

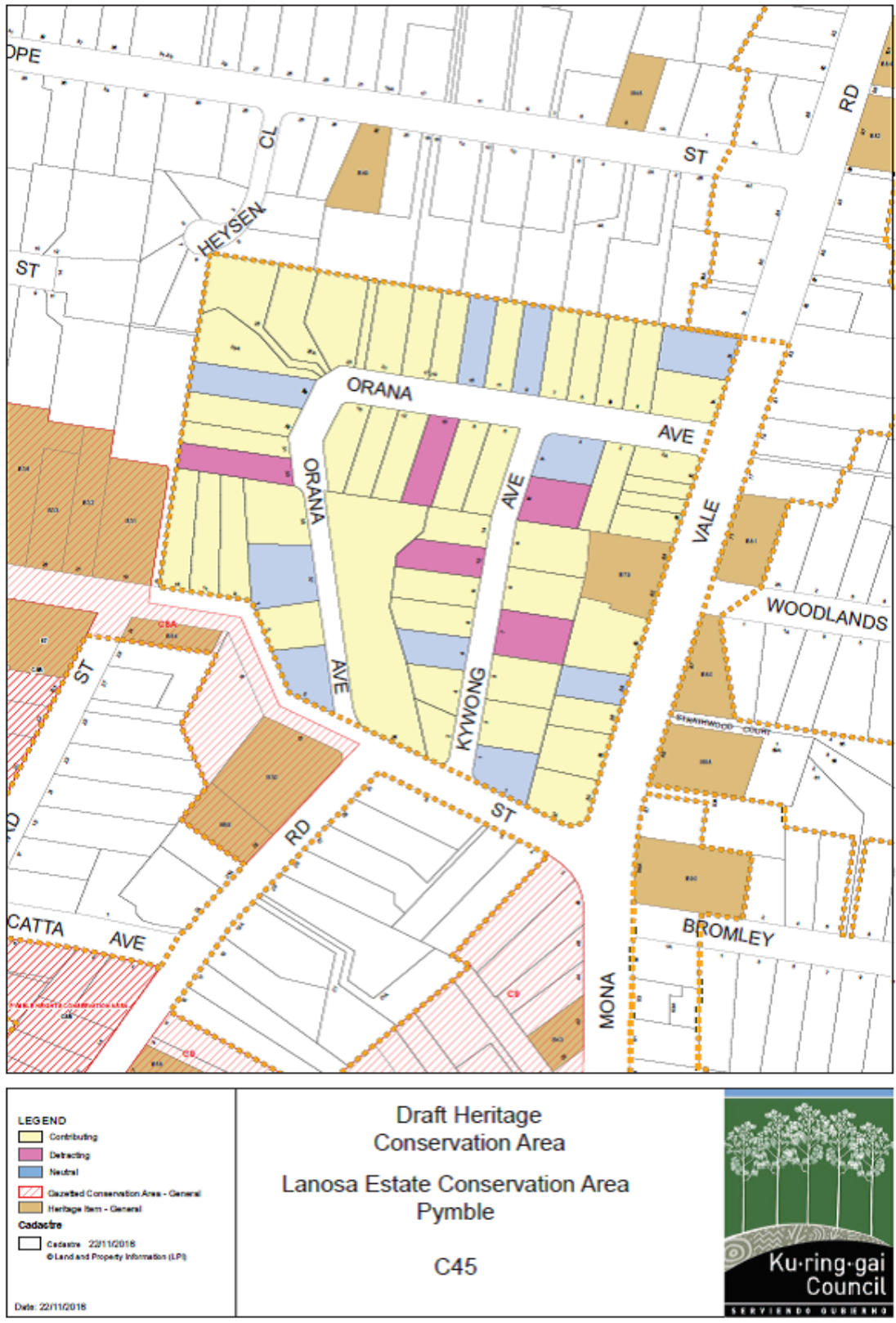
LANOSA ESTATE DRAFT HERITAGE CONSERVATION AREA (C45)

