

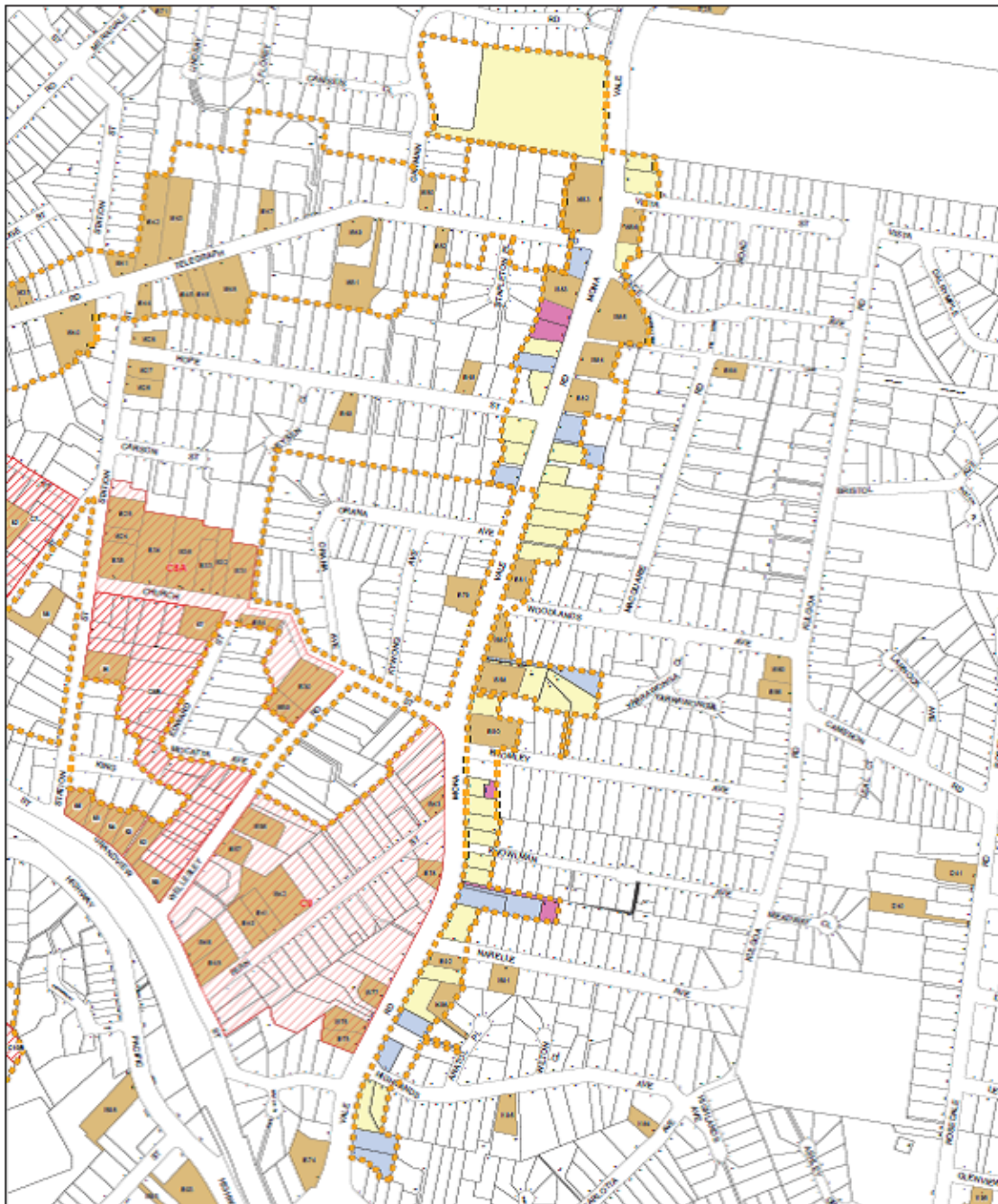
# MONA VALE ROAD DRAFT HERITAGE CONSERVATION AREA (C43)


## CONTENTS

1. Maps.....	2
1.1 Exhibited ratings map for draft Mona Vale Road HCA.....	2
1.2 Revised ratings map for draft Mona Vale Road HCA .....	3
2. Comment.....	4
3. Submissions Table.....	8
4. Property Rating Assessment.....	21

