 Barclay Close



No. 2 Mayfield Avenue



No. 36 Livingstone Avenue



No. 76 Golfers Parade

Heritage Data Form

IMAGES - 1 per page

Image caption	Pymble West HCA review – examples of neutral items				
Image year	2014	Image by	PMA	Image copyright holder	KMC



No. 23 Avon Road



No. 5 Golfers Parade



No. 1 Ashmore Avenue



No. 8A Beechworth Road



No. 21 Courallie Avenue



No. 7 Golfers Parade



No. 50 Livingstone Avenue



No. 5-7 Lonsdale Avenue



No. 11 Allawah Road



No. 10 Myoora Street



No. 10 Pymble Avenue



No. 7 Arilla Road

APPENDIX L –

Council Report 6 December 2016

POTENTIAL HERITAGE CONSERVATION AREAS IN PYMBLE, TURRAMURRA AND WAHROONGA

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To have Council consider potential heritage conservation areas for inclusion under the Ku-ring-gai Local Environmental Plan 2015 and the Ku-ring-gai Local Environmental Plan (Local Centres) 2012.
BACKGROUND:	On 26 November 2013 Council resolved to place 14 potential heritage conservation areas on non-statutory exhibition. These were exhibited from 7 March 2014 to 7 April 2014. On 26 May 2015 Council resolved to place a further 2 potential heritage conservation areas on non-statutory exhibition. These were exhibited from 5 June 2015 to 3 July 2015.
COMMENTS:	This report puts forward the additional potential heritage conservation areas for Council's consideration to include in a planning proposal.
RECOMMENDATION:	That several new heritage conservation areas be included in a planning proposal to amend KLEP 2015 and the KLEP (Local Centres) 2012 and be forwarded to the Department of Planning and Environment for a Gateway Determination.

PURPOSE OF REPORT

To have Council consider potential heritage conservation areas for inclusion under the Ku-ring-gai Local Environmental Plan 2015 and the Ku-ring-gai Local Environmental Plan (Local Centres) 2012.

BACKGROUND

On 26 November 2013 Council resolved to place 14 potential heritage conservation areas on non-statutory exhibition. This was a peer review of the areas reviewed by Paul Davies Pty Ltd in 2010. These reviewed HCAs were exhibited from 7 March 2014 to 7 April 2014. This work was undertaken by Heritage Consultants Sue Jackson-Stepowski Pty Ltd, Carste Studios and John Oultram.

On 26 November 2013, members from the Pymble community addressed Council regarding the heritage significance of Pymble. Council resolved to seek quotations from a heritage consultant to undertake a further heritage review of Pymble.

Perumal Murphy Alessi Pty Ltd were engaged to undertake this review. On 26 May 2015 Council resolved to place this review of the Pymble East and West HCAs on exhibition. These were exhibited for a non-statutory period from 5 June 2015 to 3 July 2015.

COMMENTS

Heritage Conservation Areas (HCAs) are areas identified as having recognised cultural significance and may include built and natural landscapes containing significant fabric, settings and views.

In NSW, HCAs are assessed against 7 criteria:

- a) **Historical significance** – an area is important in the course, or pattern, of the cultural or natural history of the local area;
- b) **Historical association significance** – an area has strong or special association with the life or works of a person, or group of persons, of importance to the local area's cultural or natural history;
- c) **Aesthetic significance** – an area is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement locally;
- d) **Social significance** – an area has a strong or special association with a particular community or cultural group in the locally, for social, cultural or spiritual reasons;
- e) **Technical/research significance** – an area has potential to yield information that will contribute to an understanding of the local area scientific, cultural or natural history;
- f) **Rarity** – an area possesses uncommon, rare or endangered aspects of the local area's cultural or natural history; and
- g) **Representativeness** – an area is important in demonstrating the principal characteristics of a class of the local area's cultural or natural places; or cultural or natural environments.

The Heritage Consultants Perumal Murphy Alessi Pty Ltd's (PMA) heritage assessment substantially reviewed the same Pymble areas as Sue Jackson-Stepowski Pty Ltd (SJS) and Caste Studios in Pymble. The recommendations of the two studies vary. SJS had a targeted approach creating HCAs where there were clusters of contributory properties and the historic key

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development layers were visually apparent. PMA took a broader approach embracing all development periods from the Victorian era to the present and tying the boundary of the HCA to that which was in the brief from Council and derived from a report commissioned by Pymble residents and produced by Architectural Projects- Heritage consultants.

As a result of the exhibition of the Sue Jackson-Stepowski Pty Ltd (SJS), Caste Studios and John Oultram heritage review there were one hundred and eleven (111) community submissions, seventy one (71) of these were in support and thirty eight (38) against, (two) 2 were comments neither in support nor against (**Attachment A1**). As a result of the exhibition of the Perumal Murphy Alessi heritage review there were seventeen (17) community submissions. Three (3) of these were in support and twelve (12) against, and 2 were comments about individual properties neither in support nor against (**Attachment A2**).

Key issues

The main themes of the submissions were:

- ***Support for the West Pymble HCA***

The majority of submissions were in support of the HCA proceeding for west Pymble. The submissions cited the heritage significance of the area and the relationship of the houses with the established blue gum canopy.

- ***Building restrictions***

Several submissions expressed concern over the development restrictions placed on properties within HCAs. Places within heritage conservation areas can still have alterations and additions subject to Council approval. New development is required to conserve the heritage significance of the heritage conservation area. For many places this means retaining and conserving original fabric that can be viewed from the street, with any new approved development responding to the context of the original buildings in terms of materials, form and scale. There are many buildings within heritage conservation areas in Ku-ring-gai that have through Council approved additions and modifications become contemporary family homes.

- ***Lost property value***

Rezoning from Residential High Density R4 to Residential Low Density R2 means lost development potential and will have a very real and immediate impact on property value. Many of the areas in Turramurra and Pymble that have been zoned R4 Residential High Density already have residential flat development or development approval. Development of these sites cannot be retrospectively downgraded to single dwellings. For those R4 sites without development approval the existing Local Environmental Plans and their current zoning were the result of long planning proposal processes informed by extensive strategic planning studies and the involvement of the community in the consultation and Council resolutions.

Any changes which would downzone the R4 Residential High Density zoning of these sites would require state government approval and if granted Council would need to find other areas to upzone to R4 Residential High Density. For these reasons it is not recommended to include R4 zones within the proposed HCAs.