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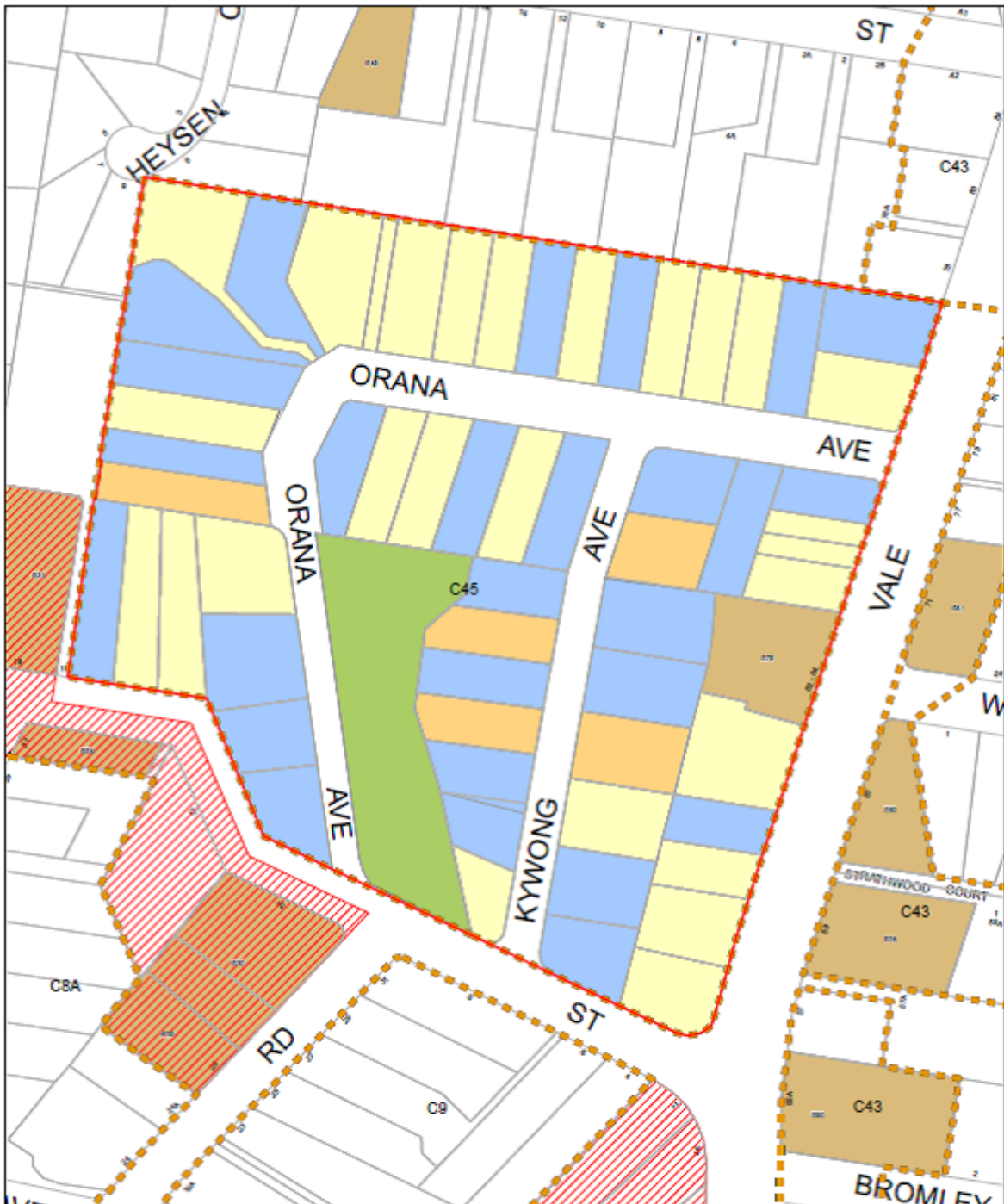
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1. Maps

1.1 Exhibited ratings map for draft Lanosa Estate HCA



1.2 Revised ratings map for draft Lanosa Estate HCA



<p>Legend</p> <ul style="list-style-type: none"> Contributing Detracting Neutral Gazetted Conservation Area - General Heritage Item - General <p>Date: 4/04/2018</p>	<p>Draft Heritage Conservation Area Area Review - Feb 2018</p> <p>Lanosa Estate Conservation Area Pymble C45</p> <p>Contribution Rating Map Recommendation - Not recommended to proceed</p>	
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2. Comment

The proposed Lanosa Estate HCA includes 55 properties (excluding Orana Reserve) located on Orana and Kywong Avenue, Mona Vale Road and Church Street, Pymble.

The area was identified for listing as a Heritage Conservation Area by Sue Jackson-Stepowski in 2012. The statement of significance prepared to support the listing states:

'The historical layers of European history are displayed in the current subdivision which does not follow a designed plan of streets or the geographical contours, but was dictated by the existing location of Stoney Creek Road (Mona Vale Road) and the boundaries of McKeown's orchard and Roseville Estate subdivision'...[the HCA] is built predominantly Inter-War and immediate post war houses which provide consistency of style, scale and materials...'

As part of the public exhibition process, objections were received from 23 properties (or 42% of all properties) and a group submission was received from on behalf of 'Friends of Orana and Kywong' resident action group representing 15 properties in draft HCA (which included properties who also lodged an individual submission). No submissions were received directly in support of the draft Lanosa HCA. This level of opposition is considered to be high and indicate an overall lack of support for the proposal within the affected area.

Submissions raised a number of issues including general disagreement to the assessed heritage values of the area; concerns about future limitation to making changes to properties; the evidence of unsympathetic changes within the area; and potential impacts on property and land values.

Council officers met with objectors on site on 9 January 2018 to inspect the area in further detail. Council was also provided with further detailed of an original objection at this meeting.

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.

