

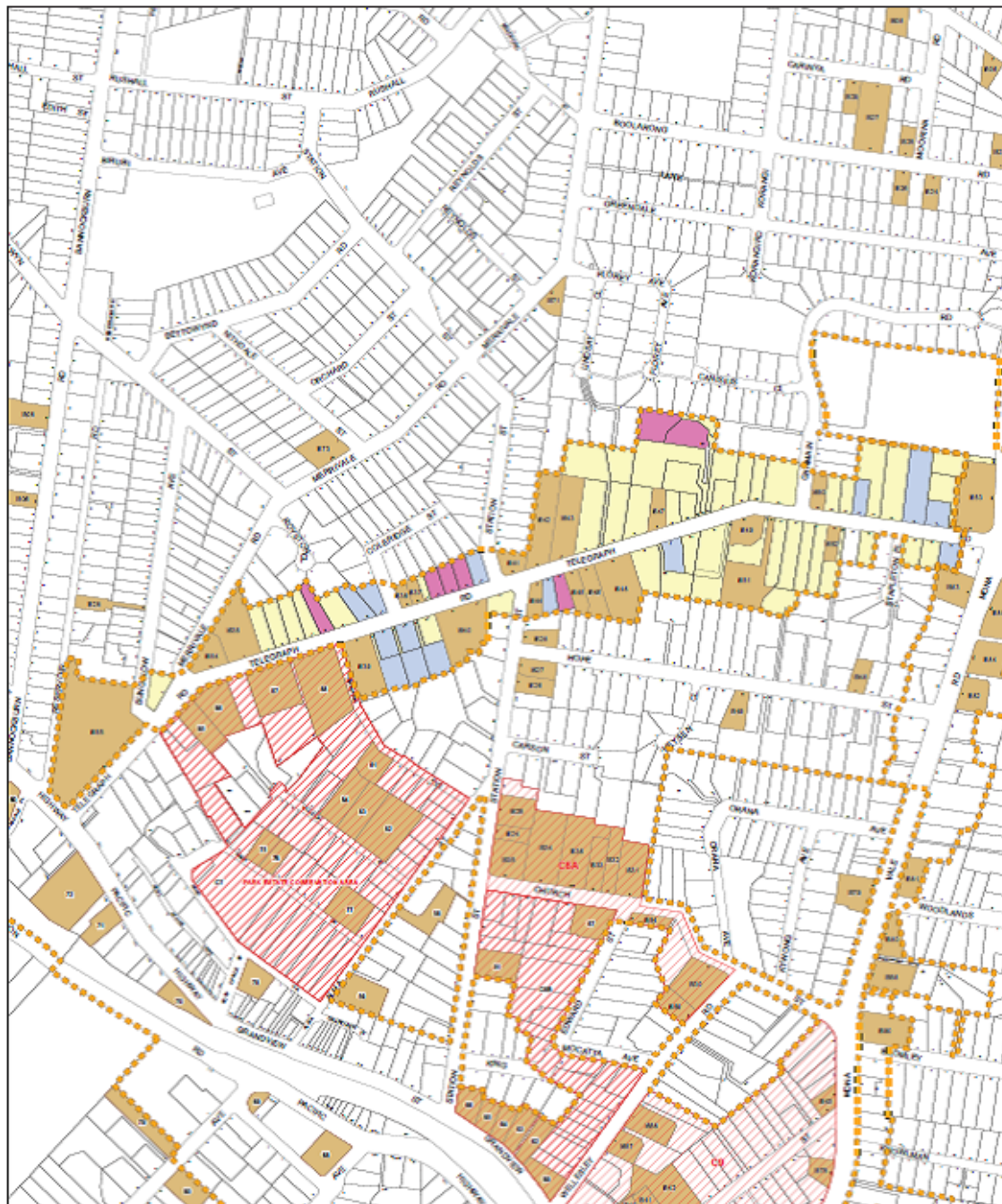
# TELEGRAPH ROAD DRAFT HERITAGE CONSERVATION AREA (C44)


## CONTENTS

- 1. Maps..... 2
  - 1.1 Exhibited ratings map for draft Telegraph Road HCA..... 2
  - 1.2 Revised ratings map for draft Telegraph Road HCA showing revised boundaries... 3
- 2. Comment ..... 4
- 3. Statement of Significance ..... 9
- 4. Submissions Table..... 9
- 4. Rating Assessment ..... 25

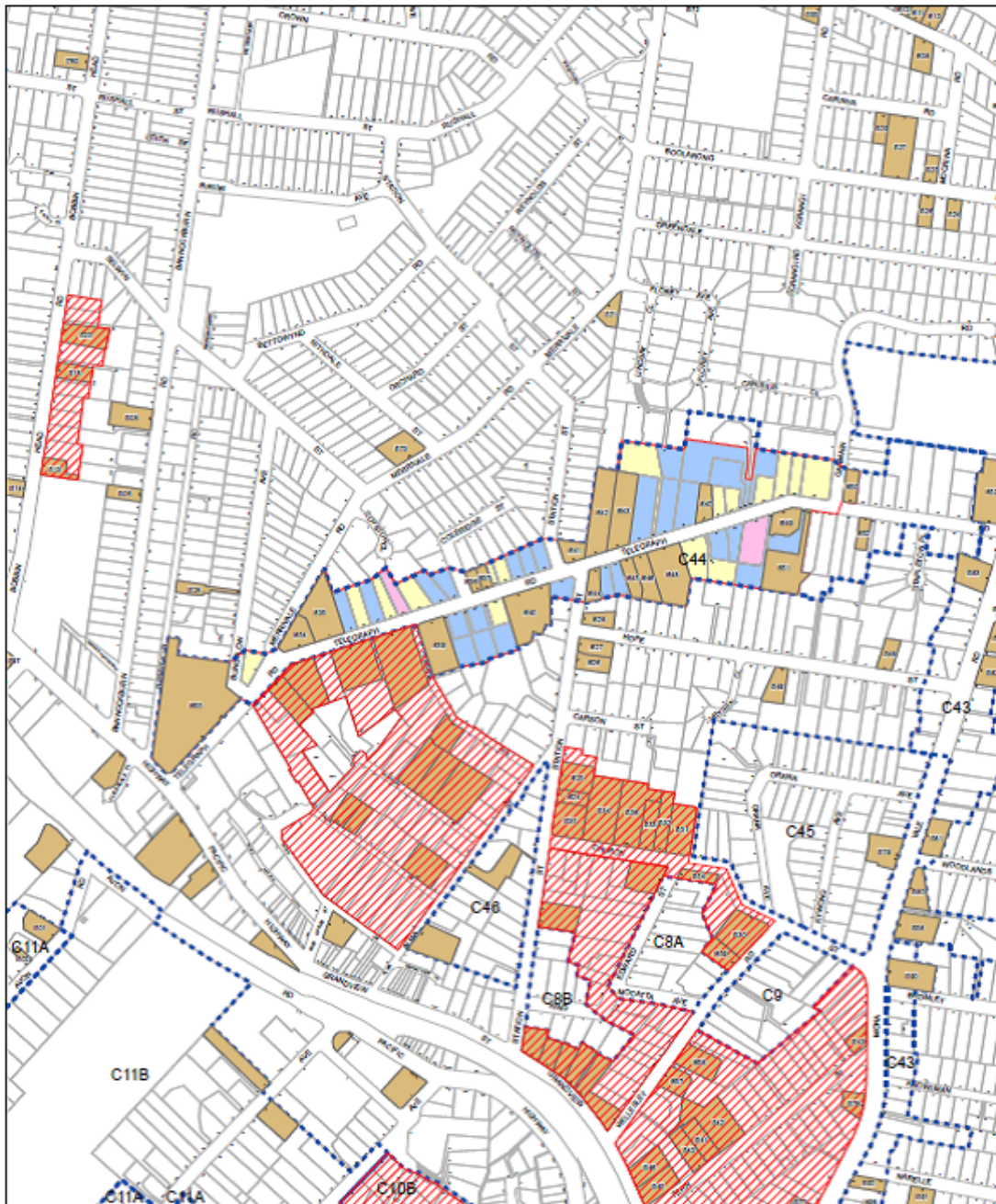
# 1. Maps


## 1.1 Exhibited ratings map for draft Telegraph Road 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>Cadastre</b></p> <ul style="list-style-type: none"><li>Cadastre 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>Telegraph Road Conservation Area Pymble</p> <p>C44</p>	
--	---	---

