

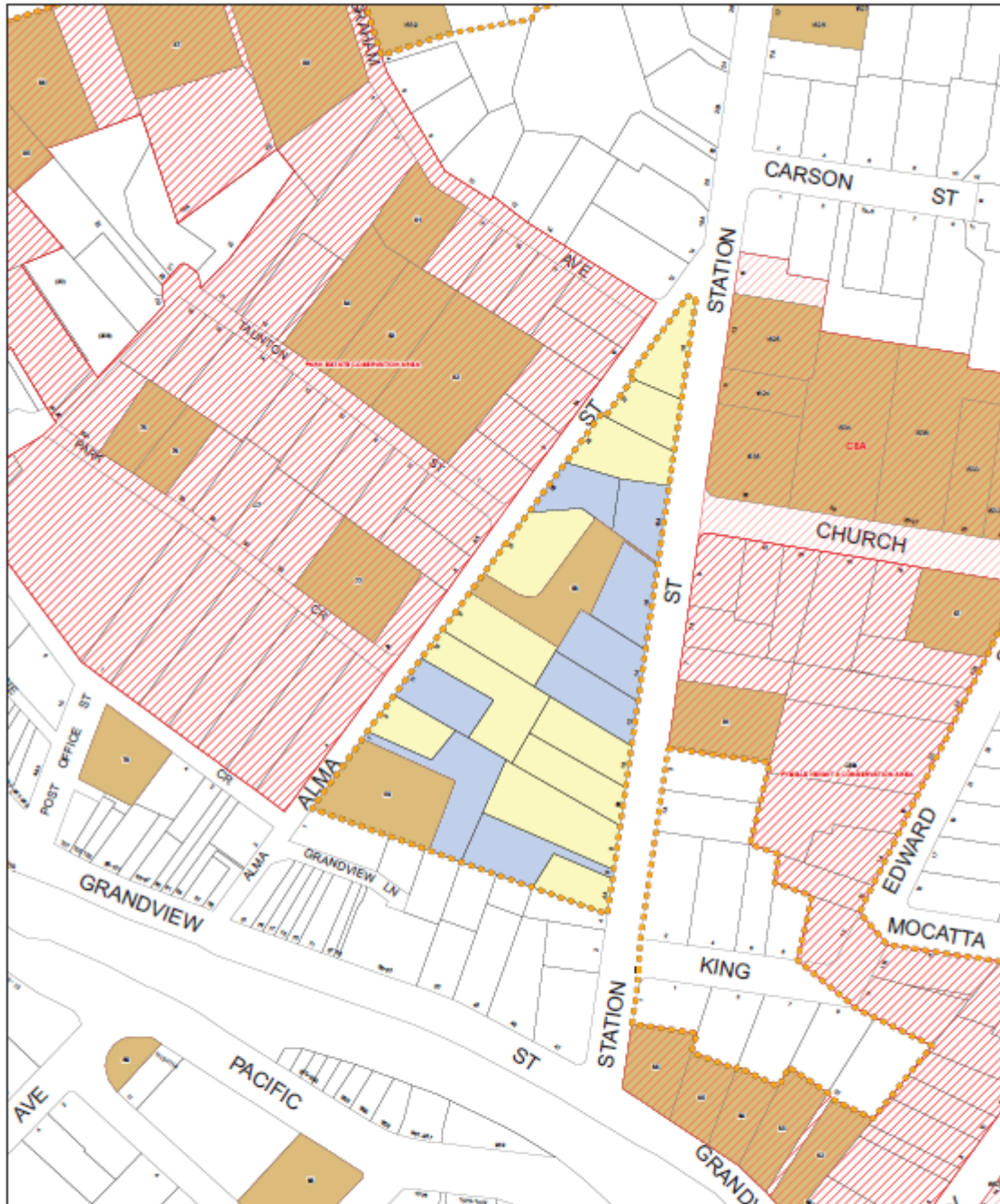
Athol Conservation Area Pymble (C46)