The reassessment process has identified that many properties have undergone significant change over time and no longer present in their original forms or retain their original fabric. Consequently, the rating of these properties has generally been reduced to Neutral. Common examples of alterations include rendering and painting of face brick buildings, introduction of dormers into a building's primary front elevation, and introduction of second storeys to originally single storey dwellings. For example, the impacts of rendering and painting of original face brick facades can be seen in comparing properties located at 9 Kywong Avenue and those at 1 and 2 Orana Avenue as follows:



Image 1: 9 Kywong Avenue retains its original face brick façade and original windows; modifications include replacement balustrades



Image 2: Rendered and painted building facades at 1 and 2 Orana Avenue, respectively.

Brick elements comprised a major design element of inter-war buildings, which were largely devoid of excessive embellishment evident in prior building styles. The loss of this original design component impacts significantly on the ability of these buildings' design styles to be legibly read and understood. As a consequence, it is considered the alterations of these properties in this manner are deemed to reduce their rating to neutral.

Investigations have identified two additional properties for future further research, being Nos. 12 and 23 Orana Avenue.

The streets contained within the draft HCA generally contain a mix of Inter-War and Post War dwellings. The streets slope significantly from a high point at Mona Vale Road. The area is generally well landscaped with mature trees dominating the public and private domain.



Image 3: Looking upwards towards Mona Vale Road from Orana Avenue

A large reserve of remnant bushland located on Orana Avenue which is under the control and management of Council.



Image 4: Looking north along Orana Avenue opposite Orana Reserve

The streets contain a mix of building styles, forms and building materials. Inter-war building styles dominate but there are also examples of 1950s and 1960s dwellings, as well as more recent project home developments. Whilst there is some commonality in common building materials (ie extensive use of brick, sandstone retaining walls and paths, and terracotta roof tiles) the streets do not retain a cohesive pattern or style. While this is a reflection of the area's historical development over time, is not considered to be sufficiently significant to warrant the imposition of a Heritage Conservation Area in this location.

Cumulatively, the abovementioned attributes create a pleasing visual streetscape. However, as noted previously, many of the buildings have undergone significant and irreversible

changes which have impacted on their heritage values. Whilst some fine examples remain intact (notably 3, 5, 11, 12, 23 Orana Avenue; 9 Kywong; 11 Church Street; 50 Mona Vale Road) the level of change within the area has resulted in a lack of integrity and a HCA cannot be justified for the area.

The image below shows extant structure in 1943. The properties shaded yellow have been either demolished or significantly changed since this date. This image clearly demonstrates the rate of changer which has occurred within this area since 1943. Whilst a small group remains along Orana Avenue, the lots which were vacant in 1943 have been developed since this time and the infill buildings are not, in most cases, sympathetic to the values of the original adjoining structures.



Image 6: 1943 aerial of the area of the draft Lanosa HCA, with the properties highlighted yellow either significantly altered or demolished.

Accordingly, it is recommended that Council not proceed with the draft Lanosa Estate HCA. It is further recommended that Council investigate Nos. 12 and 23 Orana Avenue at a time when funding and resources are available.

3. Submissions Table

No.	Issue/Concern	Comment
1.	<p>Strongly object to draft HCA and property's inclusion within draft HCA.</p> <p>Consider this to be unreasonable administrative action.</p> <p>Heritage value is not substantiated, report has omissions and has identified certain properties to validate claims. No credentials of author given.</p> <p>Report is inconsistent as claims the area is well preserved but notes road widening and significant development. Refute notion Mona Vale Road is a unique landscape with heritage values, no streetscape value remains following road widenings in 1970s and impacts of clearway.</p> <p>Many properties have been altered including second storeys, garages and rendering. Rather the streetscape is eclectic and inconsistent. Property (60 Mona Vale Road) rated as contributory but should be neutral due to changes.</p> <p>Will have impacts on property values, legal rights and ability to make changes to home which has not been communicated effectively to residents.</p> <p>Process is a land grabbing exercise by Council. Current planning controls are sufficient.</p> <p>Concerns about the lack focus of the exhibition material on property owners' rights and restrictions.</p> <p>Many of the affected buildings are very old and Council has not undertaken an assessment of their structural integrity.</p>	<p>Objection noted.</p> <p>The study recommending the HCA was prepared by Sue Jackson-Stepowski and Carste Studios. Both are well known and qualified heritage professionals.</p> <p>It is noted that Mona Vale Road has undergone significant widening over time and agreed this has impacted on its amenity and aesthetic values.</p> <p>It is agreed that many of the buildings in the draft HCA have undergone modification and change. A re-rating assessment of the area has concluded that 50% of the buildings in the area are either considered to be Neutral or Detracting. For this reason, it is not recommended that this draft HCA proceed.</p> <p>See main body of Council report for discussion on impacts of heritage listing on property values.</p> <p>The proposal does not propose Council obtain or acquire land within the draft HCA. 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.</p>