## 1.2 Revised ratings map for draft Telegraph Road HCA showing revised boundaries



<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; width: 15px; height: 10px; border: 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> Revised HCA Boundary</li> </ul> <p>Date: 17/04/2018</p>	<p>Draft Heritage Conservation Area Area Review - Feb 2018</p> <p><b>Telegraph Road Pymble C44</b></p> <p>Contribution Rating Map Recommendation - Recommended to proceed - with revised boundaries</p>	
---	---	---

## 2. Comment

The exhibited proposed Telegraph Road Heritage Conservation Area (HCA) contains 85 properties. As part of the public exhibition process, objections were received from 18 properties or 21% of properties. Submissions raised concerns with impacts on property values, ability to make further amendments to properties and the level of change which has already occurred within the streetscape. Individual submissions are responded to below.

Following the public exhibition process, the rating of each property within the draft HCA was reconsidered. The re-assessment of each property is included below. It is noted that more recent changes have occurred within Telegraph Road, sometimes to the detriment to heritage values of the road. However, on balance, it is considered that part of Telegraph Road retains enough original buildings from the Victorian, Federation and Inter War period to justify its listing as a Heritage Conservation Area.

It is recommended that the boundaries of the proposed HCA be realigned to remove properties from Nos. 68 to 86 on the northern side of the road and from Nos. 69 to 91 on the southern side be removed from the proposed HCA boundaries as this part of the street has been heavily modified and no longer reflects the heritage values associated with the street. It is further recommended that the following properties be removed from the HCA boundaries due to their location behind already subdivided lots:


- 56A Telegraph Road (Lot 5, DP 222720)
- 56C Telegraph Road (Lot 4, DP 222720)

Several submissions raise objections to their inclusion within the HCA as they are located on battle-axe allotments not visible from the street. Properties within the proposed revised HCA on battle-axe allotments are Nos. 46, 56, 56B, 58A, 67, 65, 61A, 55A, 35, 33A and 31A Telegraph Road and 17 Lindsay Close. In some cases, it has been possible to determine the values of these properties from other sources, for example aerial photographs, Council property files and real estate sales information. The following assessment has been made for the abovementioned properties:

Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
31A Telegraph Road	N (access handle C)	N	Not visible from street but not same house as shown on 1943 aerial. 1964 subdivision.  Amend access handle rating to Neutral.
33A Telegraph Road	N (access handle C)	N	1964 subdivision. Building appears by 1970

<b>Address</b>	<b>HCA Review Rating (SJS 2012)</b>	<b>Reassessment December 2017</b>	<b>Comment</b>
35 Telegraph Road	N	N	Appears c. 1970. 1964 subdivision.
55A Telegraph Road	C	C	Sydney regional – 1960s architect John Suttor
61A Telegraph Road	C	N	No structures on 2016 aerial – same ownership as 61 Telegraph Rd – DA approval to construct new dwelling house.  Amend rating to Neutral.
65 Telegraph Road	C	N	Battle-axe lot, cannot be seen from street. Appears between 1961 and 1968 on aerials, modified 1989. Due to lack of visibility and modifications amend rating to Neutral.
67 Telegraph Road	C	Item (651)	One of a group of modern houses picked up in a review in 2011. It is a house designed by Dr H Epstein, one of a group of European architects who migrated to Australia just prior to WW2 and brought the modern architectural movement of Australia. This house was his family home from 1952 to 1977.
58A Telegraph Road	C	N	Heavily modified building – post war construction. Appears in 1970 aerial. Not from key development period and not visible from street.  Amend rating to Neutral.



Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
			
56B Telegraph Road	C	N	<p>Building is not present on 1943 aerial. Appears around 1972. Not visible from the street and not from a key development period.</p> <p>Amend rating to Neutral.</p>
56 Telegraph Road	C	N	<p>Not possible to determine details about this property. It is not visible from the street. Appears to have had modifications approved and is unlikely to be in original condition.</p> <p>Amend rating of this property to Neutral.</p>
46 Telegraph Road	C	C	<p>Battle-axe with very long access handle, not visible from street. 1930s construction ‘Bushlands’ which has undergone modification. However, the building is from a key development period and retains some features of its original construction including curved verandah and single storey form.</p>
17 Lindsay Close	C	N	<p>1943 aerial photo shows that this site was once associated with ‘bushlands’ at 46 Telegraph Road. Therefore, it is</p>

Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
			recommended it be retained within the heritage conservation area but be given a Neutral rating.

Despite the lack of visibility of these properties from the public domain, it is considered they still represent the historical value associated with Telegraph Road of the ongoing process of subdivision and re-subdivision of large allotments into smaller sites. Therefore, it is recommended that they be retained within the HCA boundaries. However, where the age and integrity of a property cannot be determined due to lack of information, a Neutral rating is recommended, including the rating for the access handles which were previously shown as Contributory. Nos. 56A and 56C Telegraph Road have been removed from the boundaries as this 1960s subdivision of remnant land at the rear of already subdivided properties. For this reason, these properties have been removed from the revised HCA boundaries.

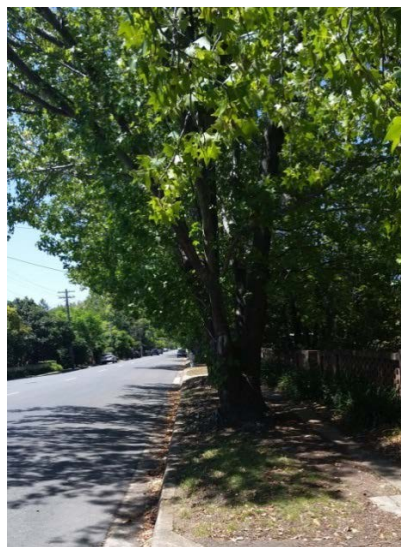
Telegraph Road is lined with many grand homes, many two-storey, situated on substantial allotments. Many were designed by known architects including James Orwin (66 Telegraph Road), Geoffrey Douglas Loveridge (42 Telegraph Road), and Dr Henry Epstein (67 Telegraph Road). Typically, the large houses are set back from the street behind high front walls with wide, deep fronted gardens. The deep setback of the houses, front walls, entrance gates and large private gardens creates a sense of spaciousness and affluence.

It also contains a mix of smaller sized allotments which reflect the ongoing process of subdivision and change over time. This is evident by the presence of battle-axe allotments. The quality of the public and private domain contributes to the overall significance of Telegraph Road. Repetitive use of materials such as sandstone and the existence of mature street trees create the sense of a high quality locality. Many of the fences along Telegraph Road are relatively high. However, this reflects the estate like qualities of many of the properties as being buildings of grand proportions set within large established gardens. It is not necessarily a reflection of the busyness of the road, as it is along others for example Mona Vale Road. They seek to create a sense of privacy for the grand homes which were built along Telegraph Road for residents escaping the city for a more serene lifestyle.



**Image 1: Example of sandstone fences along Telegraph Road**

The established provide shade and pleasant views along Telegraph Road with the nature strip providing a buffer between the road and buildings.



