

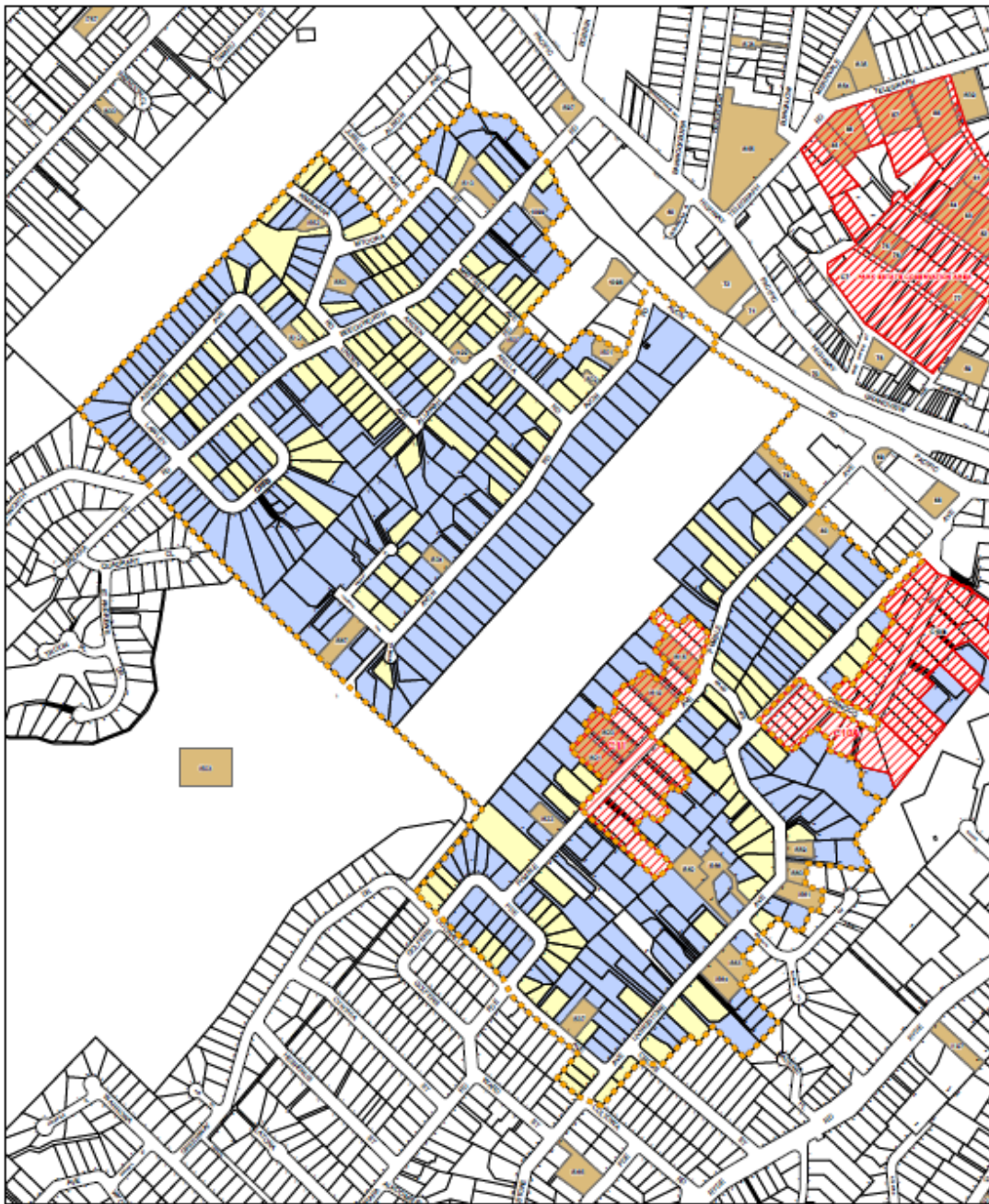
# Draft West Pymble Conservation Area (C11A & C11B)


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# Maps

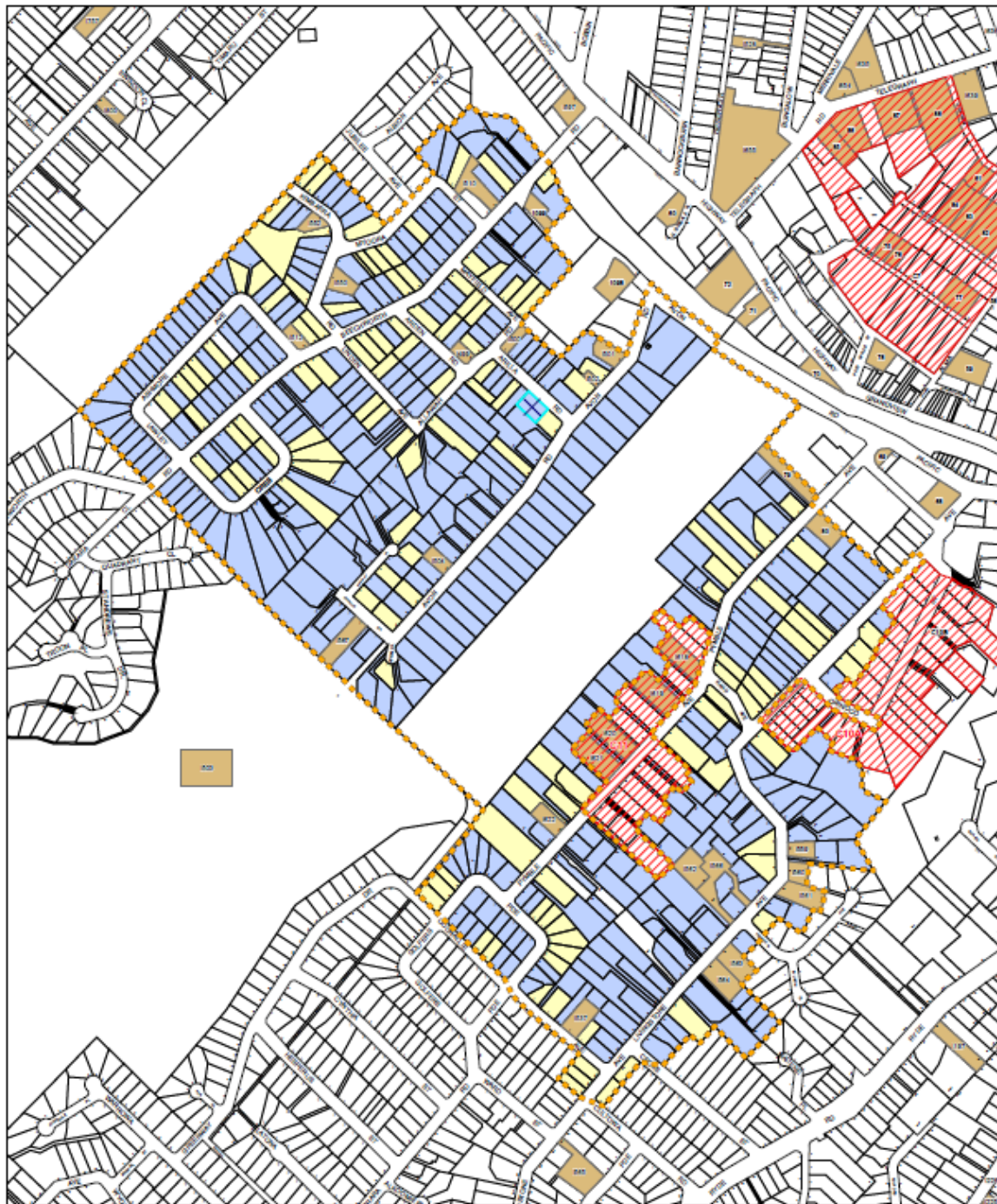
## 1. Exhibited rating map




<p><b>LEGEND</b></p> <ul style="list-style-type: none"><li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Contributing</li><li><span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> Detracting</li><li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Neutral</li><li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, red 2px, red 4px); border: 1px solid black; margin-right: 5px;"></span> Gazetted Conservation Area - General</li><li><span style="display: inline-block; width: 15px; height: 10px; background-color: brown; border: 1px solid black; margin-right: 5px;"></span> Heritage Item - General</li></ul> <p><b>Cadastral</b></p> <ul style="list-style-type: none"><li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Cadastral 12/08/2017</li><li><small>© Land and Property Information (LPI)</small></li></ul> <p><small>Date: 12/08/2017</small></p>	<p>Draft Heritage Conservation Area</p> <p>West Pymble Conservation Area Pymble</p> <p>C11A and C11B</p>	
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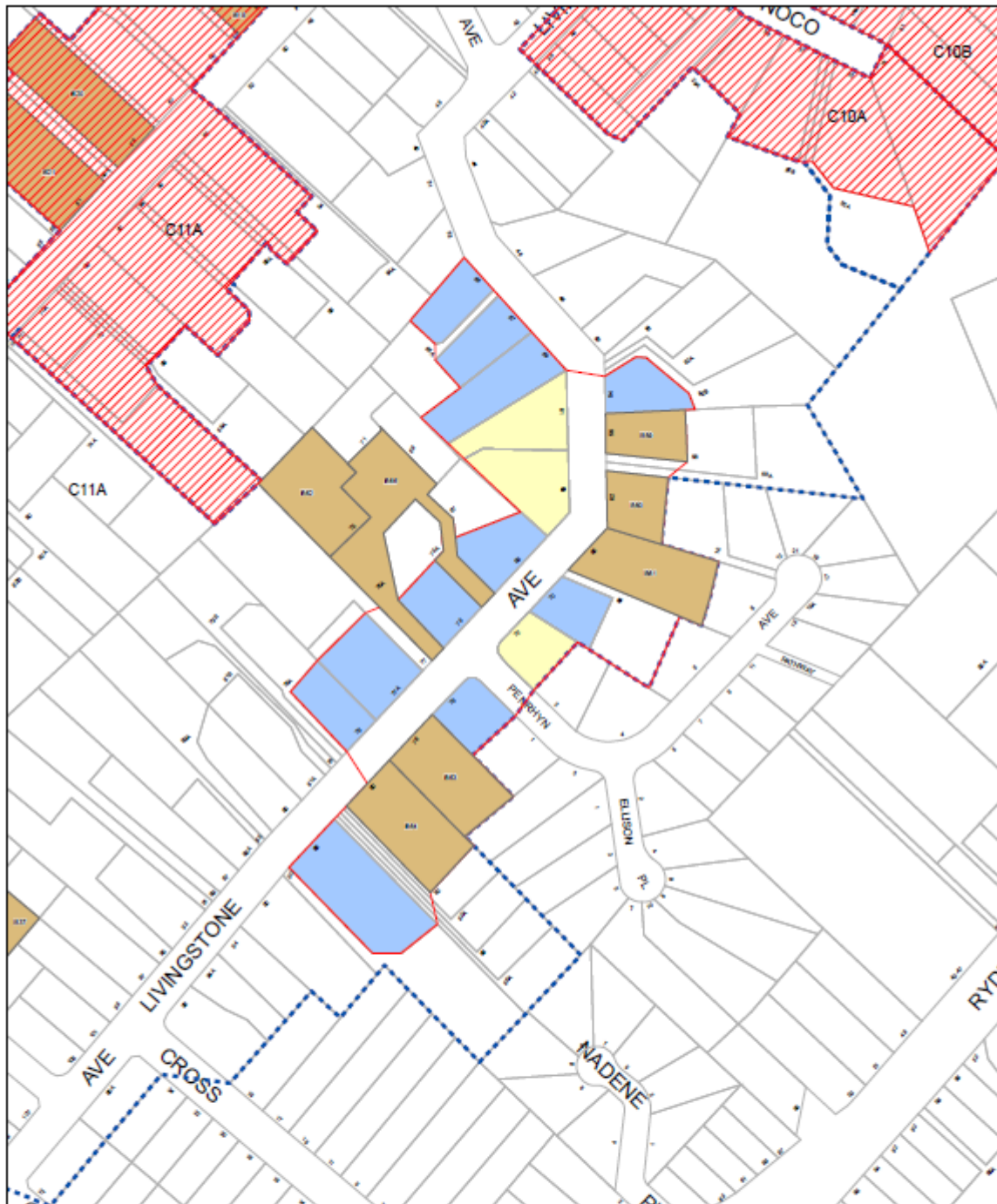
## 2. Revised rating maps