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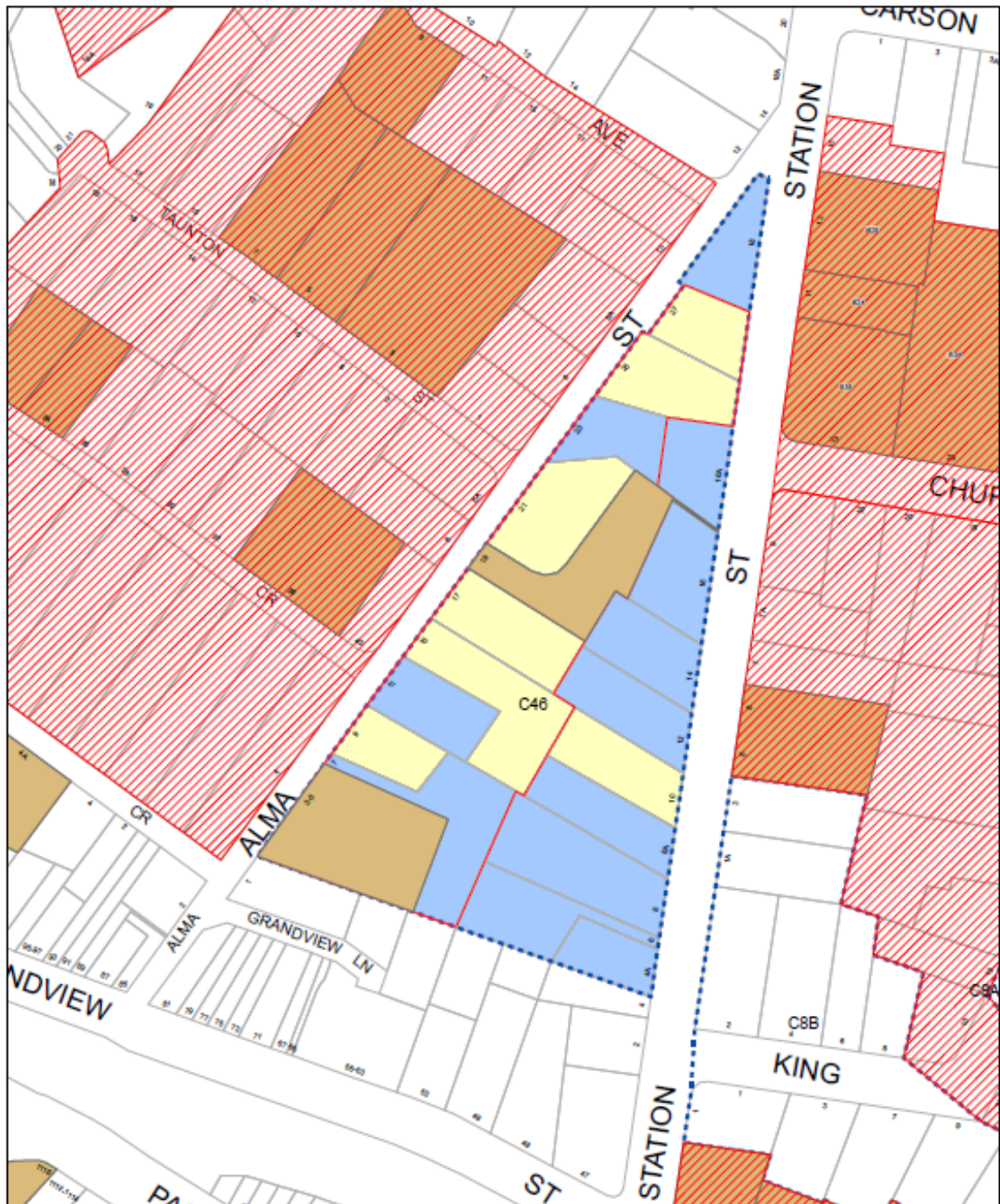
Maps

1. Exhibited rating map



<p>LEGEND</p> <ul style="list-style-type: none">ContributingDetractingNeutralGazetted Conservation Area - GeneralHeritage Item - General <p>Cadastral</p> <ul style="list-style-type: none">Cadastral 22/11/2016© Land and Property Information (LPI) <p>Date: 22/11/2016</p>	<p>Draft Heritage Conservation Area Athol Conservation Area Pymble</p> <p>C46</p>	
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2. Revised rating map



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

Date: 17/04/2018

Draft Heritage Conservation Area
Area Review - Feb 2018

Athol Conservation Area
Pymble
C43

Contribution Rating Map
Recommendation -
Recommended to proceed



Comments

The area reviewed is the draft Athol Conservation Area (C46) that includes 21 properties located on Alma Street and Station Street Pymble.