**Image 2: Established street trees along Telegraph Road**

The combination of the high quality private and public domain demarcate Telegraph Road as a highly desirable residential locality. Telegraph Road's importance as a transport route dates back to the early development of the area as a timber getting location and it remains an important transport link to this day. Telegraph Road retains many significant examples of high quality, architect designed residential development reflecting the historical trend of wealthy Sydney residents seeking refuge from the more crowded inner urban areas. Over time, the size of some of these estates has been reduced as a result of further subdivision. However, many retain their large garden settings and sense of space and exclusivity.



It is considered that Telegraph Road demonstrates historic, aesthetic and historical association heritage values and should be listed as a Heritage Conservation Area following the amended boundaries recommended within this report.

### 3. Statement of Significance



Telegraph Road has historical significance as an extant and significant early transportation route used as the main timber-getting bullock track towards Stoney Creek Road (now Mona Vale Road). The area was used for timber getting until around 1840. The road retains its role as an important link between Mona Vale Road and the Pacific Highway. Telegraph Road demonstrates the changing nature of land use within the area over time from agricultural to residential. This ongoing process of development and subdivision is evident through the presence of larger original allotments as well as smaller, more recent allotments resultant from continuing subdivision of large allotments over time. As a result, the road contains an interesting mix of grand and more modest dwellings which generally respond well to their individual settings.

Telegraph Road has aesthetic significance as an attractive, high quality residential streetscape encompassing a range of substantial, as well as more modest, Victorian, Federation and Inter-War dwelling houses in garden settings. The road's elevation position, use of high quality materials and finishes, impressive building forms and finishes, garden settings and landscaping all create and reflect its status as a prestigious and desirable residential address.


Telegraph Road has historical association significance through its association with various significant architects from the pre and post war period including James Orwin (66 Telegraph Road), Geoffrey Douglas Loveridge (42 Telegraph Road), and Dr Henry Epstein (67 Telegraph Road).

### 4. Submissions Table


No	Issue/Concern	Comment
1	<p>Proposed HCA is unnecessary as the property (46 Telegraph Road) cannot be viewed from anywhere on public property, therefore cannot affect the streetscape.</p> <p>It will provide extra red tape for any future proposed renovations and reduce property value.</p>	<p>It is agreed that 46 Telegraph Road cannot be viewed from the street. However, the building is a modified Inter-War dwelling house which demonstrates characteristics from this key development period. It is part of this history of the development of the area and therefore should be retained within the HCA despite being located on a battle-axe property.</p>

No	Issue/Concern	Comment
		 <p data-bbox="831 651 1305 757">It is recommended that the property retain its Contributory rating and be retained within the HCA boundaries.</p> <p data-bbox="831 792 1374 1095">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 data-bbox="831 1131 1326 1236">See Council report for discussion on impacts of heritage listing on property values.</p>
2	<p data-bbox="261 1290 807 1395">Do not believe property (41 Telegraph Road) should be included as it is not a heritage property.</p> <p data-bbox="261 1420 807 1608">The fencing done not long ago and intend to keep the brick fence to match the street but don't agree with my property being listed under conservation/Heritage.</p> <p data-bbox="261 1632 807 1890">Lot was subdivided with the neighbour behind some time ago and the neighbour behind me is not affected but this property is. Would like further clarification about why it is deemed appropriate that property should be under heritage conservation.</p>	<p data-bbox="831 1290 1374 1592">41 Telegraph Road is located on a corner lot and comprises a modest, modified, single storey 1950/60s dwelling house which primarily addresses Telegraph Road. However, the property has been rendered and painted. Accordingly, it is recommended that property rating be amended to Neutral.</p>  <p data-bbox="831 1910 1353 2016">Noted that an approval for demolition of dwelling house and erection of new dwelling was issued in November 2011</p>

No	Issue/Concern	Comment
		<p>(DA0243/17). Accordingly, the rating for this this site should be amended to Neutral as it is not practical to remove individual sites from within a HCA.</p> <p>The property behind is not included as it does not address Telegraph Road but is located on Station Street.</p>
3	<p>Objection.</p> <p>This is unnecessary restrictions.</p> <p>The restriction brings uncertainty, the property value will decrease, quality of street will dragged down, which is a sad thing for our beloved suburb.</p>	<p>Objection noted.</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>See main body of Council report for discussion on impacts of heritage listing on property values.</p> <p>It is recommended that the boundaries of the proposed HCA be realigned to remove properties on the southern side of Telegraph Road located from 69 Telegraph Road to 91 Mona Vale Road (which includes the property the subject of this objection).</p>
4	<p>Strongly oppose proposal.</p> <p>Council already has rules in place to ensure that, if properly enforced, any redevelopment is carried out in a manner sympathetic to the neighbourhood. The proposal to introduce such this HCA is far too broad, will impose unnecessary restrictions on what we owners can do with our property, to our financial detriment.</p> <p>Many houses on Telegraph Road, where we live, already have additions or second stories, so the character of the</p>	<p>Opposition noted.</p> <p>The State Environmental Planning Policy (Exempt and Complying Codes) 2008 permits, in certain circumstances, property owners to seek consent via a private certifier for the demolition and rebuilding of new dwelling house. Council has no involvement in this assessment process and therefore Council's planning controls are not applied to the new development and cannot be assessed on their merits. The imposition of an HCA will ensure that applications of this nature</p>

No	Issue/Concern	Comment
	<p>neighbourhood has already changed, which we generally see as a positive thing. We would encourage Council to reject this over-reaching HCA proposal, and request that each development proposal continues to be assessed on its respective merits. If Council effectively assesses development applications within the current framework, further regulation should be unnecessary.</p>	<p>are determined by Council.</p> <p>It is noted that some properties on Telegraph Road have undergone modification over time, which is to be expected. However, the area is historically significant as it visually demonstrates the evolution of an area over time, as shown in the variety and age of building stock.</p> <p>See main body of Council report for discussion on impacts of heritage listing on property values.</p> <p>This property is a single storey inter-war dwelling house, which has been modified including an over scaled front dormer and internal garage to building façade.</p>  <p>It is recommended that the rating of this property be amended to Neutral as a result of these changes.</p>
5	<p>Strongly oppose the proposal to include property (69 Telegraph Road) within the heritage proposal and will seek further legal action if restrictions are imposed on the property.</p> <p>Have lived in the area for 10 years and during this time have observed the extensive development and apartments being built within the council area. These changes have been unattractive, intrusive on the natural landscape and increased the number of residents without the corresponding improvement in services.</p> <p>Against the continued high density</p>	<p>Opposition noted.</p> <p>One of the outcomes of the HCA will be to ensure that any future change within the area is appropriate and does not degrade its existing heritage and streetscape values.</p> <p>Council is not seeking to commandeer privately owned properties but is seeking to retain the area's existing character.</p> <p>69 Telegraph Road was rating as Contributory to the streetscape of the proposed HCA by Jackson-Stepowski in 2012. Aerial photographs indicate that</p>