No.	Issue/Concern	Comment
	This submission is made on behalf of 10 properties in the proposed HCA.	The imposition of an HCA will ensure that applications of this nature are determined by Council.
2.	<p>Strongly object to draft HCA and property's inclusion within draft HCA.</p> <p>Member of 'Friends of Orana and Kywong' resident action group and support submission on behalf of group.</p> <p>Property (17-19 Orana Avenue) should not be considered contributory as it has no street presence due to high fence and hedges, has an approved tennis court in front yard which has resulted in loss of original garden and landscaping, neighbouring property rated as detracting which negatively impacts this property, presence of Leyland Cypress hedge length of driveway which is inconsistent with the HCA.</p> <p>Proposal will impact on value of property.</p> <p>Request property be rated detracting.</p>	<p>Objection noted.</p> <p>It is agreed that views of 17-19 Orana Avenue from the public domain are currently obscured by a large hedge. It also contains a tennis court within its front setback. However, the tennis court does not obscure the building from the street and the hedge is not a permanent structure. Regardless, it is not recommended that this draft HCA proceed.</p> <p>See main body of Council report for discussion on impacts of heritage listing on property values.</p> <p>The subject property has been reviewed and it is recommended that the Contributory rating is appropriate. However, on balance, the recommendation is for this draft HCA not to proceed.</p>
03.	<p>Claims about the predominant types of building in area could be said for many other areas also and therefore area has no unique heritage elements of scale or material requiring protection. Disagree that a consistency of style can be identified within area and many properties have been altered.</p> <p>Area presents a mix of buildings representing its ongoing development and change over time which should be allowed to continue into the future rather than halted.</p> <p>Dispute the historical association of property (25 Orana Avenue) with original applicant for the subdivision. Reference to area's former rural use seems meaningless in its current context as a</p>	<p>It is agreed that the area represents a range of building styles. It is also agreed that the area does not express much consistency of style and many of the buildings have been altered. Accordingly, the recommendation is for this draft HCA not to proceed.</p> <p>Council owns and manages the public domain elements of the streets, pathways and verges. It also owns and manages Orana Reserve.</p> <p>See main body of Council report for discussion on impacts of heritage listing on property values.</p>

No.	Issue/Concern	Comment
	<p>residential area.</p> <p>HCA will not preserve the landscape setting of the area as much of this is already owned by Council or already protected via Council's tree preservation order.</p> <p>Dispute notion that HCA will not impact negatively on property values and more information on this should be made available.</p>	
4.	<p>Object to HCA.</p> <p>Cannot understand on what basis HCA status can be justified given pretty much every home has been altered in some way or is a relatively new building.</p>	<p>Objection noted.</p> <p>It is agreed that many of the buildings in the draft HCA have undergone modification and change. A re-rating assessment of the area has concluded that 50% of the buildings in the area are either considered to be Neutral or Detracting. For this reason, it is not recommended that this draft HCA proceed.</p>
5.	<p>Little or no historical or heritage significance in the proposed area or the majority of the homes, with many being of modern appearance and some, including ours having been rendered.</p>	<p>It is agreed that many of the buildings in the draft HCA have undergone modification and change. A re-rating assessment of the area has concluded that 50% of the buildings in the area are either considered to be Neutral or Detracting. For this reason, it is not recommended that this draft HCA proceed.</p>
6.	<p>Strongly object to proposal as house (6 Kywong Avenue) was rebuild for 2nd floor in 1990, many properties in street are new constructions, there are no listed heritage items in the street, and property is described as "neutral".</p>	<p>Objection noted.</p> <p>It is agreed that many of the buildings in the draft HCA have undergone modification and change. A re-rating assessment of the area has concluded that 50% of the buildings in the area are either considered to be Neutral or Detracting. For this reason, it is not recommended that this draft HCA proceed.</p>

No.	Issue/Concern	Comment
7.	<p>Object to HCA.</p> <p>There are no heritage listed items on Kywong Avenue.</p> <p>Property (8 Kywong Avenue) is incorrectly rated as "contributory" when the Planning Proposal acknowledges that 8 Kywong is "new" and built in the 1990s</p> <p>Barely 50% of Kywong Avenue can be regarded as "contributory" and many properties on the street have already undergone significant modification and necessary modernisation.</p> <p>In the case of Kywong and Orana Avenues, aesthetic significance has been attributed to the lack of kerbs and guttering which is not unique or historically significant. The "riparian landscape" referred to in the planning proposal is the "nature reserve" between Kywong and Orana Avenues and is owned and maintained by the council.</p> <p>Question literature on impacts on property value and are concerned about the unforeseen risks, costs, restrictions and obligations that would be imposed by a HCA designation.</p>	<p>Agreed there is currently no listed Heritage Items on Kywong Avenue.</p> <p>It is agreed that many of the buildings in the draft HCA have undergone modification and change. A re-rating assessment of the area has concluded that 50% of the buildings in the area are either considered to be Neutral or Detracting. For this reason, it is not recommended that this draft HCA proceed.</p> <p>Council owns and manages the public domain elements of the streets, pathways and verges. It also owns and manages Orana Reserve.</p> <p>See main body of Council report for discussion on impacts of heritage listing on property values.</p> <p>A re-assessment of each property has been undertaken and a rating of Detracting has been applied to 8 Kywong Avenue.</p>
8.	<p>Members of the "Friends of Orana and Kywong" group and support the submission lodged on behalf of group.</p> <p>Question claimed consistency of area due to the overwhelming majority of the houses on Orana (and Kywong) having undergone significant renovation to the facade and surrounds.</p> <p>We object to the "contributory" label that has been given to property (2 Orana Avenue) due to several renovations including a second level extension, rendering and other external changes. House should be viewed in same way</p>	<p>It is agreed that many of the buildings in the draft HCA have undergone modification and change. A re-rating assessment of the area has concluded that 50% of the buildings in the area are either considered to be Neutral or Detracting. For this reason, it is not recommended that this draft HCA proceed.</p> <p>It is agreed that 2 Orana Avenue should not be rated Contributory due to modifications including rendering. The recommended rating for the property has been amended to Neutral.</p>