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For single dwellings various studies have found the loss of property value when included in heritage conservation is negligible (see **Attachment A4**). This finding reflects that the factors which have the greatest impact on house pricing tend to be locational (proximity to schools and transport) and attributes like number of bedrooms and bathrooms, and land size.

- **Gilroy Road, Turramurra**

There were several submissions against the Gilroy Road HCA proceeding. Many noted the impact of the new residential flat buildings on the dwelling houses and the subsequent loss in value if parts of the street were to be downzoned from R2 to R4. It is not recommended to include those areas zoned currently as R4. Instead the boundary will reflect the current zoning and provide a buffer between the R4 zoning and the proposed HCA. The proposed HCA is much reduced in size.

- **Property not within the key development period**

Several submissions objected to the designation of an area as an HCA due to the absence of Federation and Victorian era properties.

A few of these submissions quoted PMA and the reference to the following quote:

"Many of the identified contributory items within this study are aged between 80 and 100 years old" with the qualifying statement their house was not contributory because it was built in a period after this time i.e. the 1950s.

The section of the PMA report from which this quote was obtained is entitled *Basis of assessment and conclusions*. It makes reference to the significance of buildings from the Victorian through to the Post-war and the above quote taken out of context misrepresents the intent of the author.

PMA's assessment of the east and west Pymble areas described the key development periods as:

"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"

Similarly SJS's assessments acknowledged the predominance of inter-war and post-war housing.

These assessments acknowledge the significance of the Inter-war and Post-war housing layers. These are not hard boundaries that end on a given date but instead are representative of housing type over an approximate time period. For example Apperly, Irving and Reynolds in their book *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present* define the Inter-war period as c.1915 to c.1940. Buildings early in this period may be described as transitional while those after 1940 may be described as late Inter-war.

Several houses from the Late Twentieth Century Period (post 1960) have been identified as contributory. In particular houses from the 1970s exhibiting characteristics of the Sydney

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Regional style. These houses have been described by SJS as “typical of the ‘Nuts and Berries’ Sydney style of the late 60s and 70s”.

Boundaries of proposed heritage conservation areas

A recent inspection of the proposed areas by staff has found that several properties have been demolished since the field work for the heritage studies was undertaken. The mapping has been amended to change the rating of the demolished properties from contributory to neutral. In addition where a submission has claimed the contribution rating of a property is wrong and further research supports this claim the rating has been changed. A list of changes can be found in **Attachment A3**.

There are ten (10) proposed heritage conservation areas. Five of these are extensions of existing conservation areas. Table 1 below summarises the HCA names, their proposed numbers in the amended LEPs and the consultant's report on which these areas are based. It should be noted that the more recent studies have been given precedence, as such where Sue Jackson-Stepowski and Perumal Murphy Alessi have made recommendations over the same area, preference has been given to the Perumal Murphy Alessi review. **Attachment A6** has the proposed boundary maps, and includes existing heritage items and HCAS, and **Attachment A7** has the amended contribution rating maps.

Where R4 zoning was on the edge of the proposed HCA, this area has been excised. The objective of the R4 High Density Residential zone is to facilitate a change in housing stock to provide a variety of housing types in a high density residential environment close to public transport, services and employment. The future built form envisaged within the R4 zone is incompatible with the outcomes sought by the implementation of an HCA which is to preserve existing character with a built form compatible to the existing housing stock. The application of the HCA on the R4 land would also be inconsistent with ministerial Direction 4.1 under s117 (2) of the EP& A Act as it would potentially reduce the permissible residential density of land.

The boundaries of the proposed HCAs in east Pymble do vary from those in the report. The PMA report recommended one large HCA which rolled existing HCAS into the new area. Instead separate HCAs have been created. The new boundaries exist for the following conservation areas: Athol Conservation Area, Lanosa Estate Conservation Area and Mona Vale Road Conservation Area. The Statements of Significance (see **Attachment A5**) have been drafted to reflect the work and assessments by the consultants. Inventory sheets for the proposed HCAs can be found in **Attachments A8-A17**.

Table 1: Proposed HCAs

Type (new/extension)	Proposed name	Proposed number	LEP	Consultant
Extension	Mahratta Conservation Area	C4 extension	KLEP	John Oultram
New	Gilroy Road Conservation Area	C42	LCLEP	SJS and John Oultram
Extension	Hillview Conservation Area	C40 extension	LCLEP	SJS
New	Mona Vale Road Conservation Area	C43	KLEP	SJS and PMA

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Type (new/extension)	Proposed name	Proposed number	LEP	Consultant
New	Telegraph Road Conservation Area	C44	LCLEP	SJS
New	Lanosa Estate Conservation Area	C45	KLEP	SJS
New	Athol Conservation Area	C46	LCLEP	PMA
Extension	Pymble Heights Conservation Area	C8A and C8B extension	KLEP and LCLEP	PMA
Extension	Fern Walk Conservation Area	C9 extension	KLEP	PMA
New	West Pymble Conservation Area	Includes • C10A and C10B extension – Orinoco Street Conservation Area • C11 extension – Pymble Avenue Conservation Area	KLEP and LCLEP	PMA

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
Heritage that is protected and responsibly managed	Implement, monitor and review Ku-ring-gai's heritage planning provisions	Identify gaps in existing strategies and plans

GOVERNANCE MATTERS

The Greater Sydney Commission released draft District Plans on 21 November 2016 for exhibition to March 2017. The draft North District Plan maps a 20-year vision for the North District of Greater Sydney which includes the LGA's of Ku-ring-gai, Hornsby, Hunter's Hill, Lane Cove, Mosman, Northern Beaches, North Sydney, Ryde and Willoughby.

Councils are required to give effect to the District Plans as soon as practicable after they are made (finalised). Importantly the draft District Plans are also a consideration for planning proposals during the period that they are in draft. This is established by the Department of Planning and Environment's *Guide to Preparing Planning Proposals* (August 2016).

Liveability Priority 7: Conserve heritage and unique local characteristics of the draft north district plan requires relevant planning authorities to protect "aboriginal, cultural and natural heritage and places, spaces and qualities valued by the local community". The proposal to introduce additional HCA's is consistent with this priority under the draft North District Plan.

RISK MANAGEMENT

This report provides the level of detail and the justification, including preliminary community consultation to ensure Council is meeting its requirements to identify and manage Ku-ring-gai's environmental heritage.

FINANCIAL CONSIDERATIONS

The costs associated with this matter are covered by the Strategy and Environment Department, Urban and Heritage budget.