No	Issue/Concern	Comment
	<p>development stance that has allowed high density apartments and subdivision to permeate Ku-ring-gai but the Council should not adversely impact resident's wealth and wellbeing through this proposal.</p> <p>This reprehensible proposal represents a situation whereby the Council and its Consultant want to take control of hundreds of private dwellings camouflaged behind expressions such as 'heritage conservation.'</p> <p>Shocked by the terrible proposal to apply significant restrictions on what I can do with my property which have a negative longer-term impact on the value of my property and wealth and wellbeing of my family.</p> <p>Object to Council accepting the author of the review as a person whose opinion can be relied on to the extent that it justifies Council 'commandeering' privately owned homes.</p> <p>Property has no heritage contribution whatsoever. It is a plain house with no street appeal and no different to other houses in Pymble that don't and are not captured by this reprehensible proposal.</p> <p>My property clearly does not satisfy any of the seven criteria for heritage listing. House has a small footprint, has been underinvested and is in desperate need of demolition and rebuild to bring the property in line with housing stock in the area.</p> <p>A blanket heritage restriction to Telegraph Road makes no sense whatsoever given the council has approved apartments, over 55 residences, subdivisions and modern houses to be built on Telegraph Road.</p> <p>The council and state already has a</p>	<p>the property was constructed between 1956 and 1961. Recent site inspection has confirmed that the property has been rendered which has significantly reduced its level of integrity.</p>  <p>Heritage conservation areas are different to individually listed heritage items. Telegraph Road also contains a number of individually listed heritage items. It is recommended that the boundaries of the proposed HCA be realigned to remove properties on the southern side of Telegraph Road located between Mona Vale Road and 69 Telegraph Road (which includes the property the subject of this objection).</p> <p>See main body of Council report for discussion on impacts of heritage listing on property values.</p> <p>Local government is responsible for the identification of local heritage within NSW. The agreement of property owners is not required for Council to heritage list properties. The issue relates to the assessed heritage values of the property.</p> <p>Regarding Telegraph Road, Council is in receipt of two heritage assessment reports which reached different conclusions as to whether the area should be considered a heritage conservation area. The most recent study completed by Susan Jackson-Stepowski and Carste Studio in 2013 concluded that the area does have heritage significance.</p>

No	Issue/Concern	Comment
	<p>mechanism to list individual properties based on their merit. And should be assessing future additions based on the individual merit of each home. There is no point to heritage list some ugly houses that have no historical significance.</p> <p>Need the ability to rebuild and extend my home as required based on the existing rules, which are already extensive. Overlaying an additional set of heritage rules imposes unnecessary restrictions on what I can do with my property which is not imposed on similar properties in the council area.</p> <p>Potential decrease in property value or future attractiveness due to uncertainty and limitations on renovations and improvements allowed. Significantly more expensive to renovate my property than it is to knock down and rebuild property to the standards of a desirable dwelling. The studies cited make no mention of the continued higher rate of investment and time delays that burden property holders in heritage areas.</p> <p>The previous study by Paul Davies 2010 found no merit for heritage conservation listing.</p> <p>Financial consequences of the decisions to burden owners. Council will make no contribution to any additional cost and will not compensate for the loss of value. The Council does offer an annual heritage fund but the amount offered is insulting given the modern construction costs.</p> <p>The review deals with only a small fraction of Ku-ring-gai. Whether this is intended to be the only area subject to such a review and its implementation is unknown.</p> <p>Council is elected to represent the</p>	<p>The planning proposal containing the proposed Telegraph Road Heritage Conservation Area (HCA) contained 10 other proposed HCAs. The review included the vast majority of Pymble and areas of Gordon, Wahroonga and Turramurra.</p> <p>The purpose of heritage listing is not for Council to acquire properties from private landowners. The aim is to ensure that future growth and change is balanced with retaining significant existing character and streetscapes. Owners consent is not a requirement for heritage listing. It is about retaining significant elements of the past for the enjoyment of future generations.</p> <p>Regardless, it is recommended that the boundaries of the proposed HCA be realigned to remove properties on the southern side of Telegraph Road located from 69 Telegraph Road to 91 Mona Vale Road (which includes the property the subject of this objection).</p>

No	Issue/Concern	Comment
	<p>interests of all Residents, not just a small number of residents. If there is such a strong community demand for conservation, Council could ask all ratepayers to make a voluntary donation and use those funds to acquire those properties that it wishes to conserve for the benefit of everyone. Alternatively, Council could create a conservation fund paid in addition to their normal rates which would then fund.</p> <p>The proposal should only succeed if there was consensus amongst property owners across the proposed area under review. Council must accommodate the changing demographics of Sydney. To do otherwise places at risk the relevance of Council in meeting the changing residential requirements of Sydney.</p>	
6	<p>Strongly object to plan.</p> <p>Area is no different than most other parts of the council area and furthermore house is of no heritage significance.</p> <p>This proposed plan would suggest that the council is giving little regard to what is really deemed heritage.</p>	<p>Objection noted.</p> <p>The 2013 report prepared by Susan Jackson-Stepowski and Carste Studio concluded that the area does have heritage significance. The area is considered significant as part of the subdivision of an early land grant and retains a mix of grand and more modest residential buildings dating from the 1890s.</p> <p>This property has been assessed as having a Contributory building rating and is considered to add value to the heritage conservation area.</p>
7	<p>Oppose proposal as it will decrease in property value or future attractiveness due to uncertainty and limitations on renovations and improvements allowed; lead to unnecessary restrictions on what can be done with property; particular houses should be selected for heritage listing rather than a blanket ban which</p>	<p>Opposition noted.</p> <p>See main body of Council report for discussion on impacts of heritage listing on property values.</p> <p>Heritage conservation areas are different to individually listed heritage items. Telegraph Road already contains a</p>

No	Issue/Concern	Comment
	<p>imposes limitations and disadvantages those who do not have heritage valued houses.</p> <p>Property is an asset and owners should be allowed to do what they wish and to live comfortably. Put yourself in our shoes.</p> <p>It will also impose limitations on maintenance.</p> <p>60% of buyers say it is a disadvantage to buy in a heritage listed area, as such it will impact house price directly as a consequence due to the councils decision.</p> <p>If house price does fall as a result of this proposal, will initiate legal action against the council and all officers involved in the decision making process. Will seek restitution of my losses directly from council.</p>	<p>number of individually listed heritage items.</p> <p>It is unclear where the statistic regarding buyer sentiments of heritage properties has been derived from. Potential purchaser will consider a range of matters, including heritage, in the decision making process of selecting a property. Some may see it as a disadvantage but others may appreciate the fact that the area is unlikely to undergo major change into the future. It is dependent on the requirements of the individual purchaser.</p> <p>This property is rating as Neutral within the HCA and therefore new purchaser may seek to make changes to the property more in keeping with the overall character of the area.</p>
8	<p>Residents within proposed HCA.</p> <p>Opposed to draft to change the whole street to conservation zone.</p> <p>Think changing it to a conservation area will impose huge restrictions on our property which is not a heritage item.</p>	<p>Opposition noted.</p> <p>The property subject to this submission is rated Neutral within the draft HCA.</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>This property has been assessed as having a Contributory building rating and is considered to add value to the heritage conservation area.</p>
9	<p>Resident within proposed HCA and object to Council proposal to extend Heritage Conservative Area to include street.</p>	<p>Objection noted.</p> <p>Property owners can still seek to modify properties in accordance with Council's planning controls. The aim of the</p>



No	Issue/Concern	Comment
	<p>Proposal will restrict what can be done with property and unnecessarily impose limitations on improvements.</p> <p>Whilst there are houses of undoubted heritage significance in this street, there are also many houses of little significance.</p> <p>Houses of heritage significance could be individually protected, rather than providing a blanket heritage restriction on the whole street.</p> <p>Many beautiful old houses of obvious heritage significance in Ku-ring-gai have been demolished over recent years to make way for ugly developments. It is hypocritical and unfair of Council at this late stage to arbitrarily seek to impose Heritage Conservation Area status upon this entire street.</p>	<p>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>Heritage conservation areas are different to individually listed heritage items. Telegraph Road already contains a number of individually listed heritage items.</p> <p>It is recommended that the boundaries of the proposed HCA be realigned to remove properties on the southern side of Telegraph Road located from 69 Telegraph Road to 91 Mona Vale Road (which includes the property the subject of this objection).</p>
10	<p>Would like to submit my reasons objecting to the listing of Telegraph Road as a Heritage Conservation area.</p> <p>Should Telegraph Road be listed, this will put unnecessary restrictions on what owners can do to their property.</p> <p>Listing the entire road will not make any significant difference as many properties have already been modified beyond their original footprint, or demolished with modern properties having been built.</p> <p>Units and town-houses are already built, or being built, on this particular road.</p> <p>There are already many Heritage Listed properties in Telegraph Road, which helps preserve the heritage of the area.</p> <p>In my personal case, with a modest cottage, re-sale value will be adversely affected. I would like the opportunity, in future, to make any improvements and investment to my property that I see fit.</p> <p>Existing rules already give room for</p>	<p>Objection noted.</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>Heritage conservation areas are different to individually listed heritage items. Telegraph Road already contains a number of individually listed heritage items.</p> <p>It is noted that modifications have occurred within the street over time. This is reflected in the individual rating given to each property within the proposed HCA. These ratings have been revised following the public exhibition of the planning proposal.</p>