No.	Issue/Concern	Comment
	<p>as Nos. 4 & 9 Orana Avenue which are rated neutral.</p> <p>Request that Orana and Kywong avenue be removed from the proposed HCA map and request that the classification of property be amended to neutral.</p>	<p>Regardless, it is not recommended that the draft HCA proceed.</p>
9.	<p>Members of the "Friends of Orana and Kywong" group and support the submission lodged on behalf of group.</p> <p>Object to property (16 Orana Avenue) bring rated as contributory as it has been significantly altered and should be neutral, and many other buildings are incorrectly rated.</p> <p>Description of lack of curbing as a riparian landscape is misleading and more a reflection of Council overlooking maintenance.</p>	<p>Objection noted.</p> <p>Agreed that 16 Orana Avenue should not be considered to be Contributory to the area due to extensive modifications. The recommended rating has been amended to Neutral.</p> <p>Regardless, it is not recommended that the draft HCA proceed.</p>
10.	<p>Object to the HCA and especially inclusion of property (23A Orana Avenue) as the house we built ourselves only 40 odd years ago based on a draughtsman's view of what an Australian colonial home may have looked like and constructed with modern bricks bearing no resemblance to the originals and confused this could be considered contributory.</p> <p>House was designed to accommodate an extension on the second story for more bedrooms which could be an issue if the area becomes a HCA.</p> <p>At the very least the residents should be afforded a second opinion. Social impacts of proposal also need to be considered.</p>	<p>Objection noted.</p> <p>Agreed that 23A Orana Avenue should not be considered a Contributory building within the area. The recommended rating for this property has been amended to Neutral.</p> <p>Regardless, it is not recommended that the draft HCA proceed.</p>

No.	Issue/Concern	Comment
11.	<p>Disappointed with the council proposal for the HCA and object. It is unnecessary restrictions on what residents can do with their properties which are going to effect and decrease the value of these properties. Aware what happened when council put unnecessary restriction to others and value of their property falls sharply.</p> <p>If it is required I can give more details. Many houses in Orana Avenue have additions or second storeys. These modifications have diminished the heritage significance of the property and surrounding area.</p> <p>We would appreciate council not to ignore our objection and not wasting taxpayers' money on this matter.</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 agreed that many of the buildings in the draft HCA have undergone modification and change. A re-rating assessment of the area has concluded that 50% of the buildings in the area are either considered to be Neutral or Detracting. For this reason, it is not recommended that this draft HCA proceed.</p>
12.	<p>Do not believe that this proposal is the solution of this issue and We do not see any benefit of having area changed to HCA.</p> <p>This change will have various negative impacts on our property and the area, particularly, the land value which will need to be compensated by Council.</p> <p>As home owners and rate payers, have, want and need the right and ability to improve our home or property value and saleability, without having those further restrictions and rules.</p> <p>A lot of the houses in the area had been extensively renovated or modified, or are new buildings as identified by Paul Davies Pty Ltd in 2010.</p> <p>There are already 21 HCAs, including three in Pymble so don't see the benefit of declaring another HCA.</p> <p>The reasons provided by the council are not sufficient and object to the HCA proposal in our area.</p>	<p>See main body of Council report for discussion on impacts of heritage listing on property values. Council is not obliged to compensate property owners should property values be affected by heritage listing.</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 agreed that many of the buildings in the draft HCA have undergone modification and change. A re-rating assessment of the area has concluded that 50% of the buildings in the area are either considered to be Neutral or Detracting. For this reason, it is not recommended that this draft HCA proceed.</p>