### 2.1 Draft West Pymble HCA



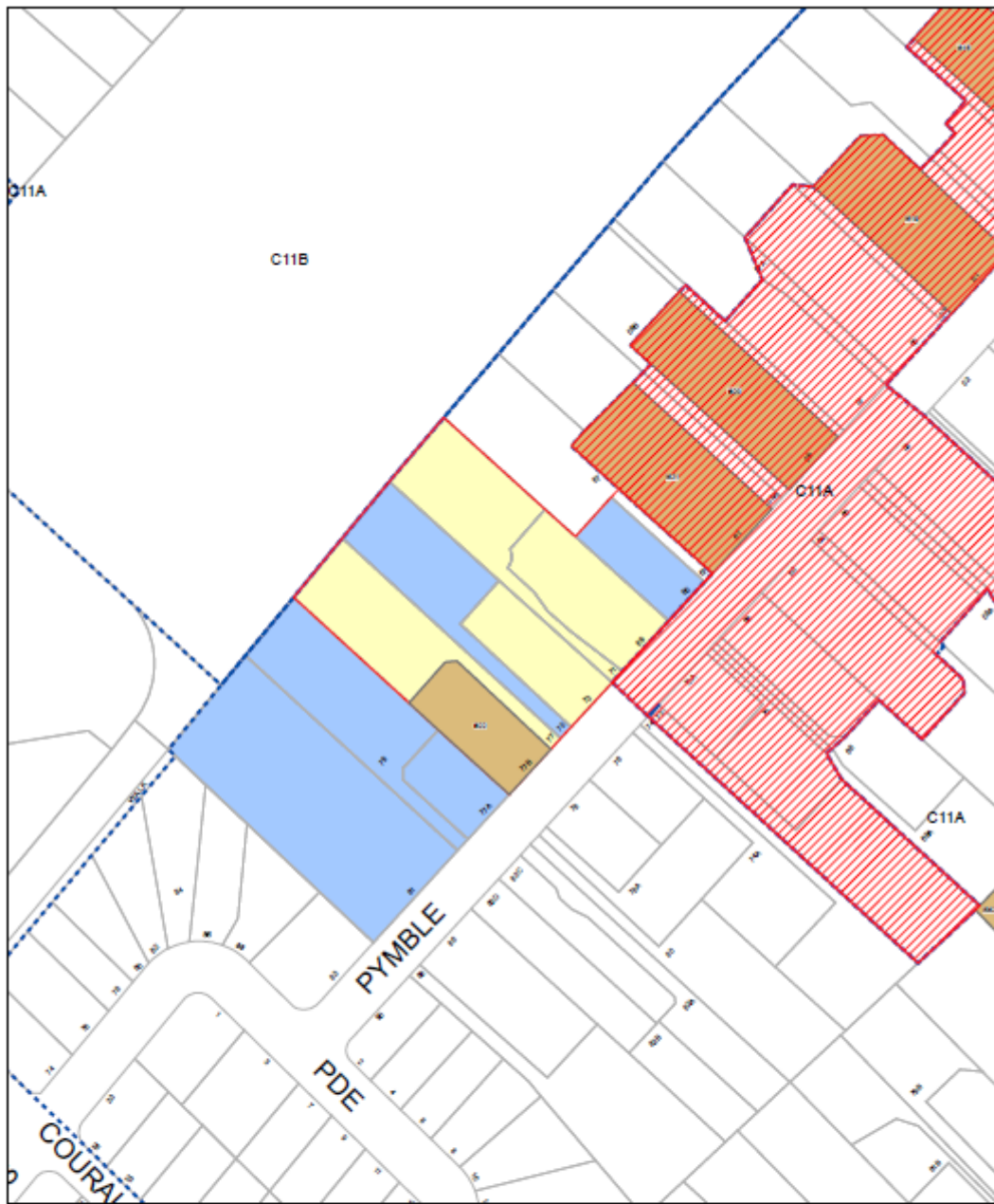
<p><b>LEGEND</b></p> <ul style="list-style-type: none"><li>Contributing</li><li>Detracting</li><li>Neutral</li><li>Gazetted Conservation Area - General</li><li>Heritage Item - General</li></ul> <p><b>Cadastral</b></p> <ul style="list-style-type: none"><li>Cadastral 18/04/2018</li><li>© Land and Property Information (LPI)</li></ul> <p>Date: 18/04/2018</p>	<p style="text-align: center;"><b>Draft Heritage Conservation Area</b></p> <p style="text-align: center;"><b>West Pymble Conservation Area</b></p> <p style="text-align: center;"><b>Pymble</b></p> <p style="text-align: center;"><b>C10A and C10B Extensions</b></p>	
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## 2.2 Draft Livingstone Avenue, Pymble HCA



<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Contributing</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> Detracting</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Neutral</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, red 2px, red 4px); border: 1px solid black; margin-right: 5px;"></span> Gazetted Conservation Area - General</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: brown; border: 1px solid black; margin-right: 5px;"></span> Heritage Item - General</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-top: 2px dashed blue; border-bottom: 2px dashed blue; margin-right: 5px;"></span> Original Proposed HCA Boundary</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid red; margin-right: 5px;"></span> Boundary of reviewed HCA</li> </ul> <p>Date: 18/04/2018</p>	<p>Draft Heritage Conservation Area Area Review - Feb 2018</p> <p>Livingstone Avenue Pymble C11</p> <p>Contribution Rating Map Recommendation - Not recommended to proceed</p>	
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### 2.3 Draft Pymble Avenue, Pymble HCA



Legend	
	Contributing
	Detracting
	Neutral
	Gazetted Conservation Area - General
	Heritage Item - General
	Original Proposed HCA Boundary
	Boundary of reviewed HCA

Date: 17/04/2018

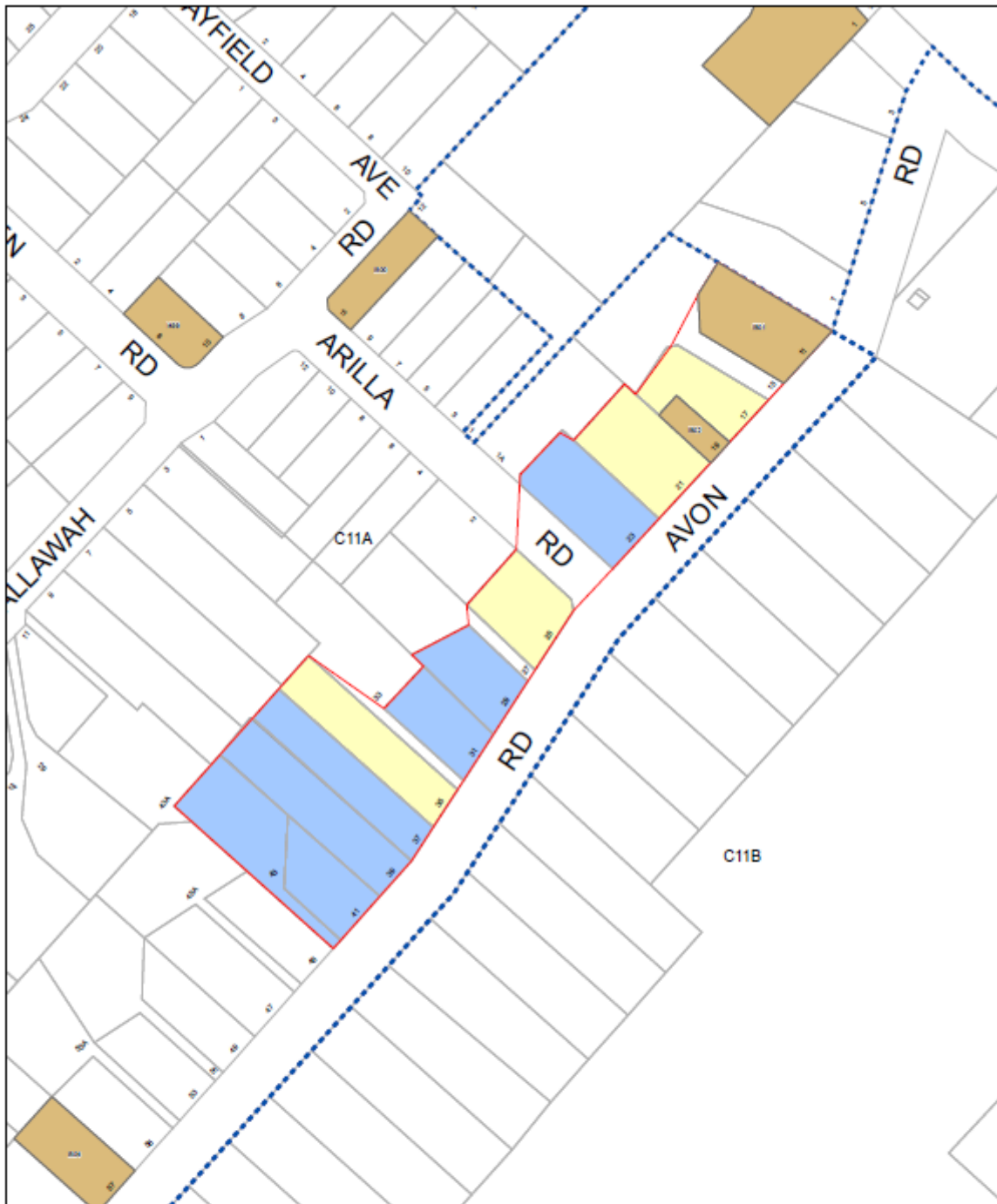
Draft Heritage Conservation Area  
Area Review - Feb 2018

Pymble Avenue Conservation Area  
Pymble  
C11

Contribution Rating Map  
Recommendation -  
Recommended extension to C11



## 2.4 Draft Avon Road, Pymble HCA



Legend	
	Contributing
	Detracting
	Neutral
	Gazetted Conservation Area - General
	Heritage Item - General
	Original Proposed HCA Boundary
	Boundary of reviewed HCA