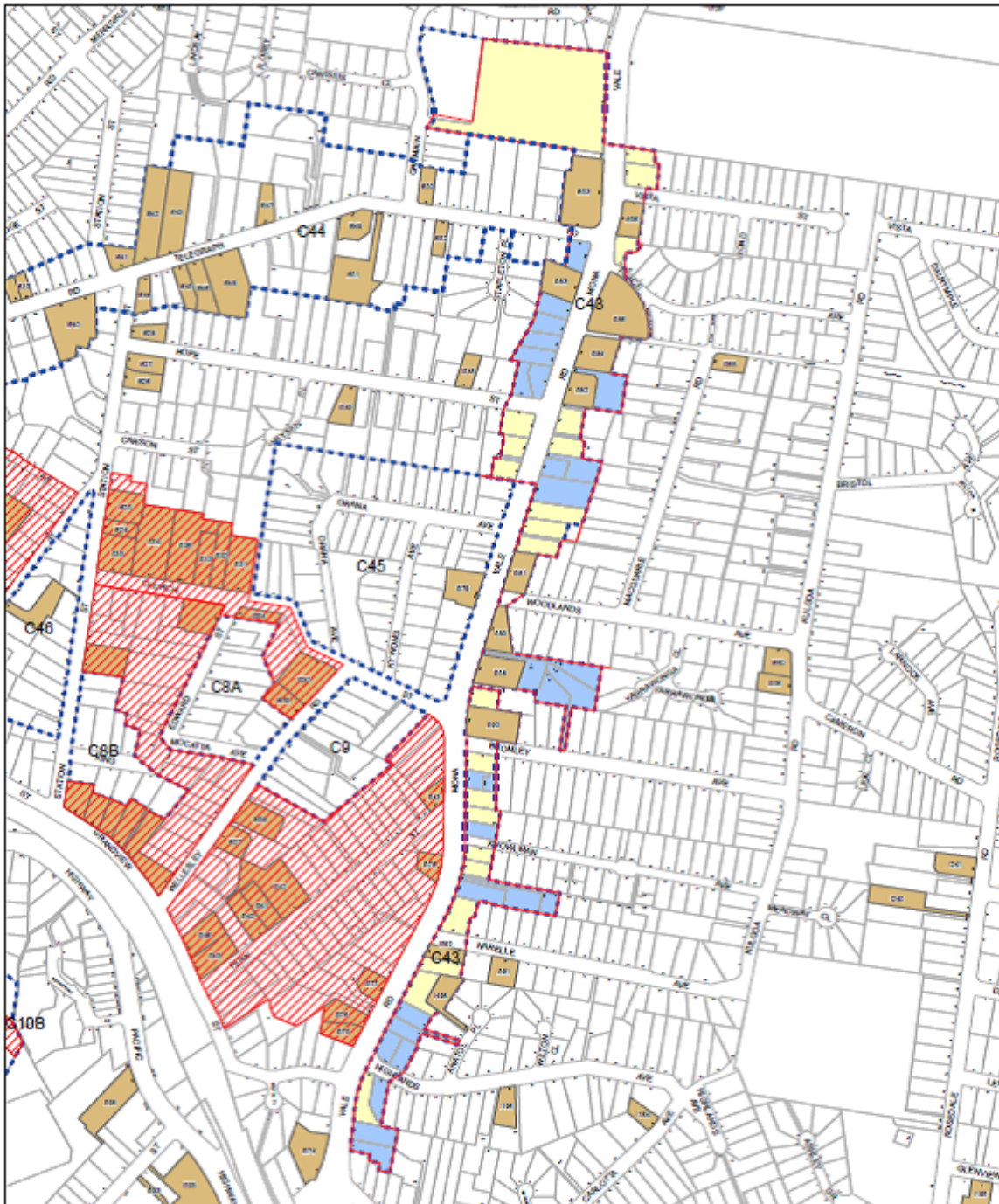
# 1. Maps


## 1.1 Exhibited ratings map for draft Mona Vale Road HCA



<p><b>LEGEND</b></p> <ul style="list-style-type: none"><li>Contributing</li><li>Detracting</li><li>Neutral</li><li>Gazeled Conservation Areas - General</li><li>Heritage Items - General</li></ul> <p><b>Cadastral</b></p> <ul style="list-style-type: none"><li>Cadastral 22/11/2018</li><li>© Land and Property Information (LPI)</li></ul> <p>Date: 22/11/2018</p>	<p>Draft Heritage Conservation Area</p> <p>Mona Vale Road Conservation Area Pymble and Gordon C43</p>	
---	---	---

## 1.2 Revised ratings map for draft Mona Vale Road 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: #d2b48c; border: 1px solid black; margin-right: 5px;"></span> Heritage Item - General</li> <li><span style="display: inline-block; border: 2px dashed blue; width: 15px; height: 10px; margin-right: 5px;"></span> Original Proposed HCA Boundary</li> <li><span style="display: inline-block; border: 2px solid red; width: 15px; height: 10px; margin-right: 5px;"></span> Revised HCA Boundary</li> </ul> <p>Date: 17/04/2018</p>	<p>Draft Heritage Conservation Area Area Review - Feb 2018</p> <p>Mona Vale Road Conservation Area Pymble/Gordon C43</p> <p>Contribution Rating Map Recommendation - Not recommended to proceed</p>	
---	---	---

## 2. Comment

The proposed Mona Vale Road HCA includes 66 properties mainly located along Mona Vale Road but also capturing a small number of properties located on Highlands Avenue, Anatol Place, Narelle Avenue, Knowlman Avenue, Strathwood Court, Woodlands Avenue, Vista Street and Hope Street, Pymble.

The area was identified for listing as a Heritage Conservation Area by Sue Jackson-Stepowski in 2012. The proposed HCA was initially divided into 2 areas, being Mona Vale Road Highlands Heritage Conservation Area 1 and Mona Vale Road Heritage Conservation Area 2. For the purposes of the recent planning proposal, these areas were combined to create one larger Heritage Conservation Area.

The respective Statements of Significance prepared to support the listings state:

### *Mona Vale Road Highlands Heritage Conservation Area 1 (HCA1)*

*The historical layers of European history and development of the area of HCA1 are displayed in the current subdivision which has been dictated in layout by the existing location of Stoney Creek Road (Mona Vale Road) and the boundaries of the earlier orchards and the 1896 Highlands Estate. HCA 1 is located within the area of earlier orchards c1840-70, though the only known evidence of this previous use are the roads such as Knowlman and Narelle that mark the boundaries of the former orchards. The proposed railway from its early stages in 1887 to the completion of the link between St Leonards and Hornsby in 1890 was the impetus for subdivisions and the middle class movement to this area. Glengariffe house, 1903 was built for by the Brown family who were successful retailers and is a record of the development of this land for use by middle class professionals as a retreat from urban areas of inner Sydney.*

*The later Inter-War subdivision and development of this area is evident in the houses. 35 Mona Vale Road is representative of an Inter-War style house with face brick curved bays and 29 Mona Vale Road is an Inter-War style Californian Bungalow built with sandstone and face brick. The 1970s widening of Mona Vale Road has resulted in retaining walls to 27 Mona Vale Road and C. Bowles Thystlethwayte Reserve. Vegetation including mature trees and rebuilding of fences has reduced the impact to an extent. Where front gardens have been reduced, fences have been replaced with sandstone or low brick fences that are uniform in appearance and do not detract from the housing style.*

### *Mona Vale Road Heritage Conservation Area 2 (HCA2):*

*The historical layers of European history and development of the area of HCA2 are displayed in the current subdivision which has been determined in layout by the existing location of Stoney Creek Road (Mona Vale Road) and the boundaries of the earlier orchards. This was the location of orchards c1840-70, though there is little evidence of this previous use. The gullies and creek line may reveal some evidence of earlier agricultural use and the sandstone banks could be associated with earlier layers of historical use. The settlement of this area in the late 19th Century is evident in the two workers cottages built by E. Brown at no18-20 Stoney Creek (MV) Rd. These cottages are extant and within HCA2. These are likely to date from the late 19th or early 20th century as the Brown family is associated with the building of Glengariffe in 1903 (located on the east of MV Road). The cottages are rare surviving*

*buildings in an area that is built predominantly with houses dating from the Inter-War and post war period.*

*The gully of Stoney Creek has created a precinct that includes the riparian course of mature vegetation and high tree canopy that is visible from Mona Vale Road and built elements such as sandstone retaining walls and bridges in the gully. The vernacular workers cottages and post war subdivision for housing sited in the battleaxes, are a part of this gully precinct. The sub-division of this land in the Inter-War period is recorded by the houses on Mona Vale Road from numbers 24 to 40. Later layers of development and subdivision of larger blocks of land are evident in the battleaxe blocks behind the gully with the building of post war houses. In 1973-74 the Department of Main Roads resumed the Mona Vale Road frontages for widening to 6 lanes resulting in the reduction in size of front gardens and new fences and retaining walls. Mature gardens and trees are predominant along the length of Mona Vale Road and in some areas create a backdrop of dense bushland and tree canopy. The spacing and pattern of subdivision has retained the historical subdivision pattern of the Inter-War period.*

As part of the public exhibition process, objections were received from 16 properties (or 24% of all properties). One submission was received in support of the draft Mona Vale Road HCA.