SOCIAL CONSIDERATIONS

There is a community expectation that places of heritage significance within the Ku-ring-gai Council local government area will be identified and protected.

ENVIRONMENTAL CONSIDERATIONS

Council is responsible for the identification and management of Ku-ring-gai's environmental heritage. Consideration of this matter will assist Council in meeting this requirement.

COMMUNITY CONSULTATION

The proposal was exhibited from 20 March until 15 May 2015. It was advertised on Council's website, the North Shore Times and letters were sent to the owners of affected and adjacent properties inviting submissions.

Should the recommendation to proceed with a Planning Proposal be adopted by Council, a formal process of further statutory public consultation will be sought in accordance with the requirements under the *EP&A Act*. This will include notification, advertisements, display and information Council's website.

INTERNAL CONSULTATION

This report has been referred to the relevant sections of Council for comment.

SUMMARY

Heritage assessments for the proposed areas have been prepared by Sue Jackson-Stepowski Pty Ltd, Carste Studios, John Oultram and Perumal Murphy Alessi Pty Ltd. On 26 November 2013 Council resolved to place 14 potential heritage conservation areas on non-statutory exhibition. These were exhibited from 7 March 2014 to 7 April 2014. On 26 May 2015 Council resolved to place a further 2 on exhibition. These were exhibited from 5 June 2015 to 3 July 2015. It is recommended a planning proposal be prepared and submitted to the Department of Planning and Environment for Gateway Determination to include several heritage conservation areas in schedule 5 and the heritage map of KLEP 2015 and the KLEP (Local Centres) 2012.

RECOMMENDATION:

- A. That a Planning Proposal be prepared in accordance with s55 of the EP&A Act to amend KLEP 2015 and KLEP (Local Centres) 2012 to include several proposed conservation areas as potential heritage conservation areas in Schedule 5 and on the Heritage Map.
- B. That the Planning Proposal be forwarded to the Department of Planning and Environment for a Gateway Determination in accordance with the provisions of the EP&A Act and Regulations.
- 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.
- D. That Council requests the plan making delegation under Section 23 of the EP&A Act for this Planning Proposal.
- 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.
- F. A further report be brought back to Council at the end of the exhibition period.

Andreana Kennedy
Heritage Specialist Planner

Antony Fabbro
Acting Director Strategy & Environment

Attachments:	A1	Submission summary table - HCA review 2014	2015/207850
	A2	Submission summary table - East and West Pymble - 2015	2016/268875
	A3	Changes in the HCA	2016/324216
	A4	Brief literature review - effect heritage listing on house prices	2016/260958
	A5	Statement of Significance for the Proposed HCAs - Review 2016	2016/325997
	A6	Maps - proposed HCA boundaries	2016/327664
	A7	Maps - proposed HCAs with contribution ratings	2016/327658
	A8	Gilroy Avenue Turrumurra HCA - inventory sheet	2013/188150
	A9	Hillview HCA - inventory sheet	2013/168743
	A10	Telegraph Road - inventory sheet	2013/168740
	A11	Mona Vale HCA4 - inventory sheet (area proposed to be Lanosa Estate Conservation Area)	2013/168772
	A12	Combined Mona Vale Road HCA (1, 2, 3 and 5) - inventory sheets - HCA Inventory Sheets	2016/327560

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A13	Fox Valley Road HCA - Report and inventory sheet	2013/215787
A14	Eastern Road HCA - report and inventory sheet	2013/215784
A15	Report - Potential HCA - Pymble East and West 2015	2015/112003
A16	Pymble East Conservation Area - inventory sheet (includes proposed Athol Conservation Area and extensions to Pymble Heights and Fern Walk HCAs)	2015/112021
A17	Pymble West Conservation Area - inventory sheet	2015/112030

APPENDIX M –

Council Resolution 6th December 2016

FOR ACTION

ORDINARY COUNCIL – 6/12/2016

TO: Heritage Specialist Planner (Andreana Kennedy)

Subject: OMC329 - Potential Heritage Conservation Areas in Pymble, Turramurra and Wahroonga
Minute Number: 329
Notes:
File Reference: S10051 2016/262869

Resolved:

[Moved: Councillors Szatow/Berlioz]

- A. That a Planning Proposal be prepared in accordance with s55 of the EP&A Act to amend KLEP 2015 and KLEP (Local Centres) 2012 to include several proposed conservation areas as potential heritage conservation areas in Schedule 5 and on the Heritage Map.
- B. That the Planning Proposal be forwarded to the Department of Planning and Environment for a Gateway Determination in accordance with the provisions of the EP&A Act and Regulations.
- 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.
- D. That Council requests the plan making delegation under Section 23 of the EP&A Act for this Planning Proposal.
- 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.
- F. A further report be brought back to Council at the end of the exhibition period.

CARRIED UNANIMOUSLY

[Open Item in Minutes](#)

APPENDIX N –**Submission Summary Table HCA Review 2014**

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	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. Inspection by Council finds the building at 1 Stapleton Place, Pymble to be neutral to the character of the area.
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

No	TRIM	Issue/Concern	Comment
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.	Objection is noted. 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
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.	Objection is noted. 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. The boundary of the proposed HCA has been reviewed to reflect these

No	TRIM	Issue/Concern	Comment
			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

No	TRIM	Issue/Concern	Comment
		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. In addition, submission attaches letter from the National Trust (25/03/2011)	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	Submission opposes to the inclusion of Gilroy Road and Eastern Road for the following reasons: 1. The properties a long Eastern Road, Brentwood Ave and Turramurra Ave are under compulsory acquisition to extend the park. 2. The study should have been done prior to the town plan. This leaves the residents with uncertainty. 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. 4. It is not a unique area	Part of peer review by John Oultram. 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. 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. 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.

No	TRIM	Issue/Concern	Comment
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

No	TRIM	Issue/Concern	Comment
		visible from the street. Submission supports the inclusion of the driveway for conservation on the basis that it contains significant trees and landscaping. 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.	addresses the street scape on Linden Avenue. 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. The map included in the SHI form is unreadable and requires review. 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.
54	2014/077572	Submission supports the listing of 57A Pymble Avenue as 'detracting'	Pymble residents. 57A Pymble Avenue will remain categorised as 'detracting.'
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	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. 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.	See comments in 53 above.
57	2014/079842	Letter of support - Pymble	Support noted. Pymble resident.

No	TRIM	Issue/Concern	Comment
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: 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. 2. The property is located at the bottom of a steep battle axe allotments. There is no visible presence or status with the streetscape.	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.