Date: 17/04/2018

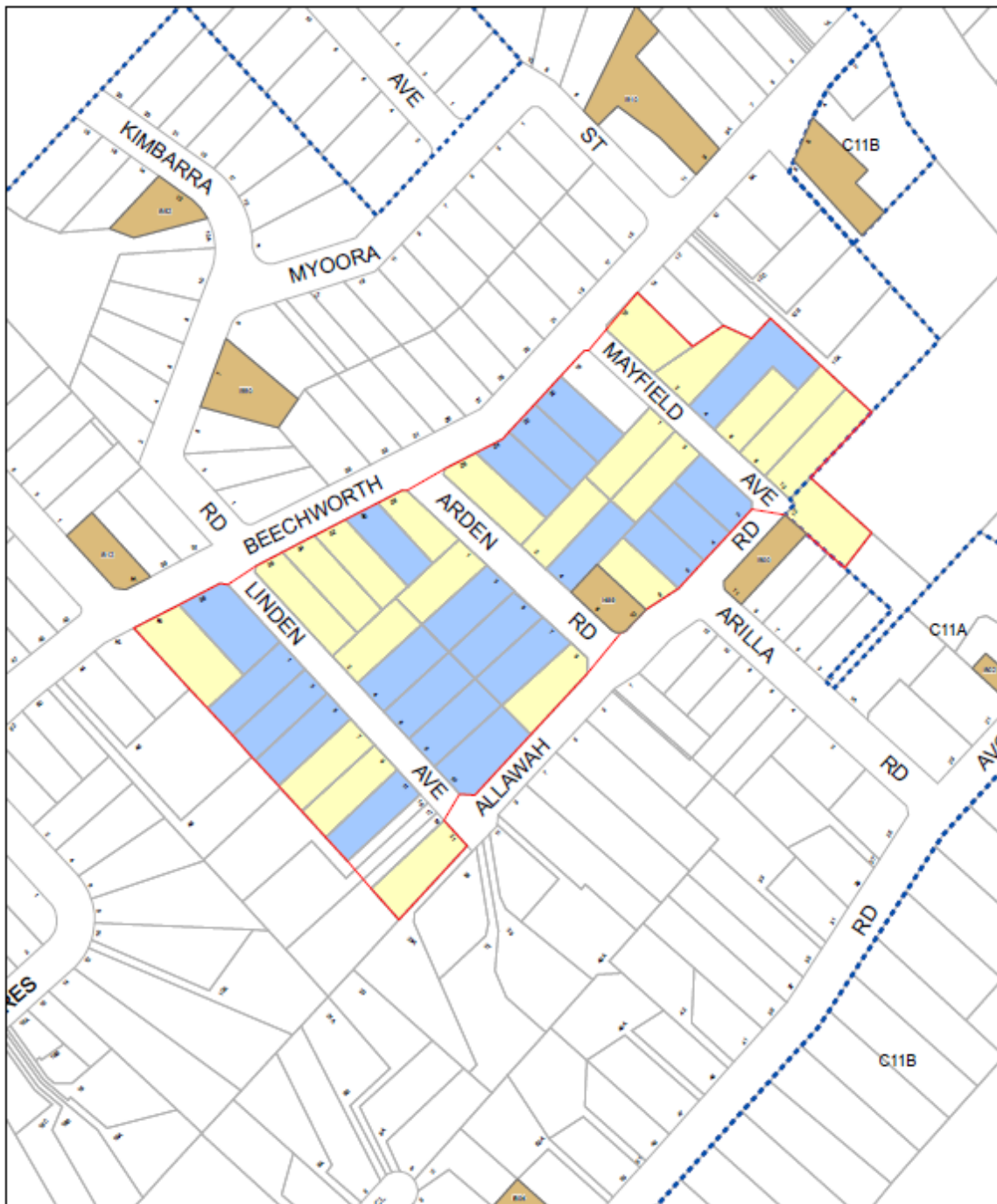
Draft Heritage Conservation Area  
Area Review - Feb 2018

Avon Road  
Pymble  
C11

Contribution Rating Map  
Recommendation -  
Not recommended to proceed



## 2.5 Draft Mayfield Avenue, Pymble HCA



Legend	
	Contributing
	Detracting
	Neutral
	Gazetted Conservation Area - General
	Heritage Item - General
	Original Proposed HCA Boundary
	Boundary of reviewed HCA

Date: 17/04/2018

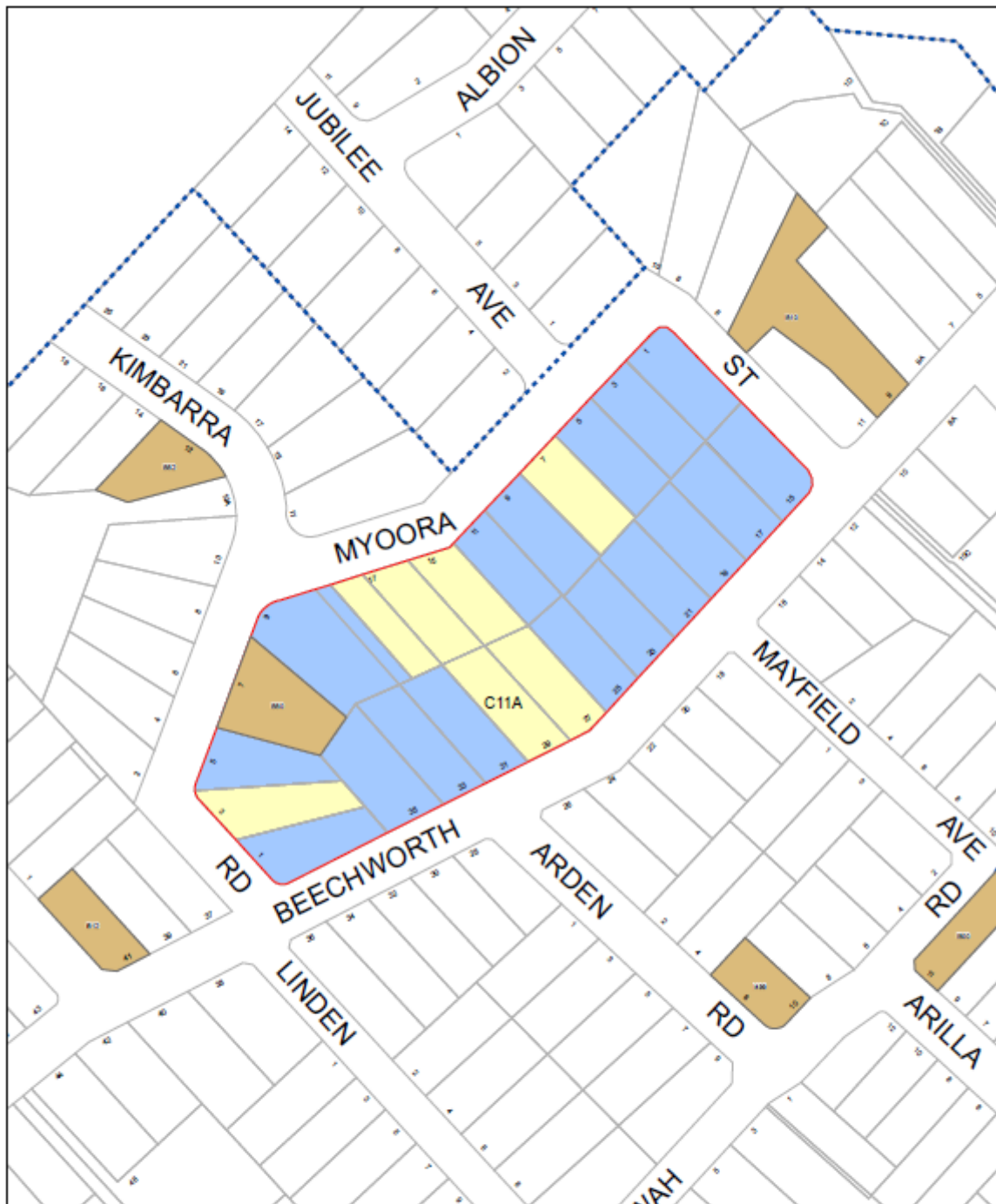
Draft Heritage Conservation Area  
Area Review - Feb 2018

Mayfield Avenue Conservation Area  
Pymble  
C11

Contribution Rating Map  
Recommendation -  
Not recommended to proceed



## 2.6 Draft Myoora Street/Kimbarra Street Pymble HCA



Legend	
	Contributing
	Detracting
	Neutral
	Gazetted Conservation Area - General
	Heritage Item - General
	Original Proposed HCA Boundary
	Boundary of reviewed HCA

Date: 17/04/2018

Draft Heritage Conservation Area  
Area Review - Feb 2018

Myoora Street/Kimbarra Street  
Pymble  
C11

Contribution Rating Map  
Recommendation -  
Not recommended to proceed





## Comments

The area reviewed is the draft C11A and C11B that includes 512 properties located in Pymble on the west side of North Shore Railway Line (see exhibited rating map above).

The area was identified for listing as a Heritage Conservation Area by Perumal Murphy Alessi in 2015 as part of the Pymble West Heritage Conservation Area. The statement of significance prepared to support the listing states:

*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, Post War and early late Twentieth Century architectural 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 which 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.*

As a result of the statutory public exhibition process, \*\* objections were received and \*\* submissions in support.

Issues raised in the submissions included the unfairness of blanket restrictions, support for what was previously recognised as an urban conservation area, restrictions on development and reduced house prices. These issues are addressed in the main report and the submission summary table below.

In light of the public submissions the area was reviewed again which included several site visits and historical research by Council officers. The wider area of West Pymble Conservation Area was rejected as a potential HCA due to the predominance of neutral properties in large clusters and the large number of submissions who believed this to be an “unjustified blanket listing”. Instead several

potential small HCAs were reviewed and reassessed more closely. These areas can be seen in maps above (maps 2.2 – 2.6) and were:

- Livingstone Avenue, Pymble

On Livingstone Avenue (Nos. 55-79 and 54-88) 21 properties were reviewed. Following the review the ratings of six properties were changed from contributory to neutral. The reasons for the change of rating included misidentification (a more recent building with faux features identified as an earlier build), render of original facebrick and unsympathetic additions (including garages forward of the front building line). Many of the neutral properties were on the edges of the reviewed area which when removed reduced the size of any potential proceeding HCA. In addition, 62 Livingstone Avenue which is listed as a heritage item is being removed from the heritage list as it is a recent build constructed on land subdivided from a heritage item. It is not recommended this portion of Livingstone Avenue proceed to inclusion as a heritage conservation area.

- Pymble Avenue, Pymble

The area reviewed on Pymble Avenue (nos. 65-81) includes 10 properties. On review two properties ratings were changed from contributory to neutral as the houses were more recently built examples of Australian Nostalgia and had been mistaken for buildings from an earlier period. Two properties on battle-axe sites were changed from neutral to contributory. Both of these properties were good examples of Post-war architecture and a significant period of development for Pymble Avenue. The extension is recommended to proceed as good representative examples of houses from the 1930s through to the 1960s and a positive addition to the existing heritage conservation area.

- Avon Road, Pymble

On Avon Road (Nos 11-41) Pymble 14 properties were reviewed for inclusion within an HCA. This area was of interest due to the number of extant buildings as identified on the 1943 aerial photograph running along Avon Road. On closer inspection the ratings of 4 properties were changed from contributory to neutral. The reasons for the change included rendered face-brick, unsympathetic additions and a misidentification of more recent building (faux Federation) for one from a much earlier period. There is a small group of contributory buildings from 11-21 Avon Road that includes two heritage items, however, this small group if included would be alone and not be an extension of an existing HCA and as such is not recommended to proceed.

- Mayfield Avenue, Pymble (including Arden Road, Linden Avenue, Beechworth Avenue and Allawah Road)

The area reviewed includes Linden Avenue, Arden Road and Mayfield Avenue and is bounded to the north by Beechworth Road and to the south by Allawah Road. It was evident on the 1943 aerial photograph that a high number of houses had already been built. As opposed to other areas in the draft West Pymble HCA that were undeveloped. On reviewing the ratings 11 properties changed from contributory to neutral. The main reason for the change in ratings was rendering of original facebrick and unsympathetic additions including integrated garages forward of the original front building line of the house and second storey additions. As a result of the rating changes the area is predominantly neutral buildings. This area is not recommended to proceed.

- Myoora Street/Kimbarra Road Pymble

The area reviewed included 27-31 Beechworth Road, 1-17 Myoora Street and 1-9 Kimbarra Road for inclusion within an HCA. These streets were of interest due to the presence of representative examples of 1950s and 1960s houses. On closer inspection the ratings of 2 properties were changed from contributory to neutral. The reasons for the change included rendered face-brick and unsympathetic additions. The change in ratings resulted in a very small proposed area interspersed with clusters of neutral buildings. This area is not recommended to proceed.

Overall recommendation:

As a result of this reassessment it is recommended that the Pymble Avenue Conservation Area be extended to include 65-77B Pymble Avenue. This extension includes development from the 1930s through to the 1960s. This is considered an important period of development with a further subdivision to existing lots during the post-war period. One of the more recent builds is an exceptional example of the work of renowned architect Russell Jack it is recommended this be investigated for individual listing.