The vast majority of submissions raised concerns about the amenity impacts caused by the changes to Mona Vale Road including widening, the removal of a clearway which used to permit parking at certain off peak periods, increase in the speed limit along the road. Further, in general all roads, especially major connecting routes, have experienced an increase in usage over time as the population of Sydney increases. The consequence of these changes have had impacts on all aspects of the area including both the public and private domain as residents attempt to ameliorate the impacts of an ever growing amount of fast moving traffic.



**Image 1: Width of footpath and grass verge along Mona Vale Road**

The busyness of a road is not, in itself, a reason to conclude an area lacks sufficient significance to warrant heritage listing. However, the impacts of its change over time have had significant impacted on the heritage values of the area. For example, many property owners have installed high and solid fences to block out noise impacts. The widening of the

road has resulted in the loss of setback and setting to many properties. The overall width of the road visually and physically disconnects one side of Mona Vale Road from the other. Large retaining walls and barriers have been created to protect the road and the amenity of residents.



**Image 2: Concrete retaining wall to southern end of Mona Vale Road**



**Images 3 and 4: Examples of high fencing along Mona Vale Road**

It is noted that the street contains many excellent examples of residential development, particularly towards the higher part of the street as it nears its intersection with Telegraph Road. Following the public exhibition process and site visit, the rating of each property within the draft HAC was reconsidered. The assessment of each property is included below. This process identified 31 properties as contributing to heritage values in the area. However, of these properties, 11 or 35% have already been listed as individual Heritage Items. Therefore, these properties are already protected from inappropriate development. Three additional properties have been identified for future investigation being Nos. 84 (also known as A2 Hope Street), 115 (also known as 2 Vista Street), 117 and 102 (Canisius College) Mona Vale Road.

It is noted that the majority of properties specifically referenced in the Statement of Significance for Mona Vale Road Heritage Conservation Area 2 are already contained within an existing Heritage Conservation Area. For example, the text states '*The sub-division of this land in the Inter-War period is recorded by the houses on Mona Vale Road from numbers 24 to 40*' and '*The settlement of this area in the late 19th Century is evident in the two workers cottages built by E. Brown at no18-20 Stoney Creek Rd*' (Stoney Creek Rd is now known as Mona Vale Road). All these properties are already captured within Heritage Conservation Area C9 known as Fernwalk Conservation Area and contained within the KLEP 2015. Therefore, protection already exists for these specific properties.

The area historically comprised orchards located on various estates created through land grants. As the Statement of Significance for the Mona Vale Road Heritage Conservation Area 2 notes '*there is little evidence of this previous use.*' The area does display a range of residential properties of different ages and styles but the impacts of Mona Vale Road have greatly impacted on its legibility and level of intactness. Council officers have carefully considered the original heritage reports, undertaken a re-assessment process for each individual property, and taken into consideration the issues and concerns raised as part of the public exhibition process. On balance, taking all these matters into account, it is not recommended that the draft Mona Vale Road HCA proceed.

Accordingly, it is recommended that Council not proceed with the draft Mona Vale Road HCA. It is further recommended that Council investigate 84 (also known as A2 Hope Street), 115 (also known as 2 Vista Street), 117 and 102 (Canisius College) Mona Vale Road at a time when funding and resources are available.

### 3. Submissions Table

No.	Issue/Concern	Comment
1.	<p>Object to proposal.</p> <p>Introduction of clearway to Mona Vale Road has impacted area and buildings including crack in walls. Road was widened in the 1970s in order to create a 6 land highway. High walls and noise attenuation required which may not be possible if a heritage area.</p> <p>The proposal notes beautiful front gardens and the street appeal but no mention is made about the speed limit and the fact that many of the homes are right on the street.</p> <p>If Pymble is the treasure that the Heritage Foundation believe it is shouldn't the speed limit reflect this and be in keeping with other beautiful residential areas?</p> <p>Existing trees pose a safety hazard to visibility on Mona Vale Road.</p> <p>These issues with Mona Vale Road have already reduced property values and this proposal threatens to reduce them even more. Heavy trucks detracting from area and devaluing homes.</p> <p>Many homes in area have been modified or are new.</p> <p>Many of the existing home boundary walls have become insignificant in providing a noise barrier and privacy screen, ourselves included. Considering asking council to consider allowing us to raise our boundary wall height which again would be to protect the ambiance of the home and this would again have to go through a Heritage Conservation Committee resulting in further increased costs and anxiety.</p> <p>Recently it has become increasingly difficult to exit and gain access to our own home. We have had to use part of our garden as a turning circle which has resulted in loss of a grassed area and causing it become a sandpit. In order for this to be sustainable we would need to provide some sort permanent</p>	<p>It is agreed that the widening of Mona Vale Road and loss of clearway has resulted in considerable negative impacts to the dwellings on Mona Vale Road. As a result, many residents have introduced measures to reduce these impacts such as the introduction of high fences and other noise attenuation measures. This has impacted on the legibility of the area from the public domain. This is particularly evident for properties which suffer from a minimal setback from Mona Vale Road.</p> <p>It is also agreed that many properties in the area are either newer builds or have undergone significant change over time, thereby reducing their overall heritage values. A re-rating assessment of the area has concluded that less than 50% of the buildings in the area are considered to be Contributory.</p> <p>See main body of Council report for discussion on impacts of heritage listing on property values.</p> <p>On balance, it is not recommended that the draft Mona Vale Road HCA proceed.</p>



