

Planning Proposal to heritage list 149 Livingstone Avenue, Pymble

File: S12202

Vide: GB.1

To obtain the Ku-ring-gai Local Planning Panel's advice on the Planning Proposal to heritage list 149 Livingstone Avenue Pymble on Schedule 5 of Ku-ring-gai Local Environmental Plan 2015

The Panel Advised:

That the Ku-ring-gai Local Planning Panel makes a recommendation as to whether the Planning Proposal to heritage list 149 Livingstone Avenue, Pymble on Schedule 5 of Ku-ring-gai Local Environmental Plan 2015 be submitted to the Department of Planning and Environment for a Gateway Determination.

A. Panel advice to Council:

The Council not refer the Planning Proposal to the Department of Planning and Environment for a Gateway Determination.

B. Date of the advice: 17 December, 2018

The reasons for the advice: Council has resolved to proceed with Planning Proposal in the face of a credible assessment that 149 Livingstone Avenue was not of local heritage significance by an independent Heritage Consultant Anne Warr, supported by its own Heritage Specialist Planner and heritage staff.

The draft heritage assessment by Heritage Consultant Anne Warr and the accompanying recommendation in the report by Council staff were favourably reviewed by Paul Davies Pty Ltd.

The Panel noted the following incompatible changes are generally impracticable to reverse:

- 1) The additions of second storey attic windows.
- 2) Replacement of original terra cotta roof tiles
- 3) In fill of front verandah
- 4) Painted face brick
- 5) An attached car port
- 6) Timber verandah floor
- 7) Major additions at the rear
- 8) Modification of garden landscape

The heritage assessment by Chris Betteridge that supported the inclusion of the property as a local heritage item was commissioned by Local Residents Action Group 149. The Betteridge assessment relied upon disputed historical associations with the Hamilton family and the architect Thomas James Darling and based the social values and significance of the property at a local level on the degree of concern shown by the residents which is currently opposing the redevelopment of the site.