Properties recommended for further investigation to understand their cultural significance include:

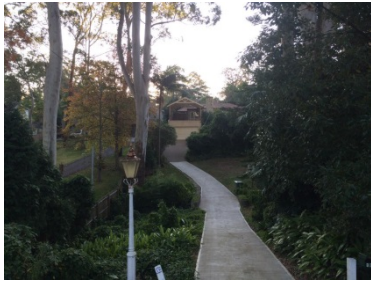
- 4 Avon Close Pymble (architect Harry Seidler)
- 8 Barclay Close Pymble (architecturally designed Post-war housing)
- 77 Pymble Avenue Pymble (architect Russell Jack)

The revised statement of significance for the extended Pymble Avenue Conservation Area is:



*Pymble Avenue Heritage Conservation Area is historically significant as a portion of Richard's Wall's 1824 land grant which became the Pymble Station Estate subdivision of 47 one-acre residential lots on either side of Pymble Avenue, advertised for sale between 1893 and 1910, developed in the Federation to inter-war period, with substantial one and two storey houses, often architect-designed. Post-war subdivision of these lots resulted in many battle-axe sites which provided opportunities for architects of this time including Russell Jack. The area is of aesthetic significance for its group of fine, Federation to post-war period houses in generous garden settings within a spectacular mature blue gum high forest streetscape.*

### Submission summary table

No	Issue/Concern	Comment
1	New and approved development in the area. Does not see the sense in heritage listing new places. Should exclude the block containing Beechworth Road and Mayfield Avenue and list only the places of heritage significance.	<p>Please see comments on area listings in main body of the report.</p> <p>It is not recommended to proceed with most of Beechworth Avenue, the exception being numbers 16, and 18. Please see recommendations on the Mayfield HCA in the main body of the report.</p>
3	Concerns of the impact on proposed DA for a new house. The house was built in the 1980s. Already paid for the new design which was designed without giving consideration to heritage and a redesign would cost considerable expense.	<p>94A Livingstone Avenue Pymble: DA0540/17 submitted Nov 5.</p> <p>The DA for the property has been submitted and is being considered by Development Assessment. As the existing house is a recent build then a new house can be considered onsite assuming the design is contextual and responsive to the values of the draft heritage area. Further guidance will be given by the Development Assessment team when they assess the DA.</p>
4 28	Property at 17 Livingstone Avenue when combined with the neighbours at number 15 is a significant development opportunity due to its size and proximity to rail and the Pacific Highway. 15 and 17 should be turned into R4 to accommodate more people living in the area near significant employment lands like St Leonards. Sacrificing a bit of Pymble's environment will protect untouched forests further out.	<p>Any proposal to proceed with the HCA should consider an interface between zonings such as R4 (high residential density) and R2 (low residential density). In this case the zoning is R4 against E4 (Environmental Living). The E4 zoning reflects the high environmental value of these sites, not in isolation but as a group. This includes the riparian zone of the creek. In response to these environmentally sensitive sites and the E4 zoning the maximum height of buildings on the adjoining R4 site has been limited to 11.5m.</p> <p>In determining appropriate zoning Council is required to consider the impact on affectations such as heritage and the environment. This study is with</p>


No	Issue/Concern	Comment
		regards to the heritage values of the site. The built heritage value of this property is limited and the rating should remain as neutral. It is not recommended these houses be included within an HCA.
7	<p>Does not support the proposal.</p> <p>Property (55 Pymble Avenue) is not heritage it is Inter-war in age, a housing style prevalent throughout Sydney. There will be impact on the property owner's collateral worth as a result of the listing. Council should compensate on the loss of value based upon independent valuation.</p>	The house is within an existing HCA and is not part of this review.
12	<p>Does not support the proposal.</p> <p>On their block in Lawley Crescent there are many new builds and in other areas old shabby houses that need to be upgraded. These affect the character of the area.</p>	It is agreed that the majority of Lawley Crescent is not contributory or worthy of inclusion in the HCA. Please refer to the reviewed HCA boundary in the main body of the report.
20 21	<p>Against the proposal.</p> <p>Property at 19 Livingstone Avenue is not contributory due to the unsympathetic addition of a garage and pergola forward of the front building line, constructed in 2001. The heritage requirements for further development are onerous. How will the changes affect my development potential and future zoning changes as the site is highly suitable for upzoning due to its size and proximity to Pymble Station.</p>	<p>Opposite Orinoco HCA.</p>  <p>The house is present on the 1943 aerial. There is an unsympathetic covered patio over a garage. DA for garage construction was 1989. The pergola was added later.</p> <p>The site is E4 (environmental living). This zoning reflects the high environmental values of the site and</p>

No	Issue/Concern	Comment
		<p>immediate area and has been assessed as not appropriate for upzoning.</p> <p>The constraints on this site are not just heritage. Future development would require a merit based development assessment that considers all factors affecting the site.</p>
22	Objects to the proposal.	Noted
27	<p>Strongly supports the conservation areas.</p> <p>We value the aesthetic quality of the early to mid 20<sup>th</sup> century houses and the historical subdivision patterns and original natural topography that are evident. We value the streetscapes of the area with the houses set in substantial gardens and set back from the street; and overlaid with large canopy native trees.</p> <p>The CA approved by Council covers the wider area recommended by Perumal Murphy Alessi. This is correct in our view. First, it corresponds with the original National Trust proposed CA 18. Secondly, the key heritage concept now reflected in the CA is the over-arching local environmental context of the garden suburbs movement. Smaller, fragmented CAs would miss the point. The wider CA now approved is the right way to go.</p> <p>Unlike the southern suburbs of Ku-ring-gai, Pymble and areas north have received little or no heritage recognition. However it is clear from the Jackson-Stepowski and Perumal Murphy Alessi studies that this area of Pymble west of the highway warrants heritage recognition.</p>	<p>The support is noted. The area does have a unique mature canopy with bush outlooks and a character of large houses set in substantial gardens. At issue is what of this is heritage. A conservation area has many elements and layers not just buildings but also the setting and the landscape. West Pymble certainly has a unique landscape which is highly valued by the community. The overwhelming outcome of this public consultation, and is reflected in the contribution rating mapping, is that many of the houses are not contributory and the community do not understand why there should be additional development controls on house design when in many streets the architecture is not valued. If tree preservation is the issue than there are other mechanisms for protecting these trees. The National Trust Urban Conservation Area was based on the review by Robertson and Hindmarsh in their study Housing Between the Wars.</p>

No	Issue/Concern	Comment
40	<p>Objects to the proposal.</p> <p>House (15 Courallie Avenue, Pymble) should be neutral because the house is small and only a few windows to the street; the financial disadvantage through loss of value; and there are many new houses in the street.</p>	 <p>The substantial garage forward of the front building line is detracting. From historic aerials it is not original and it is recommended the house be rated as neutral.</p>
48	<p>Objects to the proposal.</p> <p>Want to demolish the building to build a more accessible home.</p>	<p>Objection noted.</p>  <p>House (66 Beechworth Road, Pymble) is 1960s Georgian Revival constructed before 1968. While the house is considered contributory as representative example of the 1960s development layer this part of the HCA is not recommended to proceed.</p>
52	<p>Opposes the proposal.</p> <p>House zoned E4 (Environmental Living) immediately adjoining R4. Not consistent with Council's interface policy.</p> <p>Believes there should be a more balanced approach to conservation that allows developmental growth along the rail corridor. A balanced approach between development and the environment would encourage owners to grow trees rather than protect the trees that are there. The population issues and the need to house the growing community should take</p>	<p>15 Livingstone</p> <p>Please see comments in submission 4 above regarding interface.</p> <p>The other comments take issue with the zoning of the site and not with heritage and that is not the subject of this report. Please contact Council's customer service if you wish to further discuss zoning issues.</p>

No	Issue/Concern	Comment
	precedence over protection of species.	
54	<p>Against the proposal.</p> <p>The recommendations do not have sufficient evidence to back them up.</p> <p>How do you justify a blanket listing that doesn't fit the Heritage Council's definition of heritage listing. Why make homes comply to restrictions for a listing that has nothing to do with them. This review smacks of laziness.</p> <p>Majority of the homes are either new or rebuilds. How is there one rule for homeowners and one rule for developers, the developers being allowed to demolish heritage homes and build high-rises. The eclectic mix of homes from the post-war to now are not significant to the people of NSW.</p> <p>Furthermore, I am concerned that one of the Principals of PMA Heritage who were commissioned to put the report together has now been questioned on his integrity for council decisions made in the Canterbury Bankstown Council in 2016.</p> <p>Prefer individual listings over places that truly deserve to blanket listing.</p>	<p>The Heritage Council provide advice and recommendations to the government on State heritage matters. With the exception of certain interim heritage orders, local heritage falls under the legislative jurisdiction of the Environmental Planning and Assessment Act.</p> <p>Please see comments on blanket listing in the main body of the report.</p> <p>Review of the ICAC website could not find any past or current investigations with regards to these comments on integrity associated with PMA, and with the little information given by the submitter no further comment can be made in response.</p> <p>The preference for individual listing is noted.</p>
60	<p>Against the proposal.</p> <p>Houses at 82, 82A, 86, 86A Livingstone Avenue were only built ten years ago and should not be included. These are unnecessary restrictions that will devalue the properties.</p>	<p>New seniors living on rear lots not facing street.</p> <p>It is agreed that recent developments on these battle-axe sites should not be included within any future HCA.</p>
61	<p>Need to be able to build garages and carports front of the building line to make the house more marketable.</p> <p>Preserve the area by monitoring</p>	<p>A carport in front of the building line may be permissible with development approval. The trees are protected by Council's LEP but trees permitted to be removed under a complying</p>




No	Issue/Concern	Comment
	number of trees being cut down.	development do not fall under the jurisdiction of Council.
65	<p>Strongly against the proposal.</p> <p>Do not want further restrictions that could impede future development. Against blanket listings. Are they going to be required to revert the house to the original and not allowed to park on their own driveway.</p>	<p>22 Golfers Parade. Building is a 1950s house (appeared after 1951 aerial photograph) that appears to be rendered and modified with garages added forward of the front building at a later date.</p> <p>For information on development controls for properties in a HCA please refer to the Ku-ring-gai Development Control Plan which is available on Council's webpage.</p> <p>Recommend changing from contributory to neutral.</p> 
66	<p>Strongly object to the proposal.</p> <p>Against extra restrictions, it's a disincentive to improve the property.</p>	<p>Objection noted.</p> <p>There are many properties in HCAs in Ku-ring-gai in prestige areas that are highly sought after and extremely well maintained homes.</p>
67	<p>Strongly opposes the proposal. The communicated information was misleading and lacked transparency. The map sent with the letters did not indicate the rating.</p> <p>There are many more neutral houses in the area than contributory. A few isolated houses does not constitute a heritage zone.</p> <p>If Council care about character it should have given more thought to the development permitted along the rail</p>	<p>The map that was sent was to notify that a proposal was on exhibition and those within the boundary were urged to look at the exhibition material available online, in Wahroonga and Gordon libraries, and at Council's customer service centre. The letters and maps were sent to several thousand residents. The A4 size did not allow for clear presentation of detail which is why it was a location map only and the exhibition paper maps which included the rating were sized A3. The use of the A4 map was logistical to</p>