No.	Issue/Concern	Comment
	<p>driveway, this would be another aspect that would have to be considered by a Heritage Committee. Again delaying process, adding to our anxiety and costing us extra money for hopeful approval.</p> <p>None of the factors mentioned above pertains to single property alone. Many of these above mentioned factors have already significantly devalued our property. Feel that heritage listing them, with future restrictions of addressing some of these factors, will further devalue the homes.</p>	
2.	<p>House (1A Hope Street) has been shaded in on the map and believe an error has been made in including this residence as it is relatively modern (c.25 years old).</p> <p>This is not in keeping in any way of the aims of Heritage Conservation and would request for the planning proposal be amended.</p>	<p>It is likely that 1A Hope Street was included as this lot was once part of 88 Mona Vale Road. This property was not rated as part of the original study, although the reason for this is unclear. As part of the re-rating process, this property has been allocated a Neutral rating.</p> <p>Regardless, on balance, it is not recommended that the draft Mona Vale Road HCA proceed.</p>
3.	<p>Object to the proposal. Property has been included as neutral for conclusion but was not included in the proposed heritage area in the supporting attached documents and there is little historical references in the document around Highlands Avenue. A lot of study has been discussed and general heritage item has been identified in that area (namely 31 Highlands Avenue) already in the past but current study appears to concentrate on Mona Vale Road.</p> <p>Not certain how property (41 Highlands) was concluded to be neutral and is subjective in this respect. Property is not visual from Mona Vale Road and its front garden footage faces Highlands Avenue.</p> <p>There are inconsistencies in the boundaries drawn along Mona Vale Road. Historical map dated 1940 shows the orchard/mature trees towards Knowlman and Woodlands Ave</p>	<p>Agreed it is unclear as to why these 4 properties on Highlands Avenue have been included but all others excluded. The State Heritage Inventory Form states: <i>In 1896 bought by Wahroonga solicitor Benjamin Frederic Parker, who buys large acreage with frontage to Stoney Creek (MV) Rd. Parker also buys adjoining 11 acres of Thomas Mazlin's land. A total of 20 acres. Parker builds on north side of Highlands Ave a brick cottage villa designed by architects Slatyer &amp; Cosh with entrance gates to Highlands Ave. Highlands House enlarged three times and later 1915 additions by architect John Reid.</i> It is further noted: 1965: <i>Glengarriff still extant and located at 12 Anatol Cl lot1, DP228739, sold to Trans Realities; Highlands House demolished, lands subdivided into 18</i></p>

No.	Issue/Concern	Comment
	<p>adjacent to Mona Vale Road as well as the right side of Highlands (towards Anatol Place) instead property (41 Highlands).</p> <p>The boundary of 41 Highlands Avenue does not fall visually into the proposed heritage area along Mona Vale Road to justify its inclusion in the HCA and even for its “neutral” rating and for it, not be included in the heritage area and the existing setting to be retained.</p>	<p><i>lots and to create Anatol Close. Glengarriff loses its front garden which became C. Bowles Thystlethwayte Reserve.</i></p> <p>‘Highlands House’ is no longer extant and it appears that nothing remains of the gates to Highlands Avenue. The remnant building ‘Glengarriff’ is already a listed Heritage Item in the KLEP 2015. It is agreed that the history of this area is not easily discernible from the remnant structures on the ground.</p> <p>On balance, it is not recommended that the draft Mona Vale Road HCA proceed.</p>
4.	<p>Object to the latest restriction proposal.</p> <p>Clearway is bad enough. Can no longer have friends and family visit on weekends due to the lack of parking and now placing more restrictions on what I can or can't do on property.</p>	<p>It is agreed that the widening of Mona Vale Road and loss of clearway has resulted in considerable negative impacts to the dwellings on Mona Vale Road. As a result, many residents have introduced measures to reduce these impacts such as the introduction of high fences and other noise attenuation measures. This has impacted on the legibility of the area from the public domain. This is particularly evident for properties which suffer from a minimal setback from Mona Vale Road.</p> <p>On balance, it is not recommended that the draft Mona Vale Road HCA proceed.</p>
5.	<p>Object to proposal.</p> <p>Feel this proposal places unnecessary restrictions on what we can be done with property and has the potential to decrease property values due to the uncertainty and limitations on renovations and improvements allowed.</p> <p>Don't need a blanket Heritage Conservation Area restriction across large parts of our</p>	<p>See main body of Council report for discussion on impacts of heritage listing on property values.</p> <p>Property owners can still seek to modify properties in accordance with Council’s planning controls. The aim of the proposal is to increase certainty for the future of the area, not decrease certainty, by ensuring that</p>

No.	Issue/Concern	Comment
	<p>suburbs with little regard to what is really deemed heritage. Home owners and rate payers want and need the ability to improve home and property investment values and saleability by not having further onerous rules.</p>	<p>future development is consistent with the key characteristics and development periods for the area.</p> <p>Regardless, it is not recommended that the draft Mona Vale Road HCA proceed.</p>
6.	<p>Object to the proposed inclusion of property (3 Strathwood Court) as there is no justification to include 3 Strathwood Court and no justification to include similar adjacent properties.</p> <p>Both the studies done in 2014 and 2016 did not find Strathwood Court or adjacent properties to be significant or contributory.</p> <p>Property is not visible from Mona Vale Road and does not have access from Mona Vale Road and proposal is extending substantially beyond the recommendations of both heritage consultancy studies.</p> <p>The proposed rating of contributory for the properties (2 and 3 Strathwood Court) is not valid, justified or specifically referenced. Request that these properties maintain the original status of neutral as within the 2015 Perumal Murphy and Alessi assessment.</p>	<p>It is agreed that properties located on Strathwood Court have no visual presence to Mona Vale Road and are clearly part of a new re-subdivision process.</p> <p>As part of the re-rating process, these properties have been allocated a Neutral rated to reflect their visual contribution to Mona Vale Road and also their age of construction.</p> <p>Regardless, it is not recommended that the draft Mona Vale Road HCA proceed.</p>
7.	<p>Object to Council's proposal due to unnecessary restrictions on what we can do with our property, potential decrease in property value of future saleability due to limitations on renovations; property (39 Mona Vale Road) is a battle-axe with limited impact on the streetscape, many houses already have additions or second stories and these modifications have already diminished the heritage significance of the surrounding area.</p> <p>There are other similar properties on Mona Vale Road which have been specifically excluded from the existing Heritage Conservation Area.</p>	<p>Property owners can still seek to modify properties in accordance with Council's planning controls. The aim of the proposal is to increase certainty for the future of the area, not decrease certainty, by ensuring that future development is consistent with the key characteristics and development periods for the area.</p> <p>It is also agreed that many properties in the area are either newer builds or have undergone significant change over time, thereby reducing their overall heritage values. A re-rating assessment of the area has concluded that less than 50% of the buildings in the area are considered to</p>

No.	Issue/Concern	Comment
		<p>be Contributory.</p> <p>On balance, it is not recommended that the draft Mona Vale Road HCA proceed.</p>
8.	<p>Object to proposal as feel the area no longer deserves it.</p> <p>Have lived in the area since the 1970s.</p> <p>Traffic and road widening have taken a significant toll on the area.</p> <p>Will limit redevelopment options into the future to consider building types which may be more suitable to deal with road noise.</p>	<p>It is agreed that the widening of Mona Vale Road and loss of clearway has resulted in considerable negative impacts to the dwellings on Mona Vale Road. As a result, many residents have introduced measures to reduce these impacts such as the introduction of high fences and other noise attenuation measures. This has impacted on the legibility of the area from the public domain. This is particularly evident for properties which suffer from a minimal setback from Mona Vale Road.</p> <p>On balance, it is not recommended that the draft Mona Vale Road HCA proceed.</p>
9.	<p>Strongly oppose the proposal</p> <p>Many of the properties in this area have no heritage values. Most are just ordinary houses built in 40 or 50 years ago. They are neither unique nor reflect any cultural traditions and their architecture styles can be found anywhere in this region.</p> <p>Many of them are reaching their design lifespan, redevelopment is much needed. But the change to HCA will heavily restrict this to happen.</p> <p>Mona Vale road is a 70km/h highway and it is extraordinary close to the properties on both sides. There are many vision blocking trees between the road and the property boundary and living and driving in the area is a dangerous everyday routine.</p> <p>Street noise is another issue facing the people living this area. Don't want to be restricted when we want to make a change for this.</p>	<p>The area has been identified as demonstrating heritage values through the land's modification over time from orchards to residential development. Some properties do identify key heritage characteristics but the vast majority of these have already been identified and listed as individual Heritage Items.</p> <p>It is agreed that the widening of Mona Vale Road and loss of clearway has resulted in considerable negative impacts to the dwellings on Mona Vale Road. As a result, many residents have introduced measures to reduce these impacts such as the introduction of high fences and other noise attenuation measures. This has impacted on the legibility of the area from the public domain. This is particularly evident for properties which suffer from a minimal setback</p>