No	TRIM	Issue/Concern	Comment
		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.	Objection noted. Pymble resident. 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. 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..
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	Objection noted. Pymble resident. Please see comments on development periods in the main report.
67	2014/086173	Submission objects to Gilroy Rd HCA due to: • Modification of properties in the area have diminished the heritage value of the area • Previous demolition of properties with perceived heritage value	Objection noted. Turramurra resident. See comments in 37 above.

No	TRIM	Issue/Concern	Comment
68	2014/083556	Submission objects to Gilroy Rd HCA due to: • Unnecessary restrictions on what owners can do with their properties • Decrease in property value • Redevelopment potential of the area in line with R4 zoning	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: • Unnecessary restrictions on what owners can do with their properties • Decrease in property value	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: • Their property, 17 Eastern Rd modifications have diminished the heritage significance of that particular property • Modifications to other properties surrounding have diminished the heritage significance of that area • The burden of completing the renovations that would be required by any potential conservation order • The reduced scope for redevelopment in line with zoning regulations	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: • Unnecessary restrictions on what owners can do with their properties • Decrease in property value	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.

No	TRIM	Issue/Concern	Comment
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: • Inconsistent and incongruous styles • Little individual value add to the existing Mahratta HCA	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: • Unnecessary restrictions on what owners can do with their properties • Decrease in property value	Objection noted. Turramurra residents. See comments in 37 above and key issues in the main body of the report.

No	TRIM	Issue/Concern	Comment
88 89 92		• Previous demolition of properties with perceived heritage value • zoning – concerned council is attempting to back-zone the area from high density using alternative means • The heritage value of the southern end of Gilroy Rd is questionable • A HCA status is conflicting with an R4 zoning • This area is less significant than others previously identified and protected by a HCA • Lack of evidence supporting the proposal • 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.	
86	2014/085174	Submission highlights a mapping anomaly to be rectified	Pymble resident. Double block. 'Draft Contribution Rating Map' identifies both blocks as 'contributing' and includes them in the conservation area boundary. The 'draft built era map' for the HCA has not attributed an era to the block containing the dwelling house. Mapping anomaly to be rectified.
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.	Objection noted. Pymble resident. The consultant prepared Inventory (SHI) form for HCA4 "Mona Vale Road, Church Street and Orana and Kywong Avenues Heritage

No	TRIM	Issue/Concern	Comment
			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.” 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.
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	Objection noted. Pymble resident 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.

No	TRIM	Issue/Concern	Comment
			
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.

No	TRIM	Issue/Concern	Comment
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.

APPENDIX O –**Submission Summary Table East and West Pymble 2015**

**PYMBLE EAST AND WEST
POTENTIAL HERITAGE CONSERVATION AREAS REVIEW
2015**

No	Address	Issue/Concern	Comment
PYMBLE EAST			
1	6 King Edward Street	Object the inclusion of the property as 'contributory'. The house was built in 1928 and was a 'classic Californian Cottage', with too many small rooms, not up to the standard expected in this district and discordant with the setting. The family purchased the place in 1975 and retained the 1928 elements on the ground floor. The house has been altered with a new first floor addition. The houses on either side of the house have been replaced with large 'uncharacteristic' houses, adversely affecting the setting of the property.	Objection noted Bungalows are not unusual in Pymble. There is a mix of housing types and styles from the grand to the more vernacular. It is agreed that the house has changed (confirmed by roofline comparison with 1943 aerial) and no longer resembles the single storey Inter-war bungalow it once was. The house is no longer intact to such an extent it should be considered contributory and should be rated as neutral. 
2	29 King Edward Street	Object the inclusion of the property in a HCA.	Objection noted. Property is already within the gazetted

No	Address	Issue/Concern	Comment
			Pymble Heights HCA (C8A).
		The house, included as 'contributing', was built in 1941, which is outside the suggested range of 80-100 years of age for contributing buildings. It has had extensive renovations that are not in keeping with the era. It bears no resemblance to adjacent dwellings.	The statement of significance in the inventory sheet for the Pymble East HCA states: <i>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</i> .A 1942 property falls within this period. Being at the transition of Inter-war and Post-war the house shares mores features architecturally with the Inter-war period. The house has undergone some unsympathetic additions which include the extension of the southern wing and the addition of two street facing dormers. However, the house has always been two storeys and the extension is discernable as new. Therefore the scale and impact of such an extension is less damaging than if it had been a modest single storey bungalow. PMA's finding of contributory is consistent with the Paul Davies Pty Ltd and Sue Jackson-

No	Address	Issue/Concern	Comment
			Stepowski Pty Ltd's studies. No change is recommended. 

3	1 Mocatta Avenue	Object the proposed changes to the Pymble East HCAs.	Objection noted.
		Object to the inclusion of the property as 'contributory'. The buildings identified to be contributory in the PMA report are aged between 80 and 100 years old. However, the property is an 'uncharacteristic' building, built in the 1950s. It does not represent a key historical layer and detracts from the ambience of the area and surrounding properties.	 The house appeared between 1951 and 1956 on aerial photographs. This places it within the Post-war period which was identified as a key development period by PMA. The house is not dissimilar to other houses of the period in the vicinity of the house. Detracting in a conservation area means a place that is out of scale, form, massing and proportion with neighbouring developing. This is not the case with 1 Mocatta which is visually recessive.

PYMBLE WEST			
4	15 Avon Road	Object to the inclusion of Avon Road, Arilla Road, Mayfield Avenue and Beechworth Road in a HCA.	Objection noted
		As residents, they were previously asked to comment on the proposed HCA, which they strongly supported. But they have now changed their opinion because of the massive development at 1, 3 and 5 Avon Road and surrounding lots, passed by the LEC, as this will change the entire character of the neighbourhood.	A residential flat building has a dramatic and detracting impact upon neighbouring properties. Council endeavours to address this impost within HCAs by allowing transitional zoning. i.e. R4 down to R3 down to R2. This is not always possible with heritage items however the development controls do endeavour to provide an adequate curtilage and a visual setting to heritage items and heritage conservation areas. In addition, Ku-ring-gai Council's deep soil requirement for RFBs also softens their appearance by the requirement to include a green buffer with a planting capacity for mature trees. Any new HCA will give due consideration to the interface requirements and the opportunity for transitional zoning.