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

The Pymble East study area is of local historic and aesthetic significance retaining streetscapes of good, high quality and mostly intact, representative examples of single detached houses from the Federation, Inter-war and Post War periods constructed following the late 19th and early 20th century subdivisions and establishment of the North Shore Railway line in 1890. The street alignments and subdivision patterns significantly reflect the early boundary lines and connections between the early estates and subdivisions north of what is now the Pacific Highway and railway corridor.

The predominant early 20th century development of the area also reflects the evolution of rail and road networks and particularly improvements of the rail network in the late 1920s and 1930s. The early patterns generally remain discernible, however, are now overlaid with subsequent land amalgamations and subdivisions which reflect the ongoing growth and development of the area. The built context is enhanced by the natural topography, street proportions, grassed verges, street trees and individual garden settings which greatly contribute to the visual and aesthetic character of the area.

As a result of the statutory public exhibition process, 5 objections were received and 1 submission in support.

Issues raised in the submissions included the lack of heritage significance, increased development restrictions and reduced property value. These issues are addressed in the main report.

In light of the public exhibition submissions the area was reviewed again which included several site visits and historical research by Council officers.

The Athol Conservation Area is recommended to proceed as an amended and reduced conservation area. Based upon submissions and review of Council held information the rating of four properties in this draft HCA were changed to neutral. The western side of the HCA is recommended to proceed. The houses on this side include the heritage items Athol (19 Athol Street) and Claverton (3-5 Alma Street). The houses date from the 1890s through to the 1950s. The inclusion of the Athol Conservation Area will contribute to the heritage values and the setting of existing Park estate Conservation Area.

The revised statement of significance for the Athol Conservation Area is:

The Athol Conservation Area is of local historic and aesthetic significance retaining streetscapes of quality and mostly intact, representative examples of single detached house from the 1890s through to the 1950s. Residential construction in this area followed the late 19th and early 20th century subdivisions and establishment of the North Shore Railway line in 1890. The street alignments and subdivisions significantly reflect the early boundary lines of land grants and estate subdivisions. The land is associated with the original land grant owner Robert Pymble and later owner, orchardist, Robert McIntosh. The heritage listed Athol (formerly known as Marlboon) was built in c.1899 for Benjamin Richards. The subdivision of the Athol residence and grounds in 1941 is reflected in much of the current pattern of subdivision. The built context is enhanced by the natural topography, street proportions, grassed verges, street trees and individual garden settings which greatly contribute to the visual and aesthetic character of the area.

Submission summary table – Athol Conservation Area Pymble (C46)

No	Issue/Concern	Comment
35	Opposed to HCA	Opposition noted.
83	<p>Strongly opposed to HCA.</p> <p>Opposed on following grounds:</p> <ul style="list-style-type: none"> • House isn't a typical "heritage" home and it is not visible from street. • Decrease home value and slow down future home sale. • Street has been run down by Council from lack of maintenance. • Mix of house styles in the street, with few worthy of heritage. • Have the right to improve my home for liveability, investment and saleability without restriction. 	<p>The house at 16a Station street was assessed as neutral and it is agreed it does not have heritage value. On house sales please see comments in the main body of the report.</p> <p>With regards to maintenance concerns and requests please contact Council's Operations Directorate.</p> <p>The block does contain a mix of housing styles from the Federation through to recent. It is misnomer that a heritage conservation area requires a homogenous housing style from one era. Many of the HCAs in Ku-ring-gai have historical significance for the original subdivision and later re-subdivisions to accommodate housing overtime from the Victorian period through to the Inter-war.</p> <p>Every house in Ku-ring-gai is required to comply with Council's</p>