No	Issue/Concern	Comment
	renovations without being so restrictive.	The State Environmental Planning Policy (Exempt and Complying Codes) 2008 permits, in certain circumstances, property owners to seek consent via a private certifier for the demolition and rebuilding of new dwelling house. Council has no involvement in this assessment process and therefore Council's planning controls are not applied to the new development and cannot be assessed on their merits. The imposition of an HCA will ensure that applications of this nature are determined by Council.
11	<p>Live in area and have been visiting the area for many years prior to ownership of the house. Have found Telegraph Road a beautiful street to walk along, with foot paths lined by mature trees and the grand character of the houses along it.</p> <p>There are now some modern houses along the road, including a modern 4 - 5 story apartment block being erected. There are also plans for an aged residential care facility to be built.</p> <p>The greatest change that has affected to Telegraph Road over time has been the decision to allow it to become a road traffic thoroughfare - traffic is encouraged between the Pacific Highway and Mona Vale Road. The traffic is now incessant with cars, motorbikes trucks and buses even. Speed control is poor and there have been police speed patrols as indicative of how cars have been speeding through.</p> <p>At the Mona Vale end it is now very noisy, with street noise intruding into the house. There is work traffic during the week and recreational traffic during weekends. Driving out from my driveway is very tricky as the view of on-coming traffic is poor, with cars parking along the road. Vehicles zoom down the road,</p>	<p>It is noted that modifications have occurred within the street over time. This is reflected in the individual ratings given to each property within the proposed HCA.</p> <p>House in question has been rated as Contributory as an intact 1960s blonde brick dwelling house.</p> <p>It is agreed that Mona Vale Road is a very busy road which carries a significant amount of traffic. Telegraph Road is also a heavily trafficked road. However, historically the street was the main timber getting bullock track through earlier land grants to what is now known as Mona Vale Road. Therefore, the road has always been a significant route through the Pymble area, as remains the case today.</p> <p>It is recommended that the boundaries of the proposed HCA be realigned to remove properties on the southern side of Telegraph Road located from 69 Telegraph Road to 91 Mona Vale Road (which includes the property the subject of this objection).</p>

No	Issue/Concern	Comment
	<p>when coming in from Mona Vale, and if stopped along Telegraph Road on a red light, the accelerating starting noise, especially from non-muffled motorbikes are very loud, penetrating right into house. Cars that stop at the light broadcast thumping heavy bass music.</p> <p>Highlight the above to explain that I feel the heritage ambience of the road has been changed. The quiet charm of the grand houses are not possible to appreciate due to the traffic. Walks are not as enjoyable anymore.</p> <p>House is a 1950's house. It is well built but small with two bedrooms. It has no particular "heritage" character and at the Mona Vale end of Telegraph Road, suffers greatly from the road disturbance. I will have to make changes to the house frontage, to shield off the road disturbance. This might entail thinking of a high wall, a thick solid gate, and even a more solid house facade to absorb the road noises.</p> <p>Afraid being listed Heritage will result in my being unable to improve the house to make it more quiet.</p> <p>Improvements to the ambience of our street can be considered:</p> <ol style="list-style-type: none"> <li>1. Limiting road traffic through Telegraph Road - by making it a No Through Road</li> <li>2. Employing methods to control traffic flow, and speed.</li> <li>3. Greater police patrol presence</li> <li>4. Limiting road side parking close to the lights, as it is dangerous to come out of our driveway</li> </ol> <p>Not in favour of the whole Telegraph Road being Heritage listed, though there are without doubt houses of exceptional character and they could be individually</p>	

No	Issue/Concern	Comment
	listed as Heritage homes instead.	
12	<p>Would like to give the following inputs for Council's consideration:</p> <ol style="list-style-type: none"> <li>1. Indeed there are several properties on our street of magnificence and significance and should be (and some already are) heritage protected. There are also properties which are arguably of little to no significance, and if redeveloped, can improve their values and contribute to the overall street presence and appeal. Should an HCA be placed on the latter, it may significantly affect their values.</li> <li>2. KMC already has LEP/DCP which govern development. These instruments should treat heritage and non-heritage warranted properties with due difference and fairness. If need be, modifications can be made to said controls without subjecting a whole street to HCA listing. For example, restriction of medium to high density development (which doesn't seem to be the case in KMC e.g. the heritage property corner of Turrumurra Ave and Nulla Nulla St has become completely surrounded and overshadowed by new high rise. We use this example because the nature of its heritage listing, and the lack of control of surrounding properties dissuaded us from considering it when it was on the market, so arguable it's value was affected.</li> <li>3. Understand there are DAs in existence (status unknown to us) for multiple dwellings on Telegraph Rd properties nearer the Mona Vale</li> </ol>	<p>Heritage conservation areas are different to individually listed heritage items. Telegraph Road already contains a number of individually listed heritage items.</p> <p>The State Environmental Planning Policy (Exempt and Complying Codes) 2008 permits, in certain circumstances, property owners to seek consent via a private certifier for the demolition and rebuilding of new dwelling house. Council has no involvement in this assessment process and therefore Council's planning controls are not applied to the new development and cannot be assessed on their merits. The imposition of an HCA will ensure that applications of this nature are determined by Council.</p> <p>Council does have the ability to zone land for different densities. For example, Nos. 1, 3 &amp; 5-7 Telegraph Road are zoned R4 High Density Residential. No. 9 Telegraph Road is zoned R3 Medium Density Residential.</p> <p>The rating of the subject property is recommended to be amended to Neutral due to modifications which have occurred to the property over time. The property owner may seek to make changes to the property in keeping with the overall character of the area.</p>



No	Issue/Concern	Comment
	<p>Road end of Telegraph Road. One is current a demolition-in-progress site. This is incongruous to the HCA proposal.</p> <p>Overall, feel the proposal to change Telegraph Rd in total (bar 1 property west of Stapleton PI) is unnecessarily restrictive, and maybe unfair to some property owners.</p>	
13	<p>Totally object to the heritage to listing! What a ridiculous idea.</p> <p>Reducing the values of our home when we are already paying huge mortgages as it is. We all work so hard to provide our families with a roof over their head and the comfort of eventually financial security after years of hard work all to be taken away due some ridiculous idea of placing restrictions of what we can and can't do with our own homes. If this was happening in your street your suburb would you want it.....???!?!? These properties belong to the owners not the Ku-Ring-Gai Council.</p> <p>Please reconsider this decision to make the area a heritage list one. It is not necessary. There are plenty of other concerns that the council should be spending our money on.</p>	<p>Objection noted.</p> <p>See main body of Council report for discussion on impacts of heritage listing on property values.</p>
14	<p>Object to this proposal as it places unnecessary restrictions on my property and can have a potential decrease in my property value or future attractiveness.</p> <p>There are already many properties with additions and second stories which has already diminished any heritage significance. Do not do it!!!</p>	<p>Objection noted.</p> <p>See main body of Council report for discussion on impacts of heritage listing on property values.</p> <p>It is noted that some properties on Telegraph Road have undergone modification over time, which is to be expected. However, the area is historically significant as it visually demonstrates the evolution of an area over time, as shown in the variety and</p>