5	19 Livingstone Avenue	Object to the inclusion of the property as 'contributory'.	Objection noted.
		The dominated structure from the public domain is a polycarbonate roof sheeting and terrace over a double garage, built due to a late (c2000-2001) addition. The inclusion as contributory would restrict the removal of the structure in the future.	Inclusion within a HCA is not a prohibition on any future changes. Changes that respect the significance of the HCA can still occur with development approval. Removal of an unsympathetic later addition, such as this, would not be prohibited.
6	21 Orinoco Street	Interested in the reasoning for the change in the assessments from 'contributory' in previous studies to 'neutral'.	PMA provides the rationale for the assessment. <i>The identification of contributory items is based on the style, condition and integrity and how it relates to the historical development and identified cultural significance of the area. The visibility and visual contribution and presentation to the streetscape and area in particular were also noted.</i> <i>The assessment of the quality and condition of each property is based on an external inspection from the public domain.</i> The assessment of neutral may be due to the large unsympathetic building built forward of the front building line within the front garden setback. This construction is substantial and not typical of the HCA however the house is still considered to retain the character, form and scale of a contributory place within the HCA (as seen from the street) and remains contributory.

7	15 Myoora Street	The house assessed as 'contributory' is not an appropriate property that reflects the historical significance of the area. The front facade has been renovated and it does not longer reflect the architectural character of a 'late 19 th century-post war house'.	Like many houses on Myoora Street this house was constructed between 1956 and 1961 (LPI aerials). The works undertaken in 1983 do not detract from the visual integrity of the house as seen from the street.
		It does not function well and is in poor condition.	Houses within a heritage conservation area can still be changed with development approval, for additions or to address a maintenance issue, however, the architectural character and what has been defined as significant must be retained.
8	11 Myoora Street	Object the proposal to have the property heritage listed.	Objection noted.



		Believe the listing will impact on their ability to renovate to accommodate the needs of their growing family.	See comment in 8 above
		Believe the listing will impact on property value.	See attachment A4 with regards to property value.
9	7 Linden Avenue	Support the recommendations of the review.	Support noted.
		Appreciate the heritage character of the neighbourhood, the aesthetic qualities of the streetscape, and the fine balance of built and natural environment.	West Pymble does have a unique character due to the well established native tree canopy.
		It is important that the heritage character of Pymble East and West is recognised and given protection.	Council has undertaken several heritage reviews to assess the significance of the character of East and West Pymble. The planning proposal will seek to protect those places with identified heritage significance.

10	Pymble Action Group for the Environment (PAGE)	Support the recommendations of the review for Pymble East and West.	Support noted.
		The statement of significance for Pymble West provides a holistic analysis. It emphasises not only the houses but their setting, and not only the gardens and streetscape setting, but the harmony between these and the natural bushland topography and natural vegetation, including the Blue Gum High Forest.	See comment 9 above.
11	17 Livingstone Avenue	Object the inclusion of the Pymble area in a HCA.	Objection noted.
		The foundation of the house was built in the 1950s, but it was rebuilt in the 1980s. The house does not represent any era and is hardly visible from the street.	The house is not representative of 1950s design and the additions have rendered this layer uninterpretable. It is recommend to change the rating of contributory to neutral.

			
		There is no point to heritage list some ugly houses that have no historical significance. The area has been zoned as environmental protected [E4]. Effort should be made to protect the environment focused on the balance of the development as well, so that future generations will enjoy modern living or proper lifestyle in a beautiful area.	There is no reason why heritage and E4 cannot work to achieve an outcome that provides for contemporary living in a beautiful environment. A determining factor in this would be good design. It is agreed that houses with an accretion of change with little design merit do not represent quality and intact heritage places.
		There are also many issues with the house/repairs needed.	Maintenance is at the discretion of an owner and is a

			necessity for any property.
12	17 Courallie Avenue	Object to Council adopting the content of the review.	Objection noted.
		Object to Council accepting the author of the review as a person whose opinion can be relied on to the extent that it justifies Council 'commandeering' privately owned homes.	Luisa Alessi is an experienced and qualified heritage architect who has Council's full endorsement. Heritage listing is an additional planning layer to the already existing planning layers and controls that exist for every property that falls under the jurisdiction of a Local Environmental Plan. This includes every privately owned property in the Kuring-gai LGA.
		The materials do not identify what the criteria for conservation are in any understandable language. Believe Council and its Consultant want to take control of hundreds of private dwellings camouflaged behind expressions such as 'heritage conservation.'	The heritage controls are clearly outlined in Council's development control plan accessible from Council's website. Section 19 specifically refers to heritage development controls.
		References are also made to homes built in the 1960s, 1970s and throughout the 20 th century, until now (ie 2000), irrespective of having no actual heritage value, because they 'represent the ongoing development of the area.'	The key development periods extend up to the end of the post-war period. For this study that can be considered as the 1960s. There are some interesting late twentieth century houses particularly those from the 1970s Sydney Regional style. Since the 1997 study <i>Housing in NSW Between the Wars</i> by Robertson and Hindmarsh for the National Trust, housing up to and including the Inter-war period has been considered to have the potential for heritage significance. Nearly 20 years on it is only reasonable to extrapolate this

			significance out to post-war and early 1970s house. These extant houses in excess of 40 and 50 years old have demonstrated that their architectural style is one that is enduring and are representative examples of a period of innovative Australian architectural expression. Those houses built after this period are not considered or rated by the consultant as contributory. Like the houses mentioned above they have not shown their endurance or importance as a significant style. The consultant's reference to these a collective refers to the unobtrusive nature of this new development layer.
		Owners will be not allowed to do more than like-for-like repairs and periodic maintenance without approval from Council. Even homes thought to be 'non-contributing' to the local area will need to satisfy a Council's clerk's wish for someone else's home.	Council has prerogative under the minor works clause in the standard LEP to issue a minor works approval. This is not development application but a written letter from Council acknowledging the work is of a minor nature and can go ahead. There are also other works which remain exempt under the Exempt and Complying State Environmental Planning Policy (SEPP). Please view the SEPP on the NSW planning website to view the exempt and complying development controls.
		Owners will bear all financial consequences. Council will make no contribution to any additional cost and will not compensate for the loss of value.	Ku-ring-gai Council does offer an annual heritage fund which applicants can apply for up to \$5,000 in a \$ for \$ program towards the conservation of heritage places. Comments on property values can be seen in Attachment A4.