No.	Issue/Concern	Comment
13.	<p>Disappointed Council has failed to properly consider objections from 2014. Disagree property values will not be affected.</p> <p>The name "Lanosa Estate" is misleading and means nothing in the development of the area. The houses fronting Mona Vale do not form a natural grouping with the houses in Orana and Kywong Avenues (which are on the floor of a valley) as they are perched on the top of a hill and face away from Orana and Kywong Avenues and should not be included as the original parcel of land was owned by William McKeown, was extensive and covered both side of Mona Vale Road as well as beyond on both sides.</p> <p>A more logical place to locate these properties in Mona Vale Rd would be to include them in the proposed Mona Vale Road Conservation Area C43.</p> <p>The houses fronting Church Street, numbers 3-15, are sited up the hill from Orana Avenue and have nothing geographically to do with Orana Avenue. There is an existing heritage listing for Church Street which starts almost adjacent to 15 Church Street. This is where these houses in Church Street should be heritage listed, if at all.</p> <p>Paul Davies concluded in 2010 that area did not have sufficient merit to justify an HCA. There are already 21 HCAs in the municipality, including 3 in Pymble. Why are building ratings different for different consultants?</p> <p>No evidence provided to the consultant's assertion that the land was originally used for orchards.</p> <p>Orana park should not be considered contributory as it is not a building and is already under the control of Council.</p>	<p>See main body of Council report for discussion on impacts of heritage listing on property values.</p> <p>There is a historical relationship between properties on Mona Vale Road and the Kywong and Orana Avenue area, being the existing location of Mona Vale Road (then known as Stoney Creek Road) and the boundaries of William McKeown's orchard.</p> <p>The purpose of a Heritage Conservation Area is to protect areas expressing heritage significance via a process of assessment. The fact that Church Street is geographically separate from Orana and Kywong Avenue is not, in itself, a reason not to include it. Further, attributes other than buildings can form part of the significance of HCAs including parks, views and vistas, landscaping and public domains elements.</p> <p>A re-rating of all properties within draft HCA has been undertaken. It is recommended that the rating of Contributory for the Orana Reserve be retained. Regardless, it is not recommended that the draft HCA proceed.</p> <p>It is agreed that many of the buildings in the draft HCA have undergone modification and change. A re-rating assessment of the area has concluded that 50% of the buildings in the area are either considered to be Neutral or Detracting. For this reason, it is not recommended that this draft HCA proceed.</p>

No.	Issue/Concern	Comment
	<p>Objection to a reason for the HCA being its demonstration of the development of new construction methods that used split levels and suspended slabs as this could apply in any sloping areas.</p> <p>There has been significant development since the Second World War which has changed the character of this area adversely.</p> <p>Additional information provided as part of an on-site visit between Council and objectors on 9 January 2018.</p>	
14.	<p>Object to this proposal.</p> <p>The houses opposite us are not classified as HCA, which means we could potentially have multi-storey developments looking down on us.</p> <p>Will impose unnecessary restrictions on what we can do with the property – especially since our property is classified as “neutral”.</p> <p>Potential decrease in property values due to uncertainty and restrictions on the possible improvements allowed.</p> <p>Supports submission No. 1</p>	<p>Objection noted.</p> <p>The type and size of residential buildings is predominantly determined by land use zoning and building height and floor space ratio controls.</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>
15.	Supports submission No. 1	Noted.
16.	Objects to proposal	Objection noted.
17.	<p>Oppose the inclusion of our property in the proposed HCA.</p> <p>There are no heritage listed items on Kywong Avenue.</p> <p>Properties on the street have already undergone significant modification and</p>	<p>Agreed there is currently no listed Heritage Items on Kywong Avenue.</p> <p>It is agreed that many of the buildings in the draft HCA have undergone modification and change. A re-rating assessment of the area has concluded</p>

No.	Issue/Concern	Comment
	<p>necessary modernisation.</p> <p>It is acknowledged that property (14 Kywong) is "new" and built in the 1988. It has no characteristic of heritage features.</p>	<p>that 50% of the buildings in the area are either considered to be Neutral or Detracting. For this reason, it is not recommended that this draft HCA proceed.</p>
18.	<p>Support submission No. 1</p> <p>Appalled that such a proposition, which has the potential to adversely affect property owners, should even be contemplated.</p> <p>Recent changes to 62 Mona Vale Road result in it bearing no similarity to the original property, either externally or internally.</p> <p>For Council to then place HCA restrictions on surrounding properties, all of which conform to the landscape, is the height of hypocrisy.</p> <p>We would like to think Council will take a more responsible and sympathetic approach in not proceeding with proposed HCA listing.</p>	<p>Noted.</p> <p>Approval was granted in 2014 by the Land and Environment Court for the use of 62-64 Mona Vale Road as a childcare centre and associated works including car parking.</p> <p>The recommendation is not to proceed with the draft HCA.</p>
19.	<p>Support submission No. 1</p>	<p>Noted.</p>
20.	<p>Submission on behalf of 'Friends of Orana and Kywong' resident action group representing 15 properties in draft HCA.</p> <p>Object to the proposal</p> <p>Area has no relationship to "Lanosa" at 62 Mona Vale Road. Orana/Kywong Ave have no relationship to Church Street or Mona Vale Road.</p> <p>Landscape of area is not unique and it already protected by tree preservation orders.</p> <p>Many properties in area have been altered and no longer contribute to the streetscape which is eclectic and inconsistent. Lack of kerb and gutter</p>	<p>Objection noted.</p> <p>There is a historical relationship between properties on Mona Vale Road and the Kywong and Orana Avenue area, being the existing location of Mona Vale Road (then known as Stoney Creek Road) and the boundaries of William McKeown's orchard.</p> <p>It is agreed that many of the buildings in the draft HCA have undergone modification and change. A re-rating assessment of the area has concluded that 50% of the buildings in the area are either considered to be Neutral or Detracting. For this reason, it is not recommended that this draft HCA</p>

