



**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'.	Objection noted
		<p>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.</p> <p>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.</p>	<p>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.</p> 
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).
		<p>The house, included as 'contributing', was built in 1941, which is outside the suggested range of 80-100 years of age for contributing buildings.</p> <p>It has had extensive renovations that are not in keeping with the era. It bears no resemblance to adjacent dwellings.</p>	<p>The statement of significance in the inventory sheet for the Pymble East HCA states:</p> <p><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></p> <p>.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.</p> <p>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-</p>

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			<p>Stepowski Pty Ltd's studies. No change is recommended.</p> 

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.	 <p>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.</p>

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.
		<p>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.</p> <p>The inclusion as contributory would restrict the removal of the structure in the future.</p>	<p>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.</p>
6	21 Orinoco Street	Interested in the reasoning for the change in the assessments from 'contributory' in previous studies to 'neutral'.	<p>PMA provides the rationale for the assessment.</p> <p><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></p> <p><i>The assessment of the quality and condition of each property is based on an external inspection from the public domain.</i></p> <p>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.</p>

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.	<p>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.</p> <p>It is agreed that houses with an accretion of change with little design merit do not represent quality and intact heritage places.</p>
		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

			<p>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.</p> <p>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.</p>
		<p>Owners will be not allowed to do more than like-for-like repairs and periodic maintenance without approval from Council.</p> <p>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.</p>	<p>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.</p>
		<p>Owners will bear all financial consequences. Council will make no contribution to any additional cost and will not compensate for the loss of value.</p>	<p>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.</p>


		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

		<p>residents, not just a small number of residents.</p> <p>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.</p>	<p>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.</p>
		<p>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.</p>	<p>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.</p>
13	22 and 24 Ashmore	Object the proposal to introduce new HCAs in Pymble.	Objection noted.

	Avenue	<p>Believe it is too late as the area has undergone tremendous change over the past decade.</p> <p>Many houses have been extensively renovated and enlarged over the years, and more recently, the tendency has been to demolish and rebuild.</p> <p>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.</p>	<p>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.</p> <p>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.</p>
		<p>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.</p>	<p>See attachment A4 with regards to property value.</p>
		<p>The process by which decisions have been made regarding 'contributing' and 'neutral properties' lacks transparency.</p>	<p>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</p>

			any questions about the process.
		<p>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.</p> <p>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.</p>	<p>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.</p>
14	Pymble Resident	<p>Object to the proposal.</p> <p>Before heritage listing their area, those who are involved should list their own areas/homes.</p>	Objection and comment noted.
15	9 Kimbarra Road	<p>Object to the property being considered for heritage listing.</p> <p>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,</p>	<p>Objection noted.</p> <p>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</p>

		<p>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.</p>	<p>Street and Kimbarra Road has a consistent grouping of contributory buildings representing styles from the Inter-war and Post-war period.</p> <p>SJS described the area as showing:</p> <p>“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.”</p> <p>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.</p> <p>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.</p>
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			<p>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.</p> 
16	21 Pymble Avenue	Object to the basis and potential outcomes of the review.	Objection noted.
		<p>The defined area for Pymble West is completely arbitrary.</p> <p>For example the inclusion of Pymble Avenue. The Consultant specifically acknowledges the wide breadth of building types and the range of modifications that have</p>	<p>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.</p>

		<p>occurred to properties.</p> <p>And the exclusion of Courallie Avenue and parts of Golfers Parade and Livingstone Avenue, without justification.</p>	
		<p>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.</p>	<p>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</p>
		<p>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.</p>	<p>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.</p>

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