		If the underlying concept is to identify homes that are as they existed when built, up to about the 1950s, this property is not one of them. The footprint of the house bears no resemblance to its original footprint and no external wall is in its original form.	The house was built between 1961 and 1968 (LPI aerals). Council holds records for two building applications for alterations and additions.
		There are many more 'non-contributing items' than there are 'contributing items'.	A conservation area does not have a definitive percentage of properties which carries it over the line as significant or not. A heritage conservation area is an area that has a historical character that is evident in the contributory houses but also in the subdivision pattern, the streetscape and the gardens. It is agreed that your block lacks a definable heritage character due to the majority of more recent builds, which tend to be two storey project style homes with prominent garages forward of the front building line. The area does have an aesthetically pleasing canopy but this is not a landscape heritage listing. In addition, Council's tree controls in the DCP protect trees and the Federal Government's EPBC Act protects vegetation in endangered ecological communities.
		The review deals with only a small fraction of Ku-ring-gai. Whether this is intended to be the only area subject to such a review and is implementation is unknown.	The review is a result of a Council resolution from an Ordinary Meeting of Council on 26 November 2013. The Council was approached by residents who wanted this particular area reviewed.
		Council is elected to represent the interests of all	Inclusion within a Heritage Conservation Area does not strip

		residents, not just a small number of residents. If there is such a strong community demand for conservation, Council could ask all ratepayers to make a voluntary donation and use those funds to acquire those properties that it wishes to conserve for the benefit of everyone. Alternatively, Council could create a conservation fund paid in addition to their normal rates.	owners of property rights or legal ownership. It does create additional development controls. These areas are not museums and managed change can still occur and they do continue to be people's homes and valued residential suburbs. Many people in Ku-ring-gai do value the leafy suburbs with character period homes and would like to see these values retained. Ku-ring-gai does offer a heritage home grant to assist owners of heritage places with conservation works.
		Council's notification letter sounds relatively harmless. Owners should be informed that their home is to be affected, and what is intended, and not just left to find out for themselves.	The letter guides owners to Council's webpage which has much more information. The recent exhibition was non-statutory and therefore does not change any affectations on people's properties.
13	22 and 24 Ashmore	Object the proposal to introduce new HCAs in Pymble.	Objection noted.

	Avenue	Believe it is too late as the area has undergone tremendous change over the past decade. Many houses have been extensively renovated and enlarged over the years, and more recently, the tendency has been to demolish and rebuild. In Pymble West, only a minority of houses are classified as 'contributing'. It would be unfair and discriminatory to cause the burden of maintaining the character of the area on a minority of owners.	It is agreed that change has occurred within these areas. That is why staff have recently checked the areas again to ensure that those places documented as existing and being contributory are still present. A conservation area does not have a definitive percentage of properties which carries it over the line as significant or not. A heritage conservation area is an area that has a historical character that is evident in the contributory houses but also in the subdivision pattern, the streetscape and the gardens. It is the opinion of the consultant that area adequately reflects this historic character.
		Believe owners could suffer a large financial loss if they were prevented from following the economic course (demolition) that their neighbours have been following in recent years and forced to undertake expensive renovations instead. If they wanted to sell, the constraints imposed by conservation would be reflected adversely in the price.	See attachment A4 with regards to property value.
		The process by which decisions have been made regarding 'contributing' and 'neutral properties' lacks transparency.	The report states the author, the report defines what are contributory and neutral properties, the supporting mapping displays which places are contributory and which places are not. Owners were encouraged to contact Council if they had

			any questions about the process.
		Purchased 22 Ashmore Avenue in 2012 with the intention of gaining additional garden space and to prevent being overshadowed by a large new house to the rear. 22 Ashmore Avenue was one of the first houses built in the area in the early post-war period. While it may seem to be in reasonable condition from the distance, it is in such a state of disrepair that it is not habitable. It would be uneconomic to attempt to convert this house into a modern dwelling.	All houses require upkeep and maintenance. If the house is unsafe this is a matter that could be addressed through Council's Development and Regulation Directorate who are responsible for development applications and compliance.
14	Pymble Resident	Object to the proposal. Before heritage listing their area, those who are involved should list their own areas/homes.	Objection and comment noted.
15	9 Kimbarra Road	Object to the property being considered for heritage listing.	Objection noted.
		The application of the criteria to the property in the heritage data form is incorrect. Kimbarra Road and Myoora Street are just two typical streets in the North Shore. The house is aesthetically pleasing to look at,	The house as viewed from the street is a representative example of the Spanish Mission style. The alterations to the rear and the interior discounted it as an individual heritage item in the heritage review in 2015 however the house is contributory within a HCA. The southern side of Myoora

		because it has been well maintained and has nice gardens. But to include these aspects as warranting it be given heritage listing against their wishes is incorrect and unfair.	Street and Kimbarra Road has a consistent grouping of contributory buildings representing styles from the Inter-war and Post-war period. SJS described the area as showing: “a clear layering of the phases of development with the greater proportion of the buildings having been constructed in the interwar period. The building stock is generally intact, retaining materiality and immediate settings, coherent in form. Buildings display an integrity of finish and detail according to their architectural style and era. Buildings of all layers integrate and sit comfortably within their setting and adjacent one another. It is a good example of historical layer integration.” Aesthetic in terms of heritage criterion means a place that is representative of a given architectural style and which has retained its design integrity. For a HCA the architectural style sits alongside the historical criterion and represents key development periods. The public exhibition is designed to engage the community and to gain an understanding of their thoughts on the inclusion of these places within heritage conservation areas.
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			From the SJS exhibition, 71/111 submissions were for the inclusion and in the PMA exhibition 3/17 were for the inclusion. A statutory exhibition will result in the participation of a wider portion of the residents in this area and gain a more comprehensive understanding of the community's opinion. 
16	21 Pymble Avenue	Object to the basis and potential outcomes of the review.	Objection noted.
		The defined area for Pymble West is completely arbitrary. For example the inclusion of Pymble Avenue. The Consultant specifically acknowledges the wide breadth of building types and the range of modifications that have	The boundary of the HCA review area was based upon a submission of a study undertaken by the firm Architectural Projects. This work was paid for by residents who presented their findings to Council and requested a review of the HCAs.

		occurred to properties. And the exclusion of Courallie Avenue and parts of Golfers Parade and Livingstone Avenue, without justification.	
		Council has approved DAs on both sides of Pymble Avenue, leading to 'uncharacteristic' development, which will make the concept and context of the HCA redundant.	Council can only make decisions based on the existing development controls. While in a heritage conservation area there are specific controls to conserve the heritage character, these are not currently applicable in Pymble Avenue. When determining the impact of this development on a HCA a consultant must
		The proposal should only succeed if there was consensus amongst property owners across the proposed area under review. Council must accommodate the changing demographics of Sydney. To do otherwise places at risk the relevance of Council in meeting the changing residential requirements of Sydney.	Council's forward strategic planning continues to review and provide for the needs of a growing Sydney population by providing opportunities for different housing needs from single dwellings to residential flat buildings. Part of this planning is to assess and conserve the places the community values now so that these can be passed to future generations. This exhibition and any subsequent statutory exhibition is intended to gauge the wider community's opinion about these conservation areas so that these opinions feed back into the decision making process.