No.	Issue/Concern	Comment
	<p>If some houses do have any heritage values let them be listed as individual Heritage Items. Don't make the whole area conserved just for the sake of few houses.</p>	<p>from Mona Vale Road.</p> <p>On balance, it is not recommended that the draft Mona Vale Road HCA proceed.</p>
10.	<p>Proposal should not proceed as is does not meet the state planning laws under the Environmental Planning and Assessment Act 1979 or the state heritage listing criteria under the Heritage Act 1977.</p> <p>Area has a nice suburban character but its character possesses insufficient local significant heritage values for a heritage conservation area.</p> <p>The Council's proposal is a step too far in the exercise of Council's delegated powers because it undermines the integrity of the Heritage Act 1977 heritage listing process, as well as the Heritage Act 1977 legislative intent:</p> <ul style="list-style-type: none"> <li>a. that heritage listing proposals will have heritage values which are significant,</li> <li>b. that heritage listing proposals shall: <ul style="list-style-type: none"> <li>i. provide greatest consideration to the concerns of owners of properties that are proposed to be listed,</li> <li>ii. facilitate rigorous assessment of the heritage significance of properties, and</li> <li>iii. provide fairness and rigour in the heritage listing process.</li> </ul> </li> </ul> <p>Council is required to consider whether heritage listing would render the properties incapable of reasonable or economic use and/or cause undue financial hardship to the owner, mortgagee or lessee of the item or land on which it is situated.</p> <p>The area's presentation to the public domain does not contain sufficient heritage values because, inter alia, a majority of properties:</p>	<p>The heritage assessments underpinning the planning proposal have been prepared by qualified and experience heritage professionals. Their assessments concluded that the area did contain significant heritage values to be listed as a heritage conservation area. The planning proposal process includes a requirement for consultation with affected owners and the wider community. Council is then required to consider and respond to concerns and comments raised as part of the exhibition process. Council then utilises all information available to make a determination on matters. This report is part of the process of making a final determination on this matter and has considered the concerns of residents. The processes undertaken have been assessed by the Department of Planning &amp; Environment and considered suitable for progression to public exhibition via its Gateway Determination process.</p> <p>Accordingly, it is not agreed that the process has not be undertaken in accordance with relevant legislative obligations or is procedurally flawed.</p> <p>It is important to note that many thousands of properties within the Ku-ring-gai local government area are contained within heritage conservation areas and their identification and management is the responsibility of local government, which operates as an instrument of the State Government.</p> <p>Council has considered the original</p>

No.	Issue/Concern	Comment
	<ul style="list-style-type: none"> <li>a. Are too disparate in their characteristics,</li> <li>b. Are built behind high walls which significantly limit public aspect.</li> <li>c. Whilst having a nice suburban character it does not present significant local heritage which is of state heritage significance.</li> <li>d. Are located on a busy clearway state road where the: <ul style="list-style-type: none"> <li>i. ability to appreciate any state heritage significance in relation to historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value is limited, and</li> <li>ii. properties are severely impacted by road widening and traffic.</li> </ul> </li> </ul> <p>Descriptions of the local heritage significance of the precinct do not demonstrate appropriate levels of importance or association. Undermining the NSW heritage listing system by ‘over listing’ heritage areas within the Ku-ring-gai Municipality and by setting a low benchmark for local heritage significance not contemplated by the Act and amounting to executive overreach,</p> <ul style="list-style-type: none"> <li>a. Acting as Council’s anti-development political strategy that has no place in determining areas of local heritage significance or value under the Act, and</li> <li>b. Inadequately considering heritage reports and heritage inventory listings relied upon by Council to propose C43 as a heritage conservation area.</li> </ul> <p>Council’s assessment of local heritage significance is procedurally flawed because Council has not placed adequate emphasis on meeting its obligations under the Act. In particular, Council must in meeting its obligations under the Act:</p>	<p>heritage reports, undertaken a re-assessment process for each individual property, and taken into consideration the issues and concerns raised as part of the public exhibition process. On balance, taking all these matters into account, it is not recommended that the draft Mona Vale Road HCA proceed.</p>

No.	Issue/Concern	Comment
	<ul style="list-style-type: none"> <li>a. provide greatest consideration to the concerns of owners of properties that are proposed to be listed,</li> <li>b. facilitate rigorous assessment of the heritage significance of properties, and</li> <li>c. provide fairness and rigour in the heritage listing process.</li> </ul> <p>Council's planning proposal unnecessarily imposes financial difficulties on property owners by limiting the development potential by:</p> <ul style="list-style-type: none"> <li>a. Limiting reasonable access to complying development rights,</li> <li>b. Imposing development controls that are onerous,</li> <li>c. Imposing financial burdens of additional costs of compliance with heritage listing requirements associated with future development applications, and</li> <li>d. Reducing property values as a result raising perceptions of future property buyers not being able to do much with the affected properties.</li> </ul> <p>The planning proposal to amend KLEP to include list C43 as a heritage conservation area should be withdrawn.</p>	
11.	<p>Concerned about the proposed new heritage Conservation Area in Gordon on Mona Vale Road.</p> <p>Property (43 Highlands Avenue) falls within the limits defined in the photographs &amp; maps.</p> <p>House does not meet any of the 7 criteria for local heritage listing &amp; it differs from nearby properties.</p> <p>Property is a brick veneer house built in 1972 &amp; is only a few feet away from Mona Vale Road so I do not enjoy that "setback from the street..." mentioned on website.</p> <p>Back of property has large trees growing</p>	<p>It is agreed that the widening of Mona Vale Road and loss of clearway has resulted in considerable negative impacts to the dwellings on Mona Vale Road. As a result, many residents have introduced measures to reduce these impacts such as the introduction of high fences and other noise attenuation measures. This has impacted on the legibility of the area from the public domain. This is particularly evident for properties which suffer from a minimal setback from Mona Vale Road.</p>