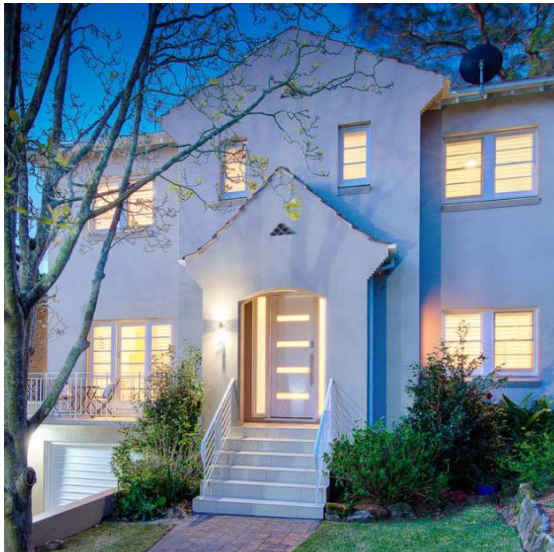
No.	Issue/Concern	Comment
	<p>does not contribute to heritage values.</p> <p>Object to contributory rating for buildings which have undergone change.</p> <p>Refute idea that property values will not be impacted. Concerns over legal rights, ability to make changes to properties and in communication material as part of exhibition.</p> <p>Inconsistency exists between various heritage assessments.</p> <p>Existing planning controls are sufficient. Inspection necessary to adequately determine significance of area.</p>	<p>proceed.</p> <p>See main body of Council report for discussion on impacts of heritage listing on property values.</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>A site inspection was held between Council and objectors on 9 January 2018.</p>
21.	Support submission No. 1	Noted.
22.	<p>Reject property (2 Orana) rating as contributing.</p> <p>House has been given a modern makeover in the past 2 years. House is rendered, warm olive green painted on exterior. Dated features are covered by downpipe.</p> <p>All heritage value has been lost since the renovation.</p>	<p>It is agreed that 2 Orana Avenue should not be rated Contributory due to modifications including rendering. The recommended rating for the property has been amended to Neutral. Regardless, it is not recommended that the draft HCA proceed.</p>


4. Rating Table


Kywong Ave and Orana Ave HCA – Initial SJS assessment; December 2017 reassessment



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

RATING (revised boundary)	SJS 2012	2018
Contributory	40 (73%)	25 (45.5%)
Neutral	10 (18%)	25 (45.5%)
Detracting	5 (9%)	5 (9%)
TOTAL	55 (excluding Orana Reserve)	55 (excluding Orana Reserve)



Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
1 Orana Ave	C	N	<p>Rendered façade, unlikely to be reversed, extended to rear. Due to render and painting this building has lost much of its original integrity.</p> 



Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
			Amend rating to Neutral.
2 Orana Ave	C	N	<p>Rendered façade, not on 43 aerial but in existence by 1951 aerial. Due to render and painting this building has lost much of its original integrity.</p>  <p>Amend rating to Neutral.</p>
3 Orana Ave	C	C	Interesting inter war two storey dwelling house – appears to have had few modifications over time; appears between 1943 and 1951; original stepped sandstone front and side retaining wall
4 Orana Ave	N	N	Modified inter war single storey dwelling, oversized dormers to façade; built between 1943 and 1951.
5 Orana Ave	C	C	Open carport forward of front building alignment; original front stepped sandstone retaining wall and sandstone garden edging. Retains original form and carport is open so does not completely obscure façade.
6 Orana Ave	C	N	New roof (and dormers) since 1943



Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
			<p>aerial</p> <p>Six new dormers (including 3 to façade) but retains an interesting and prominent protruding original sunroom. However too modified to be contributory.</p>  <p>Amend rating to Neutral.</p>
7 Orana Ave	C	C	Inter war single storey; pre 1943; online real estate photos showing interesting sandstone features to rear garden as well as driveway and front garden; original front stepped sandstone retaining wall. Enclosed from verandah but reversible.
8 Orana Ave	C	C	Pre 1943 intact inter war 2 storey dwelling house, seems predominantly intact.
9 Orana Ave	N	N	Newer build, maybe 1970s/80s
10 Orana Ave	D	N	Oversized dormer to façade and carport forward of front building alignment



Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
			 <p data-bbox="850 801 1422 837">Amend rating to Neutral.</p>
11 Orana Ave	C	C	Intact inter war two storey dwelling house; pre 1943; lovely curved front sandstone retaining wall; generous front setback
12 Orana Ave	C	C	<p data-bbox="850 1081 1422 1234">Interesting inter war (Mediterranean?) single storey dwelling house “La Dauphine” located on 2 lots – on a relatively old DP</p> 
15 Orana Ave	N	N	1970s/1980s construction?
16 Orana Ave	C	N	Very heavily modified inter war dwelling house – large, highly visible second storey addition has changed the character of this house. 2003 additions



Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
			 <p data-bbox="850 775 1171 808">Amend rating to Neutral.</p>
17-19 Orana Ave	C	C	Not highly visible from street due to foliage but if this were removed it would be able to be seen – tennis court in front of building – despite this the building façade seems intact and therefore still considered to contribute to the streetscape; interesting front sandstone retaining wall to street.
21 Orana Ave	C	C	Inter war dwelling house, façade appears largely intact, rear modifications, generous front setback, stepped sandstone front retaining wall
23 Orana Ave	C	C	Lovely inter war dwelling house in garden setting, stepped sandstone front retaining wall.


Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
			
23A Orana Ave	C	N	<p>Newer building, possibly 1980s</p>  <p>Amend rating to Neutral.</p>
25 Orana Ave	C	C	<p>Extant on 1943 aerial but only accessible via a very long driveway – not visible from public domain. Cannot verify property on site.</p>
25A Orana Ave	C	N	<p>c.1962. Rendered and painted.</p>



Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
			 <p data-bbox="852 954 1171 987">Amend rating to Neutral.</p>
27 Orana Ave	N	N	Property not visible from street. Maybe modified property evident on 1943 aerial.
29 Orana Ave	C	C	Evident on 1943 aerial, no significant modifications on file.
31 Orana Ave	C	N	<p data-bbox="852 1283 1394 1395">Heavily modified 1920s? cottage, painted façade, large dormer to façade and garage incorporated into building façade.</p>  <p data-bbox="852 1854 1171 1888">Amend rating to Neutral.</p>


Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
33 Orana Ave	D	D	 <p data-bbox="850 882 1385 954">Likely a heavily modified inter-war house with domineering addition.</p>
35 Orana Ave	C	C	On 1943 aerial, modified. Minor alterations to rear approved 1999.
37 Orana Ave	N	N	Not visible from street (aka 7 Church Street). Modifications approved 2007.
5 Church St	C	N	<p data-bbox="850 1245 1378 1357">Not on 1943 aerial; boundary between 5 and 3 Church Street appears to have realigned over time.</p> <p data-bbox="850 1391 1310 1458">Rendered façade, too altered to be considered Contributory.</p>  <p data-bbox="850 1861 1171 1895">Amend rating to Neutral.</p>
3 Church St	N	N	New building, not same as on 1943

Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
			aerial.
1 Kywong St	N	N	Modified, appears between 1943 and 1951.
2 Kywong St	C	C	50s/60s, intact
3 Kywong St	C	N	<p>Rendered functionalist inter-war, two storey, not original windows</p>  <p>Amend rating to Neutral.</p>
4 Kywong St	C	N	<p>C1950s/60s single storey brick, now rendered. Therefore, recommend amending rating to Neutral.</p> 

Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
5 Kywong St	C	C	 <p data-bbox="850 913 1347 992">Interesting house, amended originally single storey.</p>
6 Kywong St	N	N	Amended inter-war house with mansard roof addition and dormers
7 Kywong St	D	D	Likely newer build
8 Kywong St	C	D	<p data-bbox="850 1245 1347 1317">New (BA 89/01947) – construct early 90s</p>  <p data-bbox="850 1821 1150 1861">Dominant front garage</p>
9 Kywong St	C	C	Interwar two storey dwelling house, face brick intact, likely original windows. Later

Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
			balustrades and addition above garage.
10 Kywong St	C	N	<p>Second storey addition. Single storey in 43 aerial.</p> <p>BA 82/02179 – Alterations (around 1983)</p> <p>BA 84/00978A</p> <p>“Garden Studio” 1984</p> 
11 Kywong St	C	C	Interwar dwelling house on high side of street, face brick intact, curved bay window to front façade, likely original built in garage
12 Kywong St	D	D	Newer build, very prominent garage
14 Kywong St	C	N	New double garage at front, new second storey, new windows and openings. Amend rating to Neutral.

Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
			
15 Kywong St	D	D	Heavily modified either interwar or immediate post war dwelling house
15 Church St	C	N	New 2 storey dwelling plus garage BS97/0422 
11 Church St	C	C	Inter war dwelling house, face brick
9 Church St	C	C	Inter war dwelling house
50 Mona Vale Rd (aka 1A Church	C	C	Inter war Tudor style two storey dwelling house, intact textured? face brick.

Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
Street			
54 Mona Vale Rd	C	C	Inter war dwelling house, intact face brick.
56 Mona Vale Rd	C	C	1950? Single storey blonde brick, symmetrical façade with rounded columns to central front entrance.
58 Mona Vale Rd	N	N	Post 1943 two storey dwelling house, painted brick façade, modified.
60 Mona Vale Rd	C	C	Red face brick dwelling house on large parcel of land, sloping site, 2 storeys at rear
62-64 Mona Vale Rd	C HI	C Item (I579)	"Lanosa"
66 Mona Vale Rd	C	C	Inter-war dwelling house, interesting roof form
70 Mona Vale Rd (aka 2A Orana Avenue)	C	N	Two storey inter-war dwelling house now painted. Amend rating to Neutral.
			 <p>Amend rating to Neutral.</p>

Address	HCA Review Rating (SJS 2012)	Reassessment December 2017	Comment
1A Orana Ave	C	C	Pre 1943 altered
76 Mona Vale Ave	N	N	Post 1943 build
Orana Reserve	C	Not rated	Council owned remnant bushland