17	Friends of Pymble	Support the proposed HCAs in Pymble East and West. Pymble residents have long been concerned about the completion of the HCA studies and commend Council's recent initiative in this regards. Strongly support the assessment of significance of the Pymble East area.	Support noted
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APPENDIX P –

Changes in HCA

Changes in the HCA

Some of the houses have been demolished since the 2013 and 2015 field work, others are recent properties which were incorrectly identified as contributory. Relevant DA numbers and description of works are provided.

Address	Change
Myoora Street/Kimbarra Road HCA	
1 Kimbarra Road	New house - PCDC0456/13 - Demolition of existing dwelling and construction of a new two storey dwelling
Kywong Ave and Orana Ave HCA	
8 Kywong Street	New, BA 89/01947 – construct early 90s
15 Church Street	New 2 storey dwelling plus garage BS97/0422.
Telegraph Road HCA	
5 Telegraph Road 7 Telegraph Road	Demolished -DA0020/13 - Demolish existing dwellings and construct residential flat building consisting 2 apartment blocks containing 53 units and basement parking
50 Telegraph Road	Demolished - DA0570/15
83 Telegraph Road	New - PCDC0360/14
King Edward Street and Mocatta Avenue HCA	
7 King Edward Street	New - PCDC0468/14
9 King Edward Street	Faux federation (1994)
Station Street (south) Pymble HCA	
6 Station Street	Demolish and construct new dwelling - PCDC0509/14

Gilroy Road HCA	
15 Eastern Road	DA0162/15 - Demolish existing structures and construct residential flat development consisting 54 units, basement carparking and associated landscaping
25 Eastern Road	New - CCPCA for DA 0686/07 & MOD 0455/07 for Demolition then construct new two storey dwelling (2008)
2-8 Gilroy Road	Demolished by Council for Cameron park
West Pymble	
3 Avon Road 5 Avon Road	Demolished - DA0113/16 - LEC proceeding 10834 of 2013 - Residential flat building comprising of 174 units and 257 parking spaces, interim subdivision and four lot subdivision and construction of 4 residential dwellings, retention and restoration of heritage item at 1 Avon Road, demolition according to approved plans, landscaping, stormwater infrastructure, footpath construction on Avon road and implementation of Vegetation Management Plan.
4 Beechworth Road	Demolished - DA0113/16
8 Beechworth Road	Demolished - PCDC0382/15
1 Orinoco Street	Demolished DA0133/14 - Demolish 5 dwellings and construct residential flat building containing 83 units, basement parking and landscaping.
9A Orinoco Street	EPA0065/13 "Demolish/Remove bldg. – no consent" 2014
1 Pymble Avenue	Demolished - CCPCA0295/15 - Demolish dwellings & construct new residential flat building comprising 34 apartments, basement parking and landscaping

1A Pymble Ave	Demolished - DA0517/13 0- Demolish dwellings & construct new residential flat building comprising 34 apartments, basement parking and landscaping
2 Pymble Ave	Demolished - DA0220/15 - Demolish 3 dwellings, waste removal and erection of hoarding
15 Pymble Ave	DA0134/12- Demolition of existing dwelling and construction of a two storey dwelling with pool, tennis court, basement garage and associated landscaping works (2012)
22 Pymble Ave	DA1309/08-Demolition and construction of new dwelling (2009) + CC
70A Pymble Ave	New - DA 579/08 - two storey dwelling

APPENDIX Q –

Brief Literature Review, Effect of Heritage Listing on House Prices

Brief literature review of the effect of heritage listing on house prices

International results for hedonic analysis

Numerous studies have been undertaken globally to ascertain the impact of heritage listing (designation) on property values (see Table 1). Ford (1989), Asabere and Huffman (1994a), Leichenko et al (2001), Coulson and Leichenko (2001), Deodhar (2004), Coulson and Lahr (2005), Narwold et al (2008), and Noonan (2007) all found that designated houses typically sold for a premium when compared to similar properties that were not designated. Others such as Asabere, Hachey and Grubaugh (1989), Schaffer and Millerick (1991), and Asabere and Huffman (1994b) deduced that designation typically led to a discount in the value or had mixed results including no significant price effect. Summaries of these conclusions can be found in Table 1.

The Australian Government Productivity Commission (2006) investigated the effect heritage listing had on the value of residential single dwelling properties in Ku-ring-gai and Parramatta. The analysis found no significant effect on house prices in either area.

An Australian study by William Jeffries in 2012 reviewed the effect of heritage listing on house prices in Mosman. The review challenged the assumptions and methods of previous Australian studies including Deodhar (2004) and the Australian Productivity Commission (2006). The study hypothesized that the previous studies which employed a hedonic price methodology failed to give consideration to:

1. A variance effect – heritage listing increases the price of some properties while reducing the price of others, giving an overall outcome which is erroneous as the two outcomes:
 - a) offset each other to a neutral outcome;
 - b) result in false positive; or
 - c) result in a false negative.
2. Doesn't measure the effect on the prices of neighbouring properties.

Jeffries applied three models to the data:

- When using the hedonic price model the results were closely aligned to the findings of Deodhar and the Productivity Commission for Ku-ring-gai with an estimated increase to house prices of 17.9%. Jeffries postulated this positive outcome was the result of the types of houses which had been listed which may have been of higher quality (design, materials, setting) before listing and therefore regardless of designation, this subset may have had a higher house price compared to the overall sample.
- The difference-in-differences model estimated the average treatment effect i.e. the model assessed before and after listing prices. The results of this modelling were statistically insignificant and therefore it could not be concluded that the higher prices for heritage properties pre-existed the designation.

- The fixed effects model utilised in the calculation only those properties which had sales in both the before and after designation time periods. This analysis eliminates time-invariant observables and unobservables leaving only time-variant observables i.e. changes that occurred as a result of the changing condition (heritage listing) not the environment of the changing time (e.g. past and present macro and micro economic climates). Again, there was no statistically significant result.