No	Issue/Concern	Comment
	<p>corridor and the Pacific highway.</p> <p>Concerned Council is responding to pressure from a small group and not listening to the concerns of the wider community.</p> <p>Better to spend money on infrastructure and services than this flawed study.</p> <p>Council should be providing housing choice on these large sites rather than heritage listing them.</p> <p>Our house (56 Beechworth) is in extensive need of renovation and the most cost effective method would be knock down and rebuild. With the restrictions I will be unable to make the changes needed and that I want.</p> <p>I will suffer financial loss, as houses that are neutral and able to be knocked will be more appealing to prospective buyers.</p> <p>No redeeming features make the house contributory.</p> <p>It is discriminatory to impose the maintenance of the whole block on a minority of owners.</p>	<p>allow Council's folding machines to prepare the mailout.</p> <p>It is agreed the area is under represented by contributory buildings. Please see the amended boundary maps above.</p> <p>The budget is determined by the elected Councillors and senior management to best meet community expectations and Council obligations. The recognition and management of heritage is an obligation of Council supported by many in the Ku-ring-gai community.</p> <p>The house is a simple 1950s single storey house. The facebrick has been painted; there have been changes to several openings including doors and windows on the facade. The house is contributory but it is not in a setting of similar vernacular buildings and therefore not recommended for inclusion in the HCA.</p> <p>For other comments please see the main body of the report.</p>
68	<p>Protests against the proposal. Did not receive the information leaflet.</p> <p>A contribution rating map should have been included with the letter to provide transparency and make owners fully aware of the impact of the proposal.</p> <p>Council's correspondence on the matter is duplicitous, unethical, a disgrace, a contravention of Schedule 6A – Code of Conduct (s. 440 Local Government act 1993), by conducting:</p> <p>Conduct that is detrimental to the</p>	<p>On contribution rating map see comments in response to submission 67.</p> <p>It is unfortunate that the information leaflet was not in the envelope. However, in addition to the in-letter leaflet, a digital version was also made available on the website, and a printed version in the paper exhibition folders which were available at Turramurra and Gordon libraries and Council's customer service.</p> <p>The exhibition material including the</p>



No	Issue/Concern	Comment
	<p>pursuit of the charter of the Council</p> <p>Improper or unethical conduct</p> <p>Abuse of power and other misconduct</p> <p>Action causing, comprising or involving any of the following...(c) prejudice in the provision of the service to the community</p> <p>Our house was built on spec in post-war primarily with lime mortar due to the shortage of cement. Broad brush heritage restraints are prejudicial to redevelopment. Our property's rating should be changed to neutral.</p>	<p>letter, leaflet, and map and the overall community consultation were prepared consistent with the requirements of the NSW Department of Planning and Environment's document "A guide to preparing local environmental plans" and the requirements of the Gateway Determination. Most specific to your claims is the requirement to "indicate the land affected by the planning proposal" which was achieved with the map included in the letter.</p> <p>House (42 Beechworth Road) first appears on the 1951 aerial photograph. It is a simple brick bungalow featuring a gable with weather board cladding. It is not recommended to change the rating.</p>
73	<p>Vehemently objects to the proposal.</p> <p>Recently purchased and there was no indication of the proposal. How can Council blanket list areas with no forewarning. The listing places unnecessary restriction on the property.</p> <p>The property has been previously changed and many of the houses around Lawley Crescent are altered. The character of the area being the trees and its bushy outlook can be retained with current development controls. If the proposal goes ahead Council should compensate owners for the loss.</p>	<p>32 Lawley Crescent</p> <p>Council did undertake consultation with the home owners prior to the statutory exhibition. The previous owner's choice in not disclosing this information is a private issue. Council also placed notification on its website that Council had resolved to pursue the Planning Proposal.</p> <p>Rendered single storey bungalow, extensive interior renovations and changes to the rear. Property is neutral. It is not intended to pursue a HCA in this area.</p>
74	<p>Objects to the proposal.</p> <p>Unnecessary restriction and will devalue the property.</p>	<p>Noted.</p> <p>Please see comments in the main body of the report.</p>
77	<p>Does not agree with the planning proposal.</p>	<p>Noted.</p>

No	Issue/Concern	Comment
78	Does not agree with the planning proposal.	Noted.
81	<p>Against the process.</p> <p>Places unnecessary restrictions, will devalue the property and limit opportunity for improvements. Against blanket listing. Already many unsympathetic high rise apartment developments.</p>	<p>Objected noted.</p> <p>Please see main body of report for response to comments.</p>
84	<p>Concerned about ability to undertake future development and the impact on value given their significant investment.</p> <p>Draconian heritage restriction would have prevented post-war homes being built 60- years ago. The process of renewal and change of the built environment needs to be allowed to continue.</p> <p>There are two conflicting reports being the Paul Davies Pty Ltd and Perumal Murphy Alessi. Why has Council gone with the report with wider heritage restrictions?</p> <p>Many of the houses are neutral. The blanket restriction is unfair and unwarranted.</p> <p>Council should consult with owners as the first step not the last.</p>	<p>See comments in main body of report on house values and development.</p> <p>Heritage conservation is not preservation. Managed change can still occur when the identified cultural significance is retained. Many homes in heritage conservation areas have undertaken renovation works to alter the houses for modern living. New builds may also be permissible with approval where the new building can be shown not to have a degrading effect upon the HCA.</p> <p>The Perumal Murphy Alessi Report is the most recent report and it is the one on exhibition. This does not ignore or negate the assessments of either the Paul Davies Pty Ltd or the Sue Jackson-Stepowski heritage reviews. These are being reviewed along with the community's submissions to assist in determining the final HCA boundaries.</p> <p>It is agreed that many of the houses are neutral and the current boundary needs to be reassessed.</p> <p>Council did undertake non-statutory consultation with the community twice before this statutory exhibition.</p>


No	Issue/Concern	Comment
86	<p>Opposed to the proposal.</p> <p>Creates greater restrictions and reduce the property value.</p>	<p>Opposition noted.</p> <p>Please see main body of report for response to comments n restrictions and property values.</p>
87 89 131	<p>Object to the proposal.</p> <p>Less competition means lower price.</p> <p>It will affect all properties because lower quality properties will drive down the price of already renovated properties.</p> <p>Much of the area is neutral and many houses have additions diminishing the heritage significance.</p> <p>Many of those who supported this plan in the past were worried about high rise development but this is no longer of concern due to a change in government and law.</p> <p>The Development Control Plan for HCAs is too strict and will increase the cost and length of approvals.</p>	<p>It has not been the experience in Ku-ring-gai that conservation areas result in house price reductions. Other factors like the strong desire to live near schools and the train line tend to drive real estate prices. Also inclusion in a heritage area does not equate to zero alterations or additions. Properties continue to be renovated and maintained. Many of Ku-ring-gai's highest real estate prices for single dwellings have been for houses in conservation areas.</p> <p>It is agreed that the high number of neutral properties will require the boundary of the HCA to be amended.</p> <p>This report is dealing with current submissions not historic zonings.</p> <p>DAs for HCAs will require a comment or report on the heritage impact depending on the type of development, this will</p>
93	<p>Opposed to the proposal.</p> <p>It will devalue the property and impose restrictions on future changes which is unfair.</p>	<p>Opposition noted.</p> <p>Please see main body of report for response to comments.</p>
94	<p>Purchased the house with the intent of demolition. Feel that Council has misled them as there was nothing in the 149 certificate and they have received no other notifications of Council's intention to heritage list the property.</p> <p>Cannot see that there house is heritage</p>	<p>As per schedule 4 of the Environmental Planning and Assessment Regulations, the specified content of the 149 certificate is to include only those planning proposals that have been exhibited as per the requirements of the Environmental Planning and Assessment Act 1979. The previous</p>




No	Issue/Concern	Comment
	<p>as it was built during a period with a shortage of materials which has led to poor quality. Against the broad-brush approach to heritage. Instead should focus of individual places of value.</p> <p>Heritage listing will decrease the appeal of the area, which will fall into disrepair, decreasing the value.</p>	<p>exhibitions of the Heritage Reports were non statutory exhibitions. Council has provided a link on the heritage conservation area page to the <i>Local Plan Making Tracking Page</i> of the Department of Planning and Environment. This page identifies if a Gateway Determination has been requested i.e. once Council has resolved to pursue a heritage conservation area but before the statutory exhibition.</p> <p>The property (29 Beechworth Road) is a representative example of an Inter-war house and is contributory. However, many of the houses in this area are not contributory and it is not recommended that this property be included in the HCA.</p>
96	<p>The houses in this area are not old enough for heritage. The house has a variety of styles and not a consistent architectural character. The restriction will reduce the house price. The development controls are onerous and expensive, increasing the cost of change.</p>	<p>Age is not the only indicator of heritage significance. The properties in this area are of varying ages from around 1900 to now. This property (53 Livingstone Avenue) has been altered with a second storey extension over the northern wing and a carport added to the front attached to the building. It is recommended to change threatening from contributory to neutral.</p> 
97	<p>Object to the proposal.</p> <p>More than 50% of the draft area has undergone change with new builds and extensive renovation.</p> <p>The burden of maintaining the</p>	<p>It is agreed that in pockets the area has undergone extensive change.</p> <p>Within a conservation area all properties, new or old, are required to give consideration to the development controls for heritage conservation</p>

No	Issue/Concern	Comment
	<p>character is borne by a disproportionate minority. The constraints of conservation and the cost of renovation rather than rebuild would cause financial disadvantage.</p> <p>Listed houses could find themselves in the shadow of large new houses not burdened by the conservation constraints.</p> <p>The criterion for allocating ratings on specific houses lacks transparency and appears arbitrary.</p> <p>Our property at 24 Ashmore Avenue has undergone extensive change and none of the original exterior walls remaining. The rating should be changed to neutral.</p> <p>22 Ashmore Avenue has not undergone maintenance over the years and was in a state of disrepair before we purchased it in 2012. It is not in a state to be rented or retained.</p> <p>We have always maintained the character of the street by improving planting, avoiding building fences and maintaining setbacks. We support Council in protecting the character but in a way that requires all residents to contribute equitably.</p>	<p>areas. The HCA Development Control Plan objectives are to conserve the heritage values and permit development that enhances these values. Over scaled development that dwarfs existing dwellings would be discouraged and generally not approved.</p> <p>Please see the original report for definitions or the frequently asked questions. Generally, a contributory building is from a key development period, in this instance from the Federation to the Post-war period, and its front facade is generally intact, and any new development does not degrade or mask this significance.</p> <p>22 Ashmore would be assessed as contributory to the Post-war development period but this section of the HCA is not recommended to proceed.</p> 
99	<p>Objects to the proposal.</p> <p>Existing restrictions on development are already cumbersome. Additional restrictions will add additional costs to development.</p> <p>Many houses have changed. Mine at 19 Linden Avenue Pymble has had walls removed, rooms added and roof replaced. There is unsympathetic new build next door. The streetscape is</p>	<p>19 Linden Avenue Pymble is not rated as contributory, it is rated as neutral. The building next door is also rated neutral.</p> <p>The trees are recognised on the Biodiversity map of KLEP 2015 and are protected.</p>


No	Issue/Concern	Comment
	<p>impacted by the potholes in the street. Trees are already protected by the TPO.</p> <p>Street trees have been hacked to protect powerlines. The trees should be removed and replaced with shrubs to complement the gardens.</p>	
105	<p>Objects to the proposal.</p> <p>Area is no longer heritage due to the number or rebuilds and redevelopment.</p> <p>Proposal will place unnecessary restrictions and reduce value.</p> <p>House is 40 years old and needs renewing. The cost of home improvements may have increased by 50%.</p>	<p>Objection noted.</p> <p>This area is not recommended to proceed. The house at 8 Barclay Close Pymble however is an interesting example of architecturally designed Post-war housing and should be further investigated.</p>   <p>Council does offer Heritage Home Grants to assist owners with conservation works of heritage places.</p>
107	<p>Against the proposal.</p> <p>Against blanket preservation as there are many new builds with new buildings and landscaping.</p> <p>Difficult to protect the streetscape and preserve the visual and topographical aspects of the area.</p>	<p>79 Pymble Avenue</p> <p>House on the site in the 1943 aerial photograph but the roof form has been altered. The property is correctly rated as neutral.</p> <p>Please see main report on property prices and blanket listing. This lot is</p>