No.	Issue/Concern	Comment
	<p>within inches of the boundary fence above the retaining wall along Mona Vale Road. These trees act as a buffer against the traffic noise. In a recent storm one of these trees fell onto Mona Vale Road &amp; it required considerable coordination from the emergency services, the RMS &amp; our insurers to have the mess cleaned up &amp; our fence &amp; garden repaired &amp; restored. At some stage these trees will have to be removed because they are dangerously close to the edge of the retaining wall. We will then be subjected to the noise of the increasingly heavy traffic on Mona Vale Road. The only remedy for noise abatement would be a higher fence or a wall built enclosing my back garden. Would Council permit this under the new rules?</p> <p>Believe we are being asked to park our cars behind the building line &amp; that is not always possible or convenient. When the hedge along the Mona Vale Road side of my property grows higher the cars will not be visible to passing traffic.</p> <p>The proposed HCA does not take into consideration the difficulties &amp; discomforts of living in this area. Hilly terrain, increasing road &amp; pedestrian traffic &amp; many elderly residents make the proposed HCA difficult for residents to comply with &amp; could also diminish property values.</p>	<p>Heritage consultants engaged by Council concluded that the area does contain heritage values to warrant its listing as a heritage conservation area.</p> <p>However, Council has considered the original heritage reports, undertaken a re-assessment process for each individual property, and taken into consideration the issues and concerns raised as part of the public exhibition process. On balance, taking all these matters into account, it is not recommended that the draft Mona Vale Road HCA proceed.</p>
12.	<p>Object to proposal.</p> <p>Submission on behalf of The Trustees of Jesuit Fathers and the Australian Province of the Society of Jesus in the capacity of commercial advisor for Canisius College (102 Mona Vale Road).</p> <p>Strongly object to proposal and disagree with the heritage assessment as detailed within the inventory sheets. Note agreed that the “demonstrate the history and achievements of the Ku-ring-gai area”.</p> <p>Not agreed that the Property demonstrates the required level of connection or</p>	<p>It is agreed that Canisius College is significantly different from the vast majority of residential properties located along Mona Vale Road due to its size and function and that this property requires additional review and consideration.</p> <p>The report is recommending that this property be further investigated in the future. As part of this process, Council can request internal access to the property so that a full and proper understanding of the property can be obtained. Should the property be</p>



No.	Issue/Concern	Comment
	<p>significance with the local area. Our client can provide independent advice from a heritage subject matter expert to support this opinion.</p> <p>Insufficient level of engagement and consultation by Council in drafting the Proposal and inclusion of the Property. The Proposal will impact the Property's ongoing utility, flexibility, development options and potential, and opportunities to integrate complementary uses.</p> <p>Disagree with Council's comments that the impact of a heritage designation is "negligible". The impact of heritage restrictions on value can be significant, and depending on the relative level of restrictiveness, this can be in excess of 75% relative to an unencumbered assessment of market value.</p> <p>Believe that any heritage sensitivities associated with the Property can be sufficiently managed &amp; resolved through future development application processes.</p> <p>Council's heritage advisor has not inspected the interiors of the Property. We have difficulty in accepting that an appropriate and orderly heritage assessment can be made without the benefit of an internal inspection</p> <p>The Property has undergone significant change and has been subject to various alterations and additions. It is considered that the original part of the Property has substantially evolved, and the inventory sheets also state that later additions to the Property do not share the same level of significance. The evolution and additions to the Property detract from any heritage significance that it has.</p>	<p>recommended for heritage listing, the owners involvement will be sought via a consultation process as is required via the current legislation.</p>
13.	<p>Property purchased in July 2009. During repeat inspections there were cars parked outside the property.</p> <p>Mona Vale Road is like a racetrack, motorists often exceed the speed limit. There is a lot of noise generated from the trucks along Mona</p>	<p>It is agreed that the widening of Mona Vale Road and loss of clearway has resulted in considerable negative impacts to the dwellings on Mona Vale Road. As a result, many residents have introduced measures</p>

No.	Issue/Concern	Comment
	<p>Vale Road as they speed up going towards St Ives. The speed limit along Mona Vale Road is 70km.</p> <p>The heavy trucks along Mona Vale Road are causing cracks to appear in the walls of the dwelling. The trucks also generate ripples in the swimming pool. Many of the heritage homes along Mona Vale Road have disappeared as the road has been</p> <p>The curb side entrances to the drive ways are too narrow to enter and exit into the outer lane of Mona Vale Road.</p> <p>Roads and Maritime Services, the New South Wales Government, in July 2014 inspected the property with plans to sound proof the dwelling.</p>	<p>to reduce these impacts such as the introduction of high fences and other noise attenuation measures. This has impacted on the legibility of the area from the public domain. This is particularly evident for properties which suffer from a minimal setback from Mona Vale Road.</p> <p>On balance, it is not recommended that the draft Mona Vale Road HCA proceed.</p>
14.	<p>Property is on a battle-axe block with only a 6 metre wide entrance to Mona Vale Road so property has not impact on Mona Vale Road frontage.</p> <p>Balance of land obscured by house the fronts Mona Vale Road and does not affect the proposal.</p> <p>Request that property be removed from proposal.</p>	<p>This property is a vacant lot of land with an access handle to Mona Vale Road. A re-rating process has allocated a Neutral rating for this site. Regardless, it is not recommended that the draft Mona Vale Road HCA proceed.</p>
15.	<p>Support retaining as much heritage to Mona Vale Road (formerly called Pittwater Road). Have has property reduced both in size, noise and speed since purchased in 1969.</p>	<p>Not provided</p> <p>Support noted.</p>
16.	<p>The HCA proposal has been prepared without consultation with people directly affected.</p> <p>We strongly oppose to any further restriction to be put on what we can do with our property.</p> <p>Many properties in the designated area have already carried out modern modifications and extensions.</p>	<p>The planning proposal has undergone a public exhibition process in order to obtain the views and concerns of all affected residents and the wider community.</p> <p>It is agreed that the widening of Mona Vale Road and loss of clearway has resulted in considerable negative impacts to the dwellings on Mona Vale Road. As a result, many residents have introduced measures to reduce these impacts such as the introduction of high fences and other</p>