Finally Jeffries tested the hypothesis that heritage listing increases the prices of some houses while decreasing the prices of others, with the overall effect being to cancel each other out to no effect. Jeffries applied the Breusch-Pagan heteroskedasticity test to the Mosman data to determine if this variance existed. Jeffries found that designation did not have a varying effect on the price of the houses that were listed or the neighbouring houses. Overall Jeffries found it could not be concluded that heritage listing has an impact on the prices of listed properties or on the prices of houses surrounding them.

Table 1: Overview of studies (Adapted from Lazrak, Nijkamp, Rietveld and Rouwendal (2009) and Jeffries (2012)).

Author(s)	Study	Study area	Key findings
Jeffries (2012)	Does heritage listing have an effect on property prices in Australia? Evidence from Mosman Sydney	Mosman, NSW	Cannot be concluded that heritage listing impacts house prices. A test for heteroskedasticity yielded statistically insignificant results.
Zahirovic-Herbert and Chatterjee (2012)	Historic Preservation and residential property values: evidence from quantile regression	Baton Rouge, Louisiana	Results for historic districts. Buyers pay an average of approximately 6.5% for houses located in the nationally designated historic districts. Near Historic District, is a positive and indicates a 3.8% price premium for houses sold within walking distance from historic districts' boundaries'.
Moro, Mayor, Lyons and Tol (2011)	Does the housing market reflect cultural heritage? A case study of greater Dublin	Greater Dublin, Ireland	Results show that some types of cultural heritage sites, such as historic buildings, memorials, and Martello towers, provide positive spillovers to property prices while archaeological sites seem to be a negative amenity.

Author(s)	Study	Study area	Key findings
Thompson, Rosenbaum and Schmitz (2010)	Property values on the plains: the impact of historic designation	Nebraska, USA	Sale prices of houses in designated precincts rose \$5000 a year in comparison to houses in non-designated precincts in the years after designation.
Narwold, Sandy and Tu (2008)	The effect of historically designated houses on sale price	San Diego, USA	Historic designation of single-family residences creates a 16 percent increase in housing value which is higher than the capitalization of the property tax savings due to designation.
Noonan (2007)	The effect of landmarks and districts on sale price	Chicago, USA	Designated property has a positive effect on both itself and neighbouring properties.
Australian Government Productivity Commission (2006)	Effect of heritage listing: a hedonic study of two local government areas (on property value).	Parramatta and Ku-ring-gai, Australia	Heritage listing had no significant effect on the value of residential single dwelling properties.
Ruijgrok (2006)	The effect of 'authenticity', 'ensemble' and landmark designation on house prices	Tiel, Netherlands	Authenticity and façade elements accounts for 15 percent of sale prices in the Hanseatic city of Tiel.
Coulson and Lahr (2005)	The effect of district designation on appreciation rate	Memphis, Tennessee, USA	Appreciation rate were 14-23% higher when properties were in neighbourhoods which were zoned historical. Local designation is more important than national designation.

Author(s)	Study	Study area	Key findings
Deodhar (2004)	The effect of heritage listing on sale prices	Sydney, Australia	On average heritage listed houses commanded a 12 percent premium over non heritage listed houses. This premium is a combined value of heritage character, their architectural style elements, and their statutory listing status.
Coulson and Leichenko (2001)	The effect of designation on tax appraisal value	Abilene, Texas, USA	Local historic designation raises value 17.6 percent of designated property.
Leichenko, Coulson and Listokin (2001)	The effect of historic designation on house prices	nine different Texas cities, USA	Historical designated properties in Texas enjoy 5-20% higher appraised prices than other property.
Asabere and Huffman (1994a)	The effect of federal historic district on sales prices	Philadelphia, USA	Owner-occupied property located in national historic districts in Philadelphia sell at a premium of 26 percent.
Asabere and Huffman (1994b)	The effect of historic façade easements on sale prices	Philadelphia, USA	Condominiums with historic easements sell for about 30 percent less than comparable properties.
Asabere et al. (1994)	The sales effects of local preservation	Philadelphia, USA	Small historic apartment buildings experience a 24 percent reduction in price compared to non-locally certified properties.
Moorhouse and Smith (1994)	The effect of architecture on original purchase price	Boston, USA	Architecture design was valued with a premium.

Author(s)	Study	Study area	Key findings
Schaeffer and Millerick (1991)	The impact of historic district on sale prices	Chicago, USA	Properties with national historic designation have a premium and local historic designation have a discount over non designated properties. Properties near a historic district may enjoy positive externalities.
Asabere, Hachey and Grubaugh (1989)	The effect of architecture and historic district on home value	Newburyport, Massachusetts, USA	Historical architectural styles have positive premiums. The historic district of Newburyport does not have positive external effects.
Ford (1989)	The price effects of local historic districts	Baltimore, Maryland, USA	Historic districts do have higher prices than non-historical districts.
Vandell and Lane (1989)	The effect of design quality on rent and vacancy behaviour on the office market	Boston and Cambridge, USA	Design quality has a positive premium of 22 percent on rents but there is a weak relationship between vacancy behaviour and design quality.
Hough and Kratz (1983)	The effect of architectural quality on office rents	Chicago, USA	Tenants are willing to pay a premium to be in new architecturally significant office building, but apparently see no benefits associated with old office

APPENDIX R –

Comment from Heritage Division, Office of Environment and Heritage



File No: SF17/11880
Ref No: DOC17/155683

Mr Antony Fabbro
Manager Urban & Heritage Planning
Ku-ring-gai Council
Locked Bag 1006
GORDON NSW 2072

Dear Mr Fabbro

RE: Planning Proposal to include additional heritage conservation areas in Ku-ring-gai Local Environmental Plan 2015 and Ku-ring-gai Local Environmental Plan (Local Centres) 2012

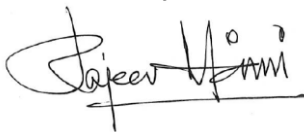
Thank you for referring the abovementioned planning proposal to the Heritage Division, Office of Environment and Heritage for comment. The proposal is to include 11 heritage conservation areas, of which six are extensions to existing conservation areas within Pymble, Turramurra and Wahroonga.

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.

If you have any questions regarding the above matter please contact Lily Chu, Heritage Officer, at the Heritage Division, Office of Environment and Heritage on 9873 8595 or at lily.chu@environment.nsw.gov.au.

Yours sincerely



Rajeev Maini
Manager, Conservation
Heritage Division
Office of Environment & Heritage
As Delegate of the NSW Heritage Council
15 March 2017