No	Issue/Concern	Comment
	<p>Battle-axe sites with no assessment should not be included.</p> <p>Any property with external renovations should be excluded.</p> <p>Increased approval times will decrease demand to live in the area and reduce property values.</p>	<p>recommended to not be in the HCA.</p> 
113	<p>Strongly against the proposal.</p> <p>Concerned our property was included without proper consultation or due process.</p> <p>Our building at 72 Livingstone Avenue is of no heritage significance as in a state of disrepair. Constructed in the 1950s it has not been maintained and has issues with tree roots, termites and mould. The mould is endangering my family's health.</p> <p>We have a CDC for demolition that was issued in October 2017.</p> <p>We want to be removed from the HCA.</p>	<p>Objection noted.</p> <p>Has a non-complying CDC, certifier based it upon an out of date 149 certificate. The house was already in a draft HCA when the CDC for demolition was issued and should be invalidated.</p> <p>The house is a modest mostly intact 1950s bungalow. It is representative of an important key development period for the draft HCA.</p> 
114	<p>Strongly object to the proposal.</p> <p>It interferes with the use and maintenance of an owner's private property. Area has significantly changed with demolitions, rebuilds and renovations. What heritage is there?</p> <p>The timing of the exhibition after the Council election prevented it from being an election issue. In the past Council has spent millions of dollars unsupported by ratepayers trying to stop high rise development. I suspect this proposal has the same motivation.</p>	<p>27 Livingstone</p> <p>Heritage listing does not change the zoning it remains R2 low density residential. Many people in Ku-ring-gai live in heritage homes and have undertaken contemporary renovations to meet the demands of modern life.</p> <p>The timing of the exhibition was due to conflicting work demands of Council staff and other exhibitions.</p>

No	Issue/Concern	Comment
		
117	Do not agree with the proposal.	90 Livingstone  Noted.
118	<p>Totally opposes the proposal.</p> <p>It has no common sense. It will decrease the value of knock-down rebuild sites like my small modest house which has been labelled contributory and is absolute nonsense.</p>	<p>31 Beechworth Road</p> <p>Small rendered bungalow. Yard is heavily treed. On 1943 aerial, hipped roof with a projecting bay. Rating should be amended to neutral. This are is not recommended to proceed.</p>
121	<p>Objects to the proposal.</p> <p>Unnecessary restrictions that will decrease value of their house. Have invested a lot of money in the house and do not want to lose it. The house has a second storey extension and is not heritage.</p>	<p>7 Arilla Road Pymble</p>  <p>This is a heavily altered house and the rating was neutral so not considered to contribute to the heritage layer. This are is not recommended to proceed.</p>
130	<p>Property should not be in a HCA as:</p> <p>There is no architectural consistency</p> <p>Applying HCA rules will discourage upkeep</p> <p>No heritage significance</p> <p>House is less than 20 years old.</p> <p>Boundary of HCA should stop at the</p>	<p>84 Golfers Parade</p> <p>This house and both neighbours are new two storey builds</p>  <p>It is agreed that the boundary should be</p>


No	Issue/Concern	Comment
	bottom of Pymble Avenue. Individual houses with significance can be listed as items.	altered and this property not included. Potential individual items should be recommended for further assessment.
132	<p>Against the proposal.</p> <p>It will devalue the property and impact on their ability to downsize. Council's current rules are sufficient.</p>	<p>93 Livingstone Avenue</p> <p>See comments in the main body of the report on property value and regulations..</p>
142	<p>Opposed to the proposal.</p> <p>Opposed to the extension of the Heritage Conservation Area to include Golfers Parade Pymble. The proposed Conservation Area is unnecessarily large. The inclusion of Golfers Parade adds no material heritage benefit with many of the houses being built or modified within the last 20 years. Those not modified are no different to others in the area.</p> <p>Proposed restrictions are onerous. House already modified. It will devalue the house due to a reduced number of buyers.</p>	<p>The history of Golfers Parade is that it was part of a residential subdivision that was undertaken by Avondale Golf Course after WW2 in the 1950s. This is interesting in the course of development of the area but the fact that many of the houses are altered with new buildings and unsympathetic renovations has led to more neutral rather than contributory builds. It is recommended that this portion of the HCA not proceed.</p> <p>Please also see comments in the main body of the report.</p>
153	<p>Objects to the proposal.</p> <p>Own house is less than 20 years old.</p>	Objection noted.
154	<p>Object to the proposal.</p> <p>House has been extensively altered, lost historical roots. Nearly every building in Myoora Street has been substantially changed.</p>	<p>10 Myoora Street</p> <p>The house has been altered. It is not contributory. Listed as neutral on the map. Myoora Street is not recommended to proceed as an HCA.</p>
167	<p>Strong objection to the proposal.</p> <p>Concerned about the loss of property value and increased maintenance costs.</p> <p>Doesn't meet criteria for listing. House has been altered and changed. House</p>	1 Courallie Avenue Pymble

No	Issue/Concern	Comment
	<p>has maintenance, structural, tree and pest issues.</p> <p>We will lose our rights to extend the house providing for housing choice.</p>	 <p>Please see the main body of the report regarding house value, renovation potential and housing choice.</p> <p>House is a modest 1950s bungalow. Does have a more recent garage built behind the front building line. The building is considered to be contributory to a 1950s development layer but this street is not recommended for inclusion in the HCA.</p> <p>Please also see comments in the main body of the report.</p>
169	<p>Against the proposal.</p> <p>Impact house value and ability to extend. While they do value the leafy streetscape Council should find a better way to protect the character of the area like preventing inappropriate development like the high rise apartments.</p>	<p>Objection noted.</p> <p>Please see comments in the main body of the report on property value and development.</p>
173	<p>Object to the proposal. Residents not adequately notified about the restrictions. Many houses already have additions or second stories. These modifications have diminished the heritage significance of the properties and the surrounding area.</p>	<p>The supporting material directed readers to view Council's development Control Plan and the Exempt and Complying SEPP. Both outline the requirements for development of heritage properties.</p>
174	<p>Strongly oppose.</p> <p>Existing regulations already control what can be done on private properties and are sufficient. It is important that development is controlled in this great</p>	<p>Opposition noted.</p> <p>The aim of heritage controls is to conserve heritage values, it is not regulation for regulations sake. Council's DCP allows development with</p>


No	Issue/Concern	Comment
	area but not over-controlled.	approval in conservation areas that facilitates the modernisation of family while conserving the cultural values of an area.
175	<p>Strongly object to the proposal.</p> <p>Having lived in an area where the average age was over 100 years I find it hard to accept the house at 39 Livingstone Avenue can be heritage. Plans to change the zoning should have been included in the 2015 149 certificate. It wasn't fair not include this on the certificate.</p> <p>It is the natural environment that is worth conserving. We own the house and not Council and there should not be further restrictions to the existing restrictions being riparian and E4.</p> <p>We have chosen to not pay a property at a higher price than it sold because of the heritage restrictions.</p> <p>The proposal does not balance my rights as a property owner.</p>	<p>39 Livingstone Avenue Pymble</p>  <p>Please see the main body of the report on "what is heritage". See comments in submission 84 above re 149 certificates.</p> <p>There are development controls on all properties, some fall under the SEPP, other Council's DCP. Properties that are assessed as having heritage values can still be renovated; the additional development controls require new addition so alterations conserve those heritage values.</p>
187	<p>Against the proposal.</p> <p>Limit ability to change house and garden as we move into retirement. Changes such as the high rise development are not appropriate but these can be prevented without further onerous protections.</p> <p>Strongly request Council retain the current planning rules.</p>	<p>52 Pymble Avenue.</p> <p>The house was constructed in the 1950s, and has limited aesthetic contribution to the key development layer and is considered borderline.</p>
188	<p>Object to the proposal.</p> <p>No new restriction, existing rules allow sympathetic redevelopment.</p>	<p>Objection noted.</p> <p>See main body of the report on restrictions.</p>

No	Issue/Concern	Comment
193	<p>Object to the proposal.</p> <p>Unnecessary restrictions with little regard to what is heritage.</p> <p>2 out of the 3 heritage experts who have undertaken assessment do not support the heritage listing.</p> <p>Those properties that have heritage value have already been identified. Many new owners have bought unaware of the potential listing. HCA will reduce future property values and improvements.</p> <p>Current rules allow sympathetic redevelopment.</p>	<p>33 Avon Road.</p> <p>See main body of the report on restrictions, redevelopment and notification.</p> <p>The boundary of the HCA should be reviewed to better reflect where the clusters of heritage places are supported by a contributing setting.</p>
205	<p>Object to the proposal</p> <p>Area is already changed with addition and second storeys on many houses.</p> <p>Allowing further changes like subdivision will benefit the community.</p> <p>Council should concentrate on footpaths.</p>	<p>It is agreed that many houses are changed. The boundary of the HCA should be reviewed to better reflect where the clusters of heritage places are supported by a contributing setting.</p>
206	<p>Request proposal does not proceed.</p> <p>Pymble is a highly sought after area with a variety of housing. Planning the future of the area can be achieved without broad-brush restrictions. Being unable to subdivide and make changes will make the area less desirable for families. Our own house is battle-axe and it is difficult to understand the heritage value given the recent changes and housing diversity.</p>	<p>See comments in main report on listing and restrictions.</p>
211	<p>Object to the proposal.</p> <p>Own an existing item. Support preservation and sympathetic</p>	<p>Objection noted.</p> <p>Please see comments under submission 205.</p>

No	Issue/Concern	Comment
	<p>renovation of genuine heritage places that are pre WWII. Including unworthy houses in a blanket listing makes a mockery of those places worth listing like several in the Orinoco HCA.</p> <p>Council application of the rules is inconsistent will only be worse with more places and cost more to ratepayers.</p>	
216	<p>Objects to the proposal.</p> <p>Majority of the houses in the area do not contribute to heritage.</p> <p>A local real estate agent told me it would limit the number of buyers and therefore the price. I should be able to determine how to redevelop my home within the existing rules to make it an attractive and sellable asset.</p> <p>Support preserving the Blue Gum High Forest. However the listing based upon subjective interpretations of taste, age and history is restrictive. Will the high rise towers be listed next?</p>	<p>Objection noted.</p> <p>See comments in submission 205 above and in the main report on house sales and redevelopment.</p> <p>See submission 99 on trees.</p>
219	<p>Strongly object to the proposal.</p> <p>Insufficient communication just putting ads in the paper and having a notice on the Council website. Council wasted money having someone randomly allocate different categories to houses. Council should notify residents of the restriction not the sanitised online version. While bureaucrats and are only interested in the list possible notice we hope Councillors will ensure each resident is fully notified.</p> <p>Previous submission was inadequate and misleading so it has been attached again. Understand Councillors only received a summary; they should take</p>	<p>In addition to the website and local paper advertisements, every homeowner was sent a letter which included a map and an explanatory brochure.</p> <p>The online exhibition included a link to the Development Control Plan which are the actual restrictions that would be applied to any Development Application.</p> <p>The summary of submissions is provided to the Councillors as well as a full copy of all submissions i.e. the submitted letters. This and the previous submission will be made available to</p>

No	Issue/Concern	Comment
	<p>the time to read the letters themselves.</p> <p>The assertion there is no property value loss is untrue. With 40 years' experience as a solicitor I know prospective buyers are put off if a property is in a conservation area.</p> <p>Question the consultant's qualifications. Nothing in her public information about her qualifications. Inconsistent nomination of ratings. Recent house has been categorised as contributory, pre 1950 is not. There is nothing heritage about our house to make it contributory. No external wall is original.</p> <p>Consider the full consequences of the proposal from Council's clerks and consider the consequences on home owners.</p>	<p>the Councillors.</p> <p>Please see the main body of the report with regards to property values.</p> <p>Council has confirmed Luisa Alessi's qualifications as an architect and her experience in several firms working as a heritage architect.</p> <p>While the house is representative of a certain 1960s aesthetic, this area is not recommended to proceed as a HCA.</p>
223	<p>Object to the proposal.</p> <p>Don't need blanket listing and unnecessary restrictions. Vast majority of houses don't have heritage value.</p> <p>Our rated contributory property will decrease our property value. It will lead to uncertainty. Development restrictions should remain the same.</p>	<p>2 Arilla is not contributory. Substantially modified with extended ridge line and dominant oversized dormers.</p>  <p>Area not recommended to proceed into the HCA.</p>
235	<p>Our 1950s house is built on clay and has many cracks. Many houses have been demolished and others of superior design in their place. Placing restrictions will lead to the building suffering further damage.</p>	<p>6 Myoora</p> <p>Classic red brick 1950s bungalow with cladded gable. It is contributory but this area not recommended to proceed to the HCA.</p>