No	Issue/Concern	Comment
		<p>Local Environmental Plan. No development is unimpeded by rules whose aim is often to ensure environmental and amenity concerns are given due to consideration and are protected. In a HCA a house can still be updated and changed however it is required to undertake change in a way that respects the heritage significance of an area.</p>
<p>112 185 Duplicate submission</p>	<p>Opposed to HCA.</p> <p>This will certainly change the streetscape of our suburb in an undesirable way.</p> <p>Opposed because of restrictions on property (future development and potential intangible values), sees no need, want the ability to improve their property values, and modifications have diminished the heritage significance of the property and surrounding area.</p> <p>No regard for what is really heritage.</p>	<p>A conservation area is about maintaining the heritage significance, often the appearance of original houses.</p> <p>The impact of a conservation area on intangible value is considered negligible, intangible value being the present value of excess earning power of an entity over the normal rate of return. The development standards for this property have not changed regardless of the HCA. The FSR, building height and zoning remain the same. The property retains its development potential based on these quantifiable controls. How a property is redeveloped and the ability of a designer or architect to maximise the potential of the site within the heritage parameters will depend on the experience and talent of these professionals. Given the interface of this block with existing HCAs on two sides its potential for upzoning is also unlikely.</p> <p>The heritage assessment takes great consideration for what is heritage. What needs to be determined is, are there enough heritage values for this block to</p>

No	Issue/Concern	Comment
		warrant its inclusion as a HCA? On Alma Street the majority of houses are contributory. This is not the case on Station Street. As such it is recommended Alma Street proceed but not Station Street.
120	Opposed to HCA. There is little heritage houses left in our street, most house have added second stories or have been rebuilt. It will greatly affect the price and saleability of our property plus more importantly the ability to improve our house.	See comments to submission 112 above.
178	Opposed to HCA. Property (14 Station Street) built in late 1980s. believe we will be unfairly affected with unnecessary restrictions. These restrictions would make it less attractive to future purchasers.	This house was rated as neutral recognising it as a more recent development not being from a significant heritage development period. See comments in the main body of the report on house sales.
115	Supportive of HCA. Agree with decision and process to determine this. See the proposal as a way to slow issues such as overdevelopment.	Support noted.


Rating review



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



	PMA	2018
Contributory	7 (54%)	3 (23%)



Neutral	4 (31%)	10 (77%)
Detracting	2 (15%)	0
Total	13	13



Address	HCA Review Rating	Recommended rating	Comment
2 Station St	C	C	Late inter-war
4 Station St	C	C	1950s
4A Station St	C	C	St Ives Style
6 Station St	C	N	New on battleaxe. PCDC0509/14 – Demolish existing and construct dwelling, garage and swimming pool – Nov 2014
8 Station St	C	C	Inter-war bungalow
8A Station St	C	N	Apartment building late 1960s.

Address	HCA Review Rating	Recommended rating	Comment
			
10 Station St	C	C	<p>Present in 1943 aerial – carport addition</p> <p>DA 4977/96 -RENOVATE A RES FLAT BUILD & BUILD NEW CARPORT (1996)</p>
12 Station St	C	N	<p>On 1943 aerial. Has alterations and additions, rendered and an integrated garage added to the front elevation.</p> <p>BA Alt & Add – 97/00932A (Oct 1997)</p>

Address	HCA Review Rating	Recommended rating	Comment
			
14 Station St	C	N	<p>Appeared between 1943 and 1951 aerial but has been altered with a substantial second wing added to the north on the front elevation.</p> 
16 Station St	D	D	Unchanged
16A Station St	N	N	Unchanged
18 Station St	C	N	<p>1943 aerial- No house at this location</p> <p>Built 1950</p> <p>BA - 88/01050</p> <p>House has been rendered and altered.</p>

Address	HCA Review Rating	Recommended rating	Comment
			
3-5 Alma St	item	C	Item on a double lot. Tennis court is present on the 1943 aerial.
7 Alma St	N	N	On the 1943 aerial. Exists in substantially the same form with an extension to the side. What can be seen is rendered. Recommended to remain neutral.
9 Alma St	C	C	<p data-bbox="871 1126 1394 1234">On the 1943 aerial photograph. Intact in form and materials but face-brick has been painted.</p> 

Address	HCA Review Rating	Recommended rating	Comment
11 Alma St	N	N	
15 Alma St	C	C	<p data-bbox="871 972 1