No	Issue/Concern	Comment
		age of building stock.
15	<p>Owner of a property on Telegraph Road (35 Telegraph Road) and oppose the suggested heritage listing plans by Kuring-gai Council.</p> <p>This will most probably reduce the value of my property as buyers are less interested in buying heritage properties because of various associated restrictions.</p>	<p>Objection noted.</p> <p>See main body of Council report for discussion on impacts of heritage listing on property values.</p> <p>The subject property is rated as Neutral within the HCA. Current or future property owners may seek to make changes to the property in keeping with the overall character of the area.</p>
16	<p>Act for proprietors of premises and object to the proposal to include property (76 Telegraph Road) in the HCA for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Application to redevelop the site for a Seniors Housing Development comprising of 9 dwellings remains unresolved (DA0192/17)</li> <li>2. Clients have commenced LEC proceedings.</li> <li>3. Appears more than coincidental that the determination has been unreasonably delayed and remains unresolved requiring commencement of LEC proceedings on the basis of a deemed refusal.</li> <li>4. Existing house and property have no heritage significance and will no doubt be a consideration in determining the DA.</li> <li>5. Proposal is more about Council maintaining controls over the whole area and putting barriers in place to allow for efficient management of the approval system.</li> </ol>	<p>Current application DA0415/16 to demolish existing structures and construct 10 town-houses for seniors (SEPP Housing for Seniors or People with a Disability) with basement parking, landscaping and associated works - Integrated Development (NSW Rural Fire Service under the RFS Act 1997) was refused by Council on 23 November 2017.</p> <p>It is proposed to amend the proposed northern boundary of the HCA to include up to 66 Telegraph Road only due to the lower quality of the building stock towards the intersection with Mona Vale Road. Therefore, the property subject to this objection is no longer proposed for inclusion within the HCA.</p>
17	<p>Letter from Council states that our property at 77B Telegraph Road is within the draft Telegraph Road Conservation area (C44) and the map provided shows only our tennis court is within this</p>	<p>Noted that the current proposed HCA boundary map includes a lot (Lot 101 DP 591256) containing a tennis court only.</p> <p>Agreed that this lot should be removed</p>

No	Issue/Concern	Comment
	<p>boundary.</p> <p>Writing to request that lot 101 of our property (the tennis court) be excluded from the conservation area.</p>	<p>from the draft HCA boundaries as it comprises a tennis court aligned with 77B Telegraph Road which is not proposed for inclusion within the HCA.</p> <p>It is recommended that the boundaries of the proposed HCA be realigned to remove properties on the southern side of Telegraph Road located from 69 Telegraph Road to 91 Mona Vale Road (which includes the property the subject of this objection).</p>
18	<p>Council should put in place restrictions on through traffic or the speed of traffic on Telegraph Rd.</p> <p>Increasing traffic impacts the streetscape, amenity of the area, housing value and is not aligned with the type of housing nor heritage value.</p>	<p>It is agreed that Telegraph Road is a heavily trafficked road. However, historically the street was the main timber getting bullock track through earlier land grants to what is now known as Mona Vale Road. Therefore, the road has always been a significant route through the Pymble area, as remains the case today.</p>
19	<p>Just become aware of the proposal under consideration by your team for the establishment of a new heritage conservation area along Telegraph Road, Pymble, which may include our property.</p> <p>Understand notifications of this matter should have been sent to affected residents in September last year. I did not receive such a notification and do not understand why we have not received notification as we have been owner occupiers throughout the above period.</p> <p>If we had been aware, we would have raised an objection during the public exhibition period, given that the proposed inclusion of our property would have a significant adverse impact on our property, and</p>	<p>Council can confirm that this property was contained with the dataset for the Telegraph Road HCA notification letters with the current owners' names.</p> <p>It is noted that the property is located on a battle-axe allotment. This is also the case with a number of other properties contained within the draft HCA including 46, 56, 56B, 58A, 67, 65, 61A, 35, 33A and 31A Telegraph Road and 17 Lindsay Close. Despite the lack of visibility of these properties from the public domain, it is considered they still represent the historical value associated with Telegraph Road of the ongoing process of subdivision and re-subdivision of large allotments into smaller sites.</p> <p>It is noted that this house was designed by John Bligh Suttor in 1965, a known modernist architect. It is noted that Suttor was also involved in extensive changes to the State listed heritage item 'Coppins'</p>

No	Issue/Concern	Comment
	<p>for the reasons outlined below.</p> <p>1. Our property is a battle-axe property, reached via a 55 metre long concrete driveway from Telegraph Road.</p> <p>2. No part of our house is visible in any way whatsoever from Telegraph Road. The view from Telegraph Road towards our house is completely obscured by the property located at 57 Telegraph Road.</p> <p>3. The study which appears on your website in support of the possible heritage conservation area in Telegraph Road (study by Stephen Booker of carste STUDIO Pty Limited) does not reference our house as having heritage value and none of the conservation area factors identified in the report is relevant to our property:</p> <p><input type="checkbox"/>our property is not of historical significance;</p> <p><input type="checkbox"/>it does not contribute to the streetscape, given that its only presence on Telegraph Road is the visibility of a concrete driveway entrance; and</p> <p><input type="checkbox"/>its built form, materiality and gardens are and will remain invisible from Telegraph road due to the supervening presence of the property at 57 Telegraph Road.</p> <p>4. It is inexplicable that our property, constructed in 1965, and being entirely invisible from Telegraph Road, obscured by the property at 57 Telegraph Road, could be thought to contribute to the heritage value of Telegraph Road.</p>	<p>designed by Walter Burley Griffin and Marion Mahony Griffin in 1935, which is also located on Telegraph Road.</p> <p>For the above-mentioned reasons, the property is recommended to remain with the revised boundaries of the Telegraph Road HCA and retain its exhibited rated as a Contributory building.</p>

## 4. Rating Assessment


### Telegraph Road HCA – Initial 2012 SJS assessment; December 2017 reassessment

RATING (revised boundary)	SJS 2012	2017
Contributory	47 (76%)	34 (55%)
Neutral	10 (16%)	26 (42%)
Detracting	5 (8%)	2 (3%)
<b>TOTAL</b>	<b>62</b>	<b>62</b>



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



#### Telegraph Road – Southern side


Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
31 Telegraph Road	C	C Item (639)	“Sandon” Federation Arts and Crafts dwelling house
31A Telegraph Road	N (access handle C)	N	Not visible from street but not same house as shown on 1943 aerial. 1964 subdivision.  Amend access handle rating to Neutral.
33 Telegraph Road	N	N	1960/70s post war ranch style dwelling house, intact but not from a key development period
33A Telegraph Road	N (access handle C)	N	1964 subdivision. Building appears by 1970.  Amend access handle rating to Neutral.



Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
33B Telegraph Road	N	N	1960/70s brick single storey dwelling house, appears intact but not from a key development period
35 Telegraph Road	N (access handle C)	N	Appears c. 1970. 1964 subdivision.
35A Telegraph Road	C	C	This building appears to be associated with the Heritage Item at 37 Telegraph Road.
37 Telegraph Road	C	C Item (640)	"Carinya" Federation dwelling house
41 Telegraph Road	C	N	1950s check Aerial – constructed btw 1956 and 1961 – approval issued 2017 for demolition of existing structure and erection of new dwelling.   Amend rating to Neutral
43 Telegraph Road	C	C Item (644)	Late Federation two storey dwelling house
45 Telegraph Road	N	N	Newer build, two storey
47 Telegraph Road	D	N	Likely heavily modified inter war two storey dwelling. Despite modifications it not considered to be a detracting element to the streetscape.




Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
			 <p data-bbox="871 831 1190 864">Amend rating to Neutral.</p>
49 Telegraph Road	N	C Item (645)	Inter war two storey Georgian revival ("Sackville")
51 Telegraph Road	C	C Item (646)	Inter war two storey Georgian revival ("Eastbourne")
53 Telegraph Road	C	C Item (648)	Federation two storey ("Redriff")
55 Telegraph Road	C	C	<p data-bbox="871 1211 1362 1391">Building on the 1943 aerial has been demolished. House appears between the 1961 and 1968 aerial. Post War American Colonial style. Dormers to façade.</p> 
55A Telegraph Road	C	C	Sydney regional – 1960s architect John Suttor
57 Telegraph Road	N	N	Current property appearing in 1970 aerial, likely rendered


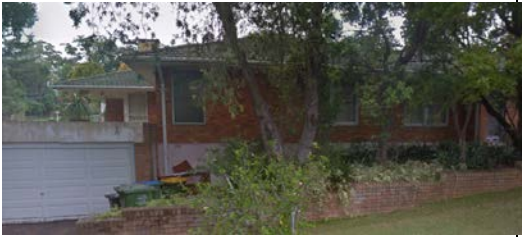

Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
57A Telegraph Road	C	N	<p>Modified cottage with large garage to façade and dormer.</p>  <p>Amend rating to Neutral.</p>
61 Telegraph Road	C	D	<p>Approval 2015 to demolish existing dwelling and construct new dwelling. Currently under construction. French Chateau style.</p>  <p>Amend rating to Detracting.</p>
61A Telegraph Road	C	N	<p>No structures on 2016 aerial – same ownership as 61 Telegraph Rd – DA approval to construct new dwelling house.</p> <p>Amend rating to Neutral.</p>
63 Telegraph Road	C	C Item (649)	Substantial two storey Inter War
65 Telegraph Road	C	N	Battle-axe lot, cannot be seen from street. Appears between 1961 and 1968 on aerials, modified 1989. Due

Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
			to lack of visibility and modifications amend rating to Neutral.
67 Telegraph Road	C	C Item (651)	One of a group of modern houses picked up in a review in 2011. It is a house deigned by Dr H Epstein, one of a group of European architects who migrated to Australia just prior to WW2 and brought the modern architectural movement of Australia. This house was his family home from 1952 to 1977.
69 Telegraph Road	C	N	<p>Appears on aerial between 1956 and 1961. Rendered</p>  <p>Amend rating to Neutral.</p> <p>Boundaries of HCA proposed to be realigned on southern side to exclude from nos. 69 to 91 Telegraph Road.</p>
71 Telegraph Road	C	N	Appears on aerial between 1956 and 1961. New render, new posts and windows. Garage forward of front building alignment.


Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
			 <p data-bbox="871 763 1401 943">Amend rating to Neutral. Boundaries of HCA proposed to be realigned on southern side to exclude from nos. 69 to 91 Telegraph Road.</p>
75 Telegraph Road	C	C	<p data-bbox="871 976 1401 1010">Interwar – has more extensions.</p> <p data-bbox="871 1043 1401 1413">Currently under Land &amp; Environment Court appeal for deemed refusal – application for demolition of existing structures and construction of a Seniors Living Development (multi-dwelling housing) containing 10 town houses, basement parking, landscaping and associated works - SEPP (Housing for Seniors or People with a Disability) 2004</p> <p data-bbox="871 1447 1401 1603">Some works have commenced on site. However in light of the situation it is recommended that the Contributory rating be retained for the current time.</p> 



Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
			Boundaries of HCA proposed to be realigned on southern side to exclude from nos. 69 to 91 Telegraph Road.
77 Telegraph Road	C	C Item (I652)	Boundaries of HCA proposed to be realigned on southern side to exclude from nos. 69 to 91 Telegraph Road.
77A Telegraph Road	C	N	<p data-bbox="869 667 1386 801">Battle-axe lot. Appear between 1943 and 1951 aerial. Not visible from street.</p>  <p data-bbox="869 1330 1386 1366">Amend rating to Neutral.</p> <p data-bbox="869 1395 1386 1507">Boundaries of HCA proposed to be realigned on southern side to exclude from nos. 69 to 91 Telegraph Road.</p>
81 Telegraph Road	N	N	<p data-bbox="869 1536 1386 1648">Borderline, 1950s Stripped Classical. Appears on aerial between 1956 and 1961.</p> <p data-bbox="869 1680 1386 1792">Boundaries of HCA proposed to be realigned on southern side to exclude from nos. 69 to 91 Telegraph Road.</p>
83 Telegraph Road	C	D	New build. Not in keeping with area. Boundaries of HCA proposed to be realigned on southern side to exclude from nos. 69 to 91 Telegraph Road.


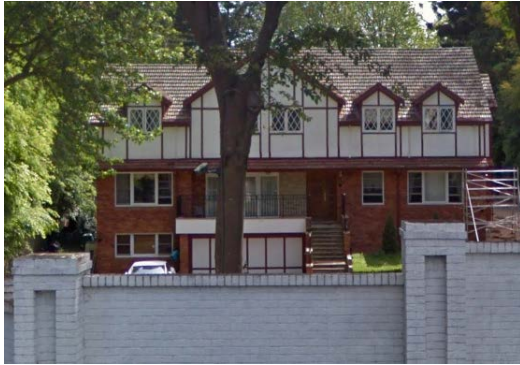

Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
			 <p data-bbox="871 770 1230 801">Amend rating to Detracting.</p>
87 Telegraph Road	C	C	<p data-bbox="871 837 1334 869">1950s – 1956 to 1961 aerial; intact.</p>  <p data-bbox="871 1167 1366 1272">Boundaries of HCA proposed to be realigned on southern side to exclude from nos. 69 to 91 Telegraph Road.</p>
89 Telegraph Road	C	C	<p data-bbox="871 1308 1310 1413">1960s - 1956 to 1961 aerial. Neat blonde brick with broad chimney; intact</p> <p data-bbox="871 1451 1366 1556">Boundaries of HCA proposed to be realigned on southern side to exclude from nos. 69 to 91 Telegraph Road.</p> 








Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
91 Telegraph Road	N	N	<p>Appears between 1956 and 1961 aerial</p>  <p>Boundaries of HCA proposed to be realigned on southern side to exclude from nos. 69 to 91 Telegraph Road.</p>


#### Telegraph Road – Northern side

Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
100A Mona Vale Rd	N	N	<p>Tennis court associated with 86 Telegraph Road.</p> <p>Boundaries of HCA proposed to be realigned on northern side to exclude from nos. 68 to 100A Telegraph Road.</p>
86 Telegraph Road	C	N	<p>Battle-axe house; not visible from street; not on 1943 aerial; seems to appear between 1970 &amp; 1972 aerial.</p> <p>Boundaries of HCA proposed to be realigned on northern side to exclude from nos. 68 to 100A Telegraph Road.</p>
84 Telegraph Road	N	N	<p>Heavily modified 1960s? dwelling house</p>



			 <p>Boundaries of HCA proposed to be realigned on northern side to exclude from nos. 68 to 100A Telegraph Road.</p>
80 Telegraph Road	N	N	<p>Application for demolition of existing structures and construct 10 town-houses for seniors (SEPP Housing for Seniors or People with a Disability) with basement parking, landscaping and associated works refused 9 November 2017 – subject to LEC appeal</p>  <p>Boundaries of HCA proposed to be realigned on northern side to exclude from nos. 68 to 100A Telegraph Road.</p>
76 Telegraph Road	C	C	<p>Late 1950s early 1960s</p> <p>Application to demolish existing structures and construct 10 town-houses for seniors (SEPP Housing for Seniors or People with a Disability) with basement parking, landscaping and associated works - Integrated Development (NSW Rural Fire Service under the RFS Act 1997) refused by Council November 2017, currently subject to LEC appeal.</p> 