No	Issue/Concern	Comment
		
10	<p>Support the proposal.</p> <p>It is a wonderful idea to protect our heritage.</p>	Support noted.
11	<p>Strongly support the conservation area.</p> <p>Values the area mid 20<sup>th</sup> century aesthetic, the historical subdivision patterns, natural topography and large canopy native trees.</p> <p>Agree with the larger HCA area as it corresponds with the original National Trust Urban Conservation Area 18. Includes the environmental context of the garden suburbs movement, smaller fragmented HCAs less effective at protecting these values.</p> <p>Compared to southern Ku-ring-gai the north area has little heritage and what we have should be recognised and protected.</p>	<p>23 Kimbarra</p> <p>Support noted. See the main report on the values of the area and the recommended boundary changes.</p>
13	<p>Strongly support the proposal.</p> <p>As a resident I value the streetscapes with houses set in large gardens, back from the street; the aesthetic qualities of the houses themselves, with a diversity of styles and built forms; the history present even today in the historical subdivision patterns; the beautiful remnant natural topography; and the wonderful native canopy trees, in great number and size in Sheldon Forest and along the Council's roadside</p>	<p>35 Avon</p> <p>Support noted.</p> <p>See comments to submission 11 above.</p>

No	Issue/Concern	Comment
	<p>reserves</p> <p>The area corresponds with original National Trust Urban Conservation Area.</p> <p>Pymble deserves to receive heritage recognition.</p>	
15	<p>Supports the HCA.</p> <p>In the traditional garden suburbs of Kuring-gai, we treasure the traditional streetscapes and neighbourhood character with low-rise dwellings and tree-lined suburban streets. Our built and natural environment are being lost or damaged at an unprecedented rate through inappropriate development under existing planning laws and policies.</p> <p>Support the HCA to ensure that changes to properties respect heritage values and streetscapes</p>	<p>10 Arilla</p> <p>Support noted.</p> <p>See comments to submission 11 above.</p>
16	<p>Support the proposal.</p> <p>Attracted to the area by the historic character being the early to mid 20<sup>th</sup> century houses set in large gardens and the large native trees.</p> <p>Support listing of eastern side. Heritage in Pymble needs to be recognised.</p>	<p>53 Beechworth</p> <p>Support noted.,</p>
19	<p>Strongly support the proposal.</p> <p>Values the historic aesthetic quality of the area. Supports the listing of eastern side. The west area corresponds with original National Trust Urban Conservation Area. Heritage in Pymble needs to be recognised.</p>	<p>2 Allawah</p> <p>Support noted. Please see comments in the main body of the report on UCA.</p>

No	Issue/Concern	Comment
25	<p>Strongly supports the proposal.</p> <p>Values the aesthetics, the streetscape and the historic subdivision. Supports the boundary as it aligns with the National trust UCA and the wider philosophy of the garden suburb. Support Pymble East HCAs as well.</p>	<p>43 Ashmore</p> <p>Support noted. Please see comments in the main body of the report on UCA.</p>
139	<p>Local heritage character should be protected for future generations. The buildings styles and layout have their foundation in the earlier 20<sup>th</sup> century garden suburbs movement. Modifications in the area are in the main sympathetic. Recognised independent professional consultants acknowledge the heritage value of the area.</p> <p>Creating a HCA will conserve the heritage setting for already designated heritage items. The streets have a visual rhythm of modest single residences and generous gardens integrated with stands of remnant forest. The character is enhanced by the undulating topography, bush views and vistas. The distinctiveness and character create a sense of place, informing us about what was important for previous residents.</p> <p>The area wears its layers of history well because new buildings and renovations have been in keeping with the existing scale and character.</p> <p>Maintaining distinctive historic neighbourhoods like ours, alongside the Victorian terraces of Paddington and Federation bungalows of Haberfield, contributes to the quality and life of a liveable city.</p> <p>We received a letter from a group in the</p>	<p>Support noted.</p> <p>Please see comments in the main body of the report on UCA and see comments to submission 11 above.</p>

No	Issue/Concern	Comment
	<p>area urging opposition to protect property rights and house values. This is a selfish attitude that fails to acknowledge and recognise the aesthetic and amenity of our area that has evolved over many years, achieved by undertaking development of harmonious scale and character that respects the past. It is important that our neighbourhood have protection under Heritage Conservation Area designation.</p>	
145	<p>Strongly supports the proposal.</p> <p>Supports the other conservation areas proposed for Pymble.</p> <p>As President of the Pymble Action group for the Environment Inc I have previously expressed to the Council and the HRC my views and support for the HCA. My views closely align with the Perumal Murphy Alessi report.</p>	Support noted.
162	<p>Strongly supports the proposal.</p> <p>As a former resident who grew up in Pymble I strongly support the conservation area. I enjoyed the garden feel and bushland environment of Pymble and hope to move back the area one day and enjoy it once more as I did before.</p>	Support noted.
170	<p>Supports the proposal.</p> <p>Must protect what makes this area desirable. Most new builds either multi storey or incongruent with the area.</p>	Support noted.
182	<p>Strong supports for the proposal.</p> <p>Values the aesthetics, the streetscape and the historic subdivision. Supports the boundary as it aligns with the</p>	<p>Support noted.</p> <p>Support noted. Please see comments in the main body of the report on UCA and See comments to submission 11</p>

No	Issue/Concern	Comment
	<p>National trust UCA and the wider philosophy of the garden suburb. Support Pymble East HCAs as well. The consultant studies make it clear the area warrants heritage protection.</p>	<p>above.</p>
213	<p>Support the proposal as it facilitates the protection of BGHF and STIF which are important unique vegetation communities of World Heritage class.</p> <p>Support protecting heritage streetscapes of Inter-war architecture.</p> <p>Disappointed the former AGL site on Suakin Street has not been included as it has historic and archaeological value.</p> <p>Concerned about the canopy height of mature BGHF trees not being appropriate in a residential context. Perhaps these could be substituted for a local species with a lower centre of gravity.</p>	<p>29a Orinoco</p> <p>BGHF and STIF are recognised on the Biodiversity map of KLEP 2015 and are protected</p> <p>The former AGL site should be investigated for historic and archaeological values as part of any future strategic heritage reviews.</p> <p>Concern over the trees is noted but is beyond the scope of this report which is assessing the heritage planning proposal. Concerns over the suitability of tree species should be taken up with Council's Operations team who have responsibility for street trees.</p>
215	<p>Supports the proposal.</p> <p>The garden, architecture and bushland setting are representative of the history, evolution of infrastructure and changing settlement patterns of the area. There are no detracting items as new architecture is designed to fit in the area.</p>	<p>Support noted.</p> <p>The area is strongly dominated by the heavily treed landscape and the bush outlooks. This camouflages what would be traditionally considered unsympathetic development e.g. the introduction of two storey rendered project homes in a street that traditionally had single storey facebrick houses. An area that has substantially been changed and the key period of development is now heavily in the minority are no longer substantially intact. While the new architecture in some instances is sympathetic, sympathetic new builds are not heritage places. For these reasons the boundary has been reviewed to include areas where the landscape is supported by contributory buildings from the key</p>

No	Issue/Concern	Comment
		development periods.
218	Supports the proposal in both east and west Pymble.	Support noted.
227	<p>Supports the proposal.</p> <p>From the residents of Euralba Estate.</p> <p>The proposal will improve and enhance the living environment for residents of Ku-ring-gai.</p>	Support noted.
34	<p>Support the proposal but want it extended.</p> <p>Would like the area to include the immediate boundaries of Sheldon Forest being Dhakkra Close, Quadrant Close and lower part of Beechworth Road, Albion and Jubilee Avenues. Area has natural and architectural heritage value. The Council planners must explain the logical reasons for excluding these areas. They are at risk from development that will denude the landscape like 1 Avon. Houses we recommend for heritage inclusion are: 5 or 6 in Albion Avenue or No 7 or 10 Dhakkara Close or 94 or 98 of Beechworth Road.</p>	<p>Support noted.</p> <p>Areas not assessed or exhibited cannot be included in this planning proposal. This area could be assessed as part of future strategic heritage reviews.</p>
234	<p>Support the proposal but not for their house.</p> <p>House is different from those in the immediate vicinity including the brick colour, window style, gable design and absence of architectural embellishments.</p> <p>The house is austere and would not suit a modern family without major modifications.</p> <p>We believe the HCA would be a severe</p>	<p>3 Mayfield Avenue</p> <p>This house is clearly present on the 1961 aerial photograph. It is a modest single storey family house with little or no change and is contributory.</p>

No	Issue/Concern	Comment
	impediment to any sale process.	
	<p>Concerned over the aircraft noise and the potential impact on the conservation area.</p> <p>The whole Ku-ring-gai area is seriously impacted by the aircraft noise. This is due to the southern wind forcing the airplanes taking the route in north shore area.</p> <p>Is there anything that can be done to share this aircraft noise load, which will be beneficial to our heritage conservation area? Especially when I read the Long Term Operating Plan (LTOP) stats, it is noted the aircraft target of 17% for North is well beaten by the actual of 34%.</p> <p>Something needs to be done through our council.</p>	<p>Aircraft pathways are out of the jurisdiction of local government. This link to Airservices Australia mentioned in your submission explains the aircraft noise sharing plan for Sydney: <a href="http://www.airservicesaustralia.com/wp-content/uploads/FINAL_Key-facts-about-noise-sharing.pdf">http://www.airservicesaustralia.com/wp-content/uploads/FINAL_Key-facts-about-noise-sharing.pdf</a></p> <p>In a representation to Council when questioned on aircraft noise over the Pymble the response from Airservices Australia was “whenever it is possible to do so, noise sharing will be implemented and other runway modes will be used. However sometimes the wind makes this impossible.”</p>


### Rating review

Rating: N – Neutral, C – Contributory, D – Detracting



	PMA (2015)	2018 review
<b>Contributory</b>	162 (32%)	132 (26%)
<b>Neutral</b>	350 (68%)	380 (74%)
<b>Detracting</b>	0	0
<b>Total</b>	512	510



**Potential HCAs reviewed**


**Ratings review Livingstone Avenue (midway) – not recommended to proceed**

<b>Address</b>	<b>HCA Review Rating</b>	<b>Recommended rating</b>	<b>Comment</b>
54 Livingstone Ave	C	<b>N</b>	Large double garage forward of the front building line. The main building has been rendered. 
56 Livingstone Ave	C	<b>C</b>	Heritage Item (Victorian)
62 Livingstone Ave	N	<b>N</b>	House incorrectly listed. Recommended for removal from KLEP 2015.
66 Livingstone Ave	C	<b>C</b>	Heritage item (Federation)
70 Livingstone Ave	N	<b>N</b>	Unchanged
72 Livingstone Ave	C	<b>C</b>	1950s
76 Livingstone Ave	D	<b>N</b>	New
78 Livingstone Ave	C	<b>C</b>	Heritage item (Federation)
80 Livingstone Ave	C	<b>C</b>	Heritage item (Federation)






Address	HCA Review Rating	Recommended rating	Comment
88 Livingstone Ave	C	N	<p>The house has been changed including infill on the ground floor.</p> 
77A Livingstone Ave	C	N	<p>Substantial 2 storey extension to the side of the building</p> 
77 Livingstone Ave	N	N	Unchanged
75 Livingstone Ave	C	Item	Heritage item
73 Livingstone Ave	N	N	<p>Unchanged</p> <p>DA4958/96 New 2 storey dwelling, front fence and outbuilding.</p>