No.	Issue/Concern	Comment
		<p>noise attenuation measures. This has impacted on the legibility of the area from the public domain. This is particularly evident for properties which suffer from a minimal setback from Mona Vale Road.</p> <p>It is also agreed that many properties in the area are either newer builds or have undergone significant change over time, thereby reducing their overall heritage values. A re-rating assessment of the area has concluded that less than 50% of the buildings in the area are considered to be Contributory.</p> <p>On balance, it is not recommended that the draft Mona Vale Road HCA proceed.</p>
17.	<p>There are already sufficient, if not excessive protections for individual buildings without lumping in those with little or no architectural merit or aesthetic value (including un-renovated 1960's eyesores) in with the rest as a 'bulk heritage conversation area'.</p> <p>Also, there needs to be room for common sense and flexibility to allow sympathetic modifications and renovations to historic properties to make them safe, liveable and suitable for today's family needs.</p> <p>Having a blanket restriction to development of heritage items flies in the face of sensible decision making and is an unnecessary impingement of homeowners' rights. Quite simply the homes in these areas are NOT homogenous and it is totally inappropriate to place restrictions on all of them.</p> <p>Some of these proposals such as restricting the height of fences and in relation to garages also impacts on the amenity of residential buildings especially those on busy roads. In other areas State and Federal Governments are INSTALLING sound barriers too protect residents from high levels of noise pollution</p>	<p>Received via Paul Fletcher MP</p> <p>It is agreed that the widening of Mona Vale Road and loss of clearway has resulted in considerable negative impacts to the dwellings on Mona Vale Road. As a result, many residents have introduced measures to reduce these impacts such as the introduction of high fences and other noise attenuation measures. This has impacted on the legibility of the area from the public domain. This is particularly evident for properties which suffer from a minimal setback from Mona Vale Road.</p> <p>Buildings do not have to be homogenous to be considered of heritage value. This area does show a process of historical development over time and therefore contains a mix of building types and styles. However, it is also agreed that many properties in the area are either newer builds or have undergone significant change over time, thereby reducing their overall heritage values. A re-rating</p>

No.	Issue/Concern	Comment
	<p>and traffic fumes.</p> <p>Given the number of fuel tankers, tippers from Kimbricki Tip, Australian National Landscapes, Nurseries, works depots, heavy equipment and supermarket lorries this is a major issue which needs attention, not inappropriate restrictions on measures such as fencing and the siting of enclosed garages to protect residents from noise, dust and fumes blown off the roadway into private properties.</p> <p>In the case of Mona Vale Road, the Department of Main Roads demolished existing fences and sandstone walls of heritage value in the 1970's and in many instances replaced them with lesser quality, lower and cheaper alternatives.</p> <p>Homeowner's should have the right to decide what is best and most appropriate for their individual circumstances without clumsy and broad brush planning controls which leads to diminution of rights and unnecessary red tape - which is completely at odds with the concept of 'complying developments' and other common sense approaches to planning which these changes are seeking to overturn.</p>	<p>assessment of the area has concluded that less than 50% of the buildings in the area are considered to be Contributory.</p> <p>On balance, it is not recommended that the draft Mona Vale Road HCA proceed.</p>

## 4. Property Rating Assessment



Mona Vale Road – Initial SJS assessment; January 2018 reassessment


RATING (revised boundary)	SJS 2012	2018
Contributory	41 (62%)	30 (45%)
Neutral	12 (18%)	36 (55%)
Detracting	4 (6%)	0 (0%)
Not rated	9 (14%)	0 (0%)
<b>TOTAL</b>	<b>66 (including parks, reserves and access handles)</b>	<b>66 (including parks, reserves and access handles)</b>


Rating: N – Neutral, C – Contributory, D – Detracting, Item – Existing Heritage Item

### Mona Vale Road - Eastern side



Address	HCA Review Rating SJS	Recommended rating 2018	Comment
3 Mona Vale Rd	N	N	No house present on 1943 aerial. Alts and ads approved 2016 by CDC
5 Mona Vale Rd	N	N	Heavily modified Inter-War
44 Highlands Ave	C	C	Kirkby Park Owned by Council
42 Highlands Ave	C	N	No DAs; 1960s dwelling house

Address	HCA Review Rating	Recommended rating	Comment
	SJS	2018	
			
43 Highlands Ave	N	N	No DAs; 1960s
41 Highlands Ave	Not rated	N	Post war American colonial style  Not from key development period. Rate as Neutral.
6 Anatol Place	Not rated	N	Post-war one part two storey dwelling house, face brick
19 Mona Vale Road (aka 8 Anatol Place)	N	N	Cape cod style, 1970s?
25 Mona Vale Rd	C	C	Bowes Thislewayte Park Owned by Council
12 Anatol Place (excluding access handle to Anatol Place)	C	C	Item No. 498 "Glengarriff", dwelling house
27 Mona Vale Rd/	C	C	Not visible from street. Pre 1943 building.


Address	HCA Review Rating SJS	Recommended rating 2018	Comment
1B Narelle Ave			
29 Mona Vale Rd/ 1A Narelle Ave	C	C	Item No. 592
35 Mona Vale Rd/ 2B Narelle Ave	C	C	Modified 1930s dwelling house, face brick, brick piers and curved facade
37 Mona Vale Rd	N	N	New build
39 Mona Vale Rd	N	N	Not visible from street, battle-axe access via long access handle, real estate photos from 2015, 1950s? modified dwelling house
41 Mona Vale Rd	D	N	New build not visible from street  Modern design but not detracting. Amend rating to Neutral.
43 Mona Vale Rd	C	C	Pre-43, internal alts 1998
1A Knowlman Ave	C	C	Inter-war dwelling house (BA84/02390 Swimming pool ) Modified.



Address	HCA Review Rating SJS	Recommended rating 2018	Comment
47 Mona Vale Rd	C	N	<p>Post 43 dwelling</p> <p>2007 BAs-</p> <p>BA 95/00888 Addition of single bedroom with ensuite plus double garage</p>  <p>Amend rating to Neutral.</p>
49 Mona Vale Rd	C	C	<p>Appears between 1951 and 1956. Two storey, some Georgian revival elements. Not from key development period but substantially intact.</p>
51 Mona Vale Rd	C	C	<p>Post war brick dwelling house, open car port to façade, fairly austere design</p> <p>Checked aerial- no dwelling present in 1943</p> <p>BA 82/00426 Additions- (1982)</p>
53 Mona Vale Rd	C	N	<p>Newer build, Post 1943</p>





Address	HCA Review Rating SJS	Recommended rating 2018	Comment
			 <p data-bbox="928 882 1158 909">Amend to Neutral</p>
53A Mona Vale Rd	D	N	<p data-bbox="928 965 1318 1025">Attached to no. 53 Mona Vale Road</p> <p data-bbox="928 1059 1158 1086">Amend to Neutral</p>
55 Mona Vale Rd (aka 1A Bromley Ave)	Not rated	C	<p data-bbox="928 1137 1310 1198">Modified inter-war, not highly visible from public domain.</p>
55A Mona Vale Rd	C	C	<p data-bbox="928 1294 1305 1355">Item No. 590 Pymble Uniting Church</p>
57 Mona Vale Rd	C	C	<p data-bbox="928 1417 1374 1523">Pre 1943, single storey, liver brick Californian bungalow featuring front gable with shingles.</p>  <p data-bbox="928 1921 1267 1982">Recommended for further investigation.</p>

<b>Address</b>	<b>HCA Review Rating</b> <b>SJS</b>	<b>Recommended rating</b> <b>2018</b>	<b>Comment</b>
59 Mona Vale Rd	C	C	Item No. 558 "Strathwood", dwelling house
59A Mona Vale Rd/ 1 Strathwood Court	C	N	Group of houses located behind Mona Vale Rd (1950/60s) – not contributory or visible from public domain  Amend rating to Neutral.
2 Strathwood Court/ 61 Mona Vale Rd	C	N	Group of houses located behind Mona Vale Rd (1950/60s) – not contributory or visible from public domain  Amend rating to Neutral.
3 Strathwood Court/ 63 Mona Vale Rd	C	N	Group of houses located behind Mona Vale Rd (1950/60s) – not contributory or visible from public domain  Amend rating to Neutral.
4 Strathwood Court/ 65 Mona Vale Rd	N	N	Group of houses located behind Mona Vale Rd (1950/60s) – not contributory or visible from public domain  Amend rating to Neutral.
67 Mona Vale Rd/ (1B Woodlands Ave)	C	C	Item No. 580  Federation Arts and Crafts
71 Mona Vale Rd	C	C	Item No. 581  Federation Arts and Crafts


Address	HCA Review Rating SJS	Recommended rating 2018	Comment
77 Mona Vale Rd	C	C	Post 1943 Functionalist, two storey, curved painted façade, low brick front fence, cross gabled roof
79 Mona Vale Rd	C	C	Post 1943, 1950s? single storey dwelling house with cross gabled roof and rendered and painted façade, painted and stepped low brick front fence
81 Mona Vale Rd	C	C	Inter-War 2 storey brick with additions, fairly austere design, lovely front sandstone retaining wall/fence
83 Mona Vale Rd	C	N	<p>Extensive change from 1943 aerial</p> <p>Alterations and additions – 2015 (CCPCA0069/15)</p> <p>Alterations and additions- 2014 (DA0241/14)</p>  <p>Amend rating to Neutral.</p>
85 Mona Vale Rd	C	N	Ranch/colonial style dwelling house, post 1943, not from key development period.



Address	HCA Review Rating SJS	Recommended rating 2018	Comment
			 <p data-bbox="928 725 1401 763">Amend rating to Neutral.</p>
87 Mona Vale Rd	Not rated	N	Battle-axe lot, sold as vacant block of land 2013, still appears vacant
89 Mona Vale Rd	C	C	Post 1943 (43-51?), single storey
91 Mona Vale Rd (access handle only)	N	N	Access handle only of battle-axe lot
93 Mona Vale Rd	N	C	<p data-bbox="928 1238 1377 1541">Late Fed bungalow featuring slate roof, sandstone foundations, cross gabled roof featuring prominent front gable featuring timber shingles and metal roofed front verandah. Modified but considered to be Contributory as from key development period.</p>  <p data-bbox="928 1899 1401 1937">Amend rating to Contributory</p>



Address	HCA Review Rating SJS	Recommended rating 2018	Comment
95 Mona Vale Rd	Not rated	N	Post-war popular style single storey dwelling house stepping down to rear, modernist style, not visible from public domain
97 Mona Vale Rd	C	C	Item No. 582
99 Mona Vale Rd	Not rated	N	Post 1943. Not visible from public domain
101 Mona Vale Rd	C	C	Item No. 584
105 Mona Vale Rd Pymble Soldiers Memorial Park	C	C	Item No. 586
2A Peace Ave	C	C	Modified Federation cottage
111 Mona Vale Rd/ 1 Vista Street	C	C	Item No. 656
115 Mona Vale Rd/ 2 Vista Street	C	C	Pre-1943 "Tarquinia", single storey face brick dwelling house, footprint substantially intact, lovely stone front fence, inter-war  
			Further future investigation recommended.

Address	HCA Review Rating SJS	Recommended rating 2018	Comment
117 Mona Vale Road	C	C	<p>Post 1943 late 1940s?, simple blonde brick cottage with hipped roof featuring terracotta tiles, front entrance featuring arched mullion detailing</p>  <p>Further future investigation recommended.</p>



**Mona Vale Road – Western side**


Address	HCA Review Rating SJS	Recommended rating 2018	Comment
78 Mona Vale Rd	N	C	<p>Federation cottage, slate roof, modified but from key development period. Very high front fence</p> 

Address	HCA Review Rating SJS	Recommended rating 2018	Comment
			Amend rating to Contributory
78A Mona Vale Rd  Access handle only	Not rated	N	Access handle only
80 Mona Vale Rd	C	C	Inter-war Georgian revival style two storey dwelling house, face brick with symmetrical façade and recessed front entrance.
84 Mona Vale Rd (aka A2 Hope Street)	C	C	<p>Pre 1943, "Tralee", inter-war Georgian revival, red face brick</p>  <p>On large setting with garden, further future investigation recommended.</p>
A1 Hope Street	Not rated	N	<p>1980s build</p>  <p>Rate as Neutral</p>
88 Mona Vale Rd	C	N	<p>Modified pre 1943</p> <p>BA- BA97/00381- first and second</p>

Address	HCA Review Rating	Recommended rating	Comment
	SJS	2018	floor additions and alterations to existing dwelling (1997)
90 Mona Vale Rd	N	N	Post 1960s CC for DA 67/06 and 67/06A Pergola DA (BS 86/02421) Also addition of pool
92 Mona Vale Rd	C	N	1950s/60s, not from key development period 
94 Mona Vale Rd	D	N	Newer build  Amend rating to Neutral



Address	HCA Review Rating SJS	Recommended rating 2018	Comment
6 Mona Vale Rd	D	N	<p>Modified 1950s/60s post-war American Colonial style</p>  <p>Amend rating to Neutral</p>
8 Mona Vale Rd	C	C	<p>Item No. 583</p> <p>Queen Anne / Arts and Crafts style</p>
<p>98A Mona Vale Rd/ 93 Telegraph Rd</p>	N	N	<p>1950s/60s post-war American Colonial style</p> <p>Not from key development period</p> 
100 Mona Vale Rd (aka 88 Telegraph Rd)	C	C	<p>Item No. 100</p> <p>'Juniper Green'</p>
100A Mona Vale Rd	Not rated	N	Access handle only

Address	HCA Review Rating SJS	Recommended rating 2018	Comment
102 Mona Vale Rd	C	C	<p>Canisius College</p>  <p>Future investigation recommended</p>