			Boundaries of HCA proposed to be realigned on northern side to exclude from nos. 68 to 100A Telegraph Road.
74 Telegraph Road	C	N	<p>Appears between 1961-68</p> <p>Battle-axe property cannot be seen from street. Appears 1961 on aerial – modification approved including sunroom. Has been rendered and painted.</p> <p>Amend rating to Neutral.</p>  <p>Boundaries of HCA proposed to be realigned on northern side to exclude from nos. 68 to 100A Telegraph Road.</p>
72 Telegraph Road	N	N	<p>1970s?</p>  <p>Boundaries of HCA proposed to be realigned on northern side to exclude from nos. 68 to 100A Telegraph Road.</p>
70 Telegraph Road	C	N	<p>Inter-war dwelling visible on 1943 aerial but with large, unsympathetic dormer to front façade.</p> <p>Amend rating to Neutral.</p>


			 <p>Boundaries of HCA proposed to be realigned on northern side to exclude from nos. 68 to 100A Telegraph Road.</p>
68 Telegraph Road	C	N	<p>Not on 1943 aerial – age interminable, garage forward of front building alignment. Amend rating to Neutral.</p>  <p>Boundaries of HCA proposed to be realigned on northern side to exclude from nos. 68 to 100A Telegraph Road.</p>
66 Telegraph Road	C	C Item (1650)	<p>“Ballinlough” dwelling house</p>  <p>Lovely Georgian revival two storey dwelling house. This property is a heritage item within the KLEP 2015.</p> <p>Proposed end of revised HCA northern</p>



			boundary at Mona Vale end.
62 Telegraph Road	C	C	Corner block, large lot, "Hightrees", substantial inter-war dwelling house with modifications.
62A Telegraph Road	C	C	Building present 1943 appears to be a single storey inter-war dwelling house with modifications to rear.
60 Telegraph Road	C	C	Inter war two storey dwelling house, face brick intact
58 Telegraph Road	C	C	Federation house with additions (including dormer with balcony) and garage integrated into original structure dormer however it does not completely dominate the old structure which has retained its face brick and chimney.
58A Telegraph Road	C	N	<p>Heavily modified building – post war construction. Appears in 1970 aerial. Not from key development period and not visible from street.</p>  <p>Amend rating to Neutral.</p>
56A Telegraph Road	D	D	<p>Vacant lot 1943, building appears between 1961 and 1968 but it different to the current building which appears to be approved in the 1990s. Land subdivided in 1960s.</p> <p>Not proposed for inclusion in new proposed HCA boundary.</p>
56C Telegraph Road	D	D	<p>1990s construction. Lot created in the 1960s along with 56A Telegraph Road.</p> <p>Not proposed for inclusion in new proposed HCA boundary.</p>





56B Telegraph Road	C	N	<p>Building is not present on 1943 aerial. Appears around 1972. Not visible from the street and not from a key development period.</p> <p>Amend rating to Neutral.</p>
56 Telegraph Road	C	N	<p>Not possible to determine details about this property. It is not visible from the street. Appears to have had modifications approved and is unlikely to be in original condition.</p> <p>Amend rating of this property to Neutral.</p>
54A Telegraph Road	C	C	Two storey face brick Inter War dwelling house – appears substantially intact
54 Telegraph Road	C	C	Post 1943 Inter War dwelling house – open sided carport to right hand side of dwelling
52 Telegraph Road	C	C Item (1647)	“Eastbourne” dwelling house
50 Telegraph Road	C	N	<p>New build - French provincial chateau style.</p>  <p>Amend rating to Neutral.</p>
48 Telegraph Road	C	N	<p>Single storey inter-war dwelling house with lovely sandstone front fence/retaining wall, unfortunately an over scaled front dormer and internal garage to building façade reducing the rating to Neutral.</p> 



			Amend rating to Neutral.
17 Lindsay Close	C	N	1943 aerial photo shows that this site was once associated with “Bushlands” at 46 Telegraph Road. Therefore, it is recommended it be retained within the heritage conservation area but be given a Neutral rating.
46 Telegraph Road	C	C	Battle-axe with very long access handle, not visible from street. 1930s construction ‘Bushlands’ which has undergone modification. However, the building is from a key development period and retains some features of its original construction including curved verandah and single storey form.
44 Telegraph Road	C	N	C 1988 construction. Not from key development period.  Amend rating to Neutral.
42 Telegraph Road	C	C Item (I643)	“Belle Maison” dwelling house
40 Telegraph Road	C	C Item (I642)	“Claremont” dwelling house
38 Telegraph Road	C	C Item (I641)	Federation arts and crafts dwelling house
36 Telegraph Road	N	N	New build, predominantly seen from Station Street as located on a corner lot.
34 Telegraph Road	D	N	Most likely modest inter-war dwelling which has undergone modification including rendered and painted façade making its age hard to accurately determine.

			 <p>However form is predominantly intact and it is not considered to be a detracting element from the streetscape.</p> <p>Amend rating to Neutral.</p>
32 Telegraph Road	D	N	<p>Different building from that shown on 1943 aerial, most likely a 1960s single storey brick house which has been modified with a rendered and painted façade incorporating smooth sandstone tiles to main external façade.</p>  <p>The form of the building is predominantly intact. It is not considered to be a detracting element within the streetscape.</p> <p>Amend rating to Neutral.</p>

30 Telegraph Road	D	C	<p>Federation cottage with painted façade. Carport has been erected to the left front hand side adjacent to front building alignment. However, it is an open carport and does not completely obscure the building façade. Building is considered contributory to the HCA as it is a reasonable intact Federation cottage which retains its original form and some features including roughcast façade, chimneys and gables roof form.</p> <p>Amend rating to Contributory.</p> 
28 Telegraph Road	C	C	<p>Very modest weatherboard dwelling house with no off street parking. Visible on 1943 Aerial. Minor alterations and additions approved late 2017.</p>
26 Telegraph Road	C	C Item (1637)	Dwelling House
24 Telegraph Road	C	C Item (1636)	Dwelling House
22 Telegraph Road	N	N	New infill faux Victorian two storey house mainly addressing Coleridge Street therefore not overly visible to Telegraph Road
20 Telegraph Road	N	N	C.1970s infill
18 Telegraph Road	C	C	Lovely single storey inter war cottage featuring low brick and timber front fence and central entranceway.
16 Telegraph Road	D	D	Very unsympathetic addition completely and irreversibly obscuring original built form of original liver brick Californian bungalow.

14 Telegraph Road	C	C	On 43 aerial. New garage at the front but does not completely obscure the building façade.
12 Telegraph Road	C	N	<p>Unsympathetic additions including garage forward of front building alignment. Original form of building hard to discern.</p>  <p>Amend rating to Neutral.</p>
10 Telegraph Road	C	C	Cottage visible on 1943 aerial, likely late Federation cottage which has been painted featuring bay windows, gabled façade and prominent chimneys.
8 Telegraph Road	C	N	<p>Between 1961-68 house on 1943 aerial was altered, possibly a new build.</p>  <p>Amend rating to Neutral.</p>
4 Telegraph Road	C	C Item (I635)	"Merrivale" dwelling house
2A Telegraph Road	C	C Item (I654)	St Swithuns Anglican Church
2 Telegraph Road	C	C	Appear on 1943 aerial. No applications evident.
2B & 2C Telegraph Road	C	C Item (I655)	Sydney Water Reservoir - Pymble