Address	HCA Review Rating	Recommended rating	Comment
65 Livingstone Ave	C	N	<p>The building is reasonably recent and has faux detailing sympathetically blend with the heritage item at 75 Livingstone Avenue.</p> <p>DA96/1183: New single storey dwelling with double garage</p> 
63 Livingstone Ave	C	C	Unchanged
61 Livingstone Ave	C	C	1950s
59 Livingstone Ave	C	N	<p>Building has been rendered. Has lost the fine detail of the face-brickwork.</p> 

Address	HCA Review Rating	Recommended rating	Comment
57 Livingstone Ave	C	<b>N</b>	New render (appears online in last sale with facebrick). No house at location on 1943 aerial 


**Ratings review extension Pymble Avenue HCA – recommended to proceed**



Address	HCA Review Rating	Recommended rating	Comment
67 Pymble Avenue	N	<b>N</b>	Battle-axe
65 Pymble Avenue	C	<b>N</b>	 1988 Build – Australian Nostalgia
69 Pymble Avenue	C	<b>C</b>	Same
71 Pymble Avenue	N	<b>C</b>	Interesting 1960s - had a minor extension



Address	HCA Review Rating	Recommended rating	Comment
			
73 Pymble Avenue	C	C	Same
75 Pymble Avenue	N	N	Battle-axe
77 Pymble Avenue	N	C	<p data-bbox="916 898 1402 1070">Battle-axe</p> <p data-bbox="916 965 1402 1070">Architecturally designed (Russell Jack) intact and representative example of post-war architecture</p> <p data-bbox="916 1111 1402 1216">Recommended for further investigation to understand cultural significance</p> 
77B Pymble Avenue	Heritage item	Heritage item	Same
77A Pymble Avenue	N	N	Same
79 Pymble Avenue	N	N	Battle-axe - same



Address	HCA Review Rating	Recommended rating	Comment
81 Pymble Avenue	C	N	<p>Building application BA95/0506 – house, tennis court and garage</p> <p>Another variant of Australian Nostalgia</p> 

**Ratings review Avon Road HCA – not recommended to proceed**



Address	Sue Jackson-Stepowski assessment	Luisa Alessi assessment	Reviewed assessment	Comments
11 Avon Road		Heritage item	Heritage item	same
15 Avon Road				Battle-axe handle
17 Avon Road		C	C	<p>1960s brick bungalow, single storey, substantially intact</p> 



Address	Sue Jackson-Stepowski assessment	Luisa Alessi assessment	Reviewed assessment	Comments
19 Avon Road		<b>Heritage item</b>	<b>Heritage item</b>	Same 
21 Avon Road		<b>C</b>	<b>C</b>	Not easily photographed from the street due to vegetation. Extant building on the 1943 aerial photograph. From the street the house is single storey, rendered with Georgian revival characteristics including timber shutters. 
23 Avon Road		<b>C</b>	<b>N</b>	The house has been rendered, the verandas, windows and other openings altered. What was probably a terracotta roof tile has been replaced with black tiles. The form of the original house is extant as seen in the 1943 aerial photograph but the loss of the detailed brickwork and general characteristics of bungalows from this period has downgraded the contributory value of this building as representing the key

Address	Sue Jackson-Stepowski assessment	Luisa Alessi assessment	Reviewed assessment	Comments
				<p>development period.</p> 
25 Avon Road	C	C	C	<p>Same</p> 
27 Avon Road	N	N	N	<p>Same Battle-axe</p>
29 Avon Road	C	C	N	<p>This was a lovely intact bungalow and many of the features are still present and discernible but the two dormers prominent on the front elevation are not sympathetic additions and have a detracting impact on the building.</p>

Address	Sue Jackson-Stepowski assessment	Luisa Alessi assessment	Reviewed assessment	Comments
				
31 Avon Road	C	N	N	<p>Present on the 1943 aerial, the roof form is substantially the same. The building has been rendered.</p> 
35 Avon Road	C	C	C	<p>Painted (reversible). Appears between the 1943 and 1951 aerial photograph in substantially the same form.</p>










Address	Sue Jackson-Stepowski assessment	Luisa Alessi assessment	Reviewed assessment	Comments
				
37 Avon Road	N	C	N	<p>Dwelling present on 1943 aerial, however substantially changed. What was a transverse gable is now a hipped roof with a substantial projecting gable on the front elevation. Building best described as two storey faux federation.</p> <p>DA- 2012/89 Additions to create a dwelling in excess of 7 metres in hgt (1989)</p> <p>BA- 89/00220 (alts&amp;adds)</p> <p>BA- 82/01710 (Garage)1982</p> <p>BA94/00027-Major additions and alterations</p> 

Address	Sue Jackson-Stepowski assessment	Luisa Alessi assessment	Reviewed assessment	Comments
39 Avon Road	N	N	N	<p>Same</p> <p>Interesting 1960s building. Possibly architecturally designed. For this small area cannot be considered representative of a key development period.</p> 
41 Avon Road	N	C	N	<p>Facebrick has been painted (reversible). 1960s building that has been altered.</p> 




**Ratings review Mayfield HCA – not recommended to proceed**




Address	Sue Jackson-Stepowski assessment	Luisa Alessi assessment	Reviewed assessment	Comments
1 Mayfield Avenue	C	C	C	IW




Address	Sue Jackson-Stepowski assessment	Luisa Alessi assessment	Reviewed assessment	Comments
				
3 Mayfield Avenue	N	C	C	IW 
2 Mayfield Avenue	C	C	C	Same 
4 Mayfield Avenue	N	N	N	Same 
6 Mayfield Avenue	C	C	C	Same

Address	Sue Jackson-Stepowski assessment	Luisa Alessi assessment	Reviewed assessment	Comments
				
8 Mayfield Avenue	C	C	C	Same 
10 Mayfield Avenue	C	C	C	Same 
12 Mayfield Avenue	N	C	N	Has been rendered




Address	Sue Jackson-Stepowski assessment	Luisa Alessi assessment	Reviewed assessment	Comments
				
2 Arden Road	C	C	C	<p data-bbox="986 757 1062 786">Same</p> 
4 Arden Road	C	C	N	<p data-bbox="986 1252 1394 1323">Unsympathetic dormer on front elevation.</p> <p data-bbox="986 1357 1193 1386">DA-1179/04/DB</p> <p data-bbox="986 1420 1278 1491">(ADDITIONS AND ALTERATIONS-2005)</p> <p data-bbox="986 1592 1182 1621">DA- 372/05/DB</p> <p data-bbox="986 1655 1315 1727">ADDITION TO REAR OF DWELLING-2005</p>




Address	Sue Jackson-Stepowski assessment	Luisa Alessi assessment	Reviewed assessment	Comments
				
6 Arden Road	N	<b>ITEM</b>	Item Not from key development period	<p>Being considered for delisting</p> <p>1950s modest single storey house. Early and not representative example of the work of Sydney Ancher.</p> 
1 Arden Road	N	<b>C</b>	<b>C</b>	<p>1950s</p> 




Address	Sue Jackson-Stepowski assessment	Luisa Alessi assessment	Reviewed assessment	Comments
3 Arden Road	N	C	N	<p>Building has been rendered and integrated extension to the side.</p> 
5 Arden Road	N	N	N	<p>Same</p> 
7 Arden Road	N	C	N	<p>Building has been rendered and built masonry structure (not fence) forward of the front building line.</p> 


Address	Sue Jackson-Stepowski assessment	Luisa Alessi assessment	Reviewed assessment	Comments
9 Arden Road	C	C	C	Same 
2 Linden Avenue	C	C	C	Same 
4 Linden Avenue	N	C	N	Rendered 
6 Linden Avenue	C	N	N	Altered




Address	Sue Jackson-Stepowski assessment	Luisa Alessi assessment	Reviewed assessment	Comments
				
8 Linden Avenue	N	N	N	<p data-bbox="986 898 1066 927">Same</p> 
10 Linden Avenue	N	N	N	<p data-bbox="986 1402 1066 1431">Same</p> 

Address	Sue Jackson-Stepowski assessment	Luisa Alessi assessment	Reviewed assessment	Comments
1 Linden Avenue	N	C	N	Extension forward of the front building line 
3 Linden Avenue	C	C	N	Rendered 
5 Linden Avenue	N	C	N	Altered and not representative 
7 Linden	C	C	C	Same

Address	Sue Jackson-Stepowski assessment	Luisa Alessi assessment	Reviewed assessment	Comments
Avenue				
9 Linden Avenue	C	C	C	<p data-bbox="986 831 1062 860">Same</p> 
11 Linden Avenue	C	C	N	<p data-bbox="986 1395 1350 1585">DA0153/15 -Alterations and additions 2016 to create a second storey. No longer representative of the key development period.</p> 


<b>Address</b>	<b>Sue Jackson-Stepowski assessment</b>	<b>Luisa Alessi assessment</b>	<b>Reviewed assessment</b>	<b>Comments</b>
15 Linden Avenue	N	N	N	Same Battle-axe cannot be viewed from the street
17 Linden Avenue	C	N	N	Battle-axe
19 Linden Avenue	C	N	N	Same
21 Linden Avenue	C	N	C	C 
40 Beechworth Road	C	C	C	LATE INTERWAR BA -86/01021 (alts &adds 1986) BA -87/01758 (additions 1987) BA-86/01021A(alts& adds 1988) Potentially sits within the recommended HCA
38 Beechworth Road	N	N	N	Same
36 Beechworth Road	C	C	C	Same

<b>Address</b>	<b>Sue Jackson-Stepowski assessment</b>	<b>Luisa Alessi assessment</b>	<b>Reviewed assessment</b>	<b>Comments</b>
34 Beechworth Road	C	<b>C</b>	C	Same
32 Beechworth Road	C	<b>C</b>	C	Same
30 Beechworth Road	N	<b>N</b>	N	Same
28 Beechworth Road	C	<b>C</b>	C	Same
26 Beechworth Road	C	<b>C</b>	C	Same
24 Beechworth Road	N	<b>C</b>	N	N
22 Beechworth Road	N	<b>N</b>	N	Same
20 Beechworth Road	N	<b>N</b>	N	Same
18 Beechworth Road	C	<b>C</b>	BL	Review
2 Allawah Road	N	<b>C</b>	N	Rendered

<b>Address</b>	<b>Sue Jackson-Stepowski assessment</b>	<b>Luisa Alessi assessment</b>	<b>Reviewed assessment</b>	<b>Comments</b>
				
4 Allawah Road	N	<b>C</b>	C	On 1951 aerial
6 Allawah Road	N	<b>N</b>		Same
8 Allawah Road	C	<b>C</b>	C	Same
11 Allawah Road	N	<b>N</b>	N	Same
9A Allawah Road	N	-	-	Can't access BATTLE AXE

**Ratings review Myoora Street/Kimbarra Road HCA – not recommended to proceed**

1 Kimbarra Road	<b>N</b>	<b>N</b>	Same
3 Kimbarra Road	<b>C</b>	<b>C</b>	Same
5 Kimbarra Road	<b>N</b>	<b>N</b>	Same
7 Kimbarra Road	<b>C</b>	<b>C</b>	Same
9 Kimbarra Road	<b>N</b>	<b>N</b>	Same
1 Myoora Street	<b>C</b>	<b>C</b>	Same

3 Myoora Street	<b>C</b>	<b>C</b>	Same
5 Myoora Street	<b>N</b>	<b>N</b>	Same
7 Myoora Street	<b>C</b>	<b>C</b>	Same
9 Myoora Street	<b>N</b>	<b>N</b>	Same
11 Myoora Street	<b>C</b>	<b>N</b>	 <p>Rendered – originally red coloured biscuit-brick</p>
15 Myoora Street	<b>C</b>	<b>C</b>	Same
17 Myoora Street	<b>C</b>	<b>C</b>	Same
31 Beechworth Road	<b>C</b>	<b>N</b>	<p>Rendered – front of the house has been altered with roof changes – difficult to photograph because of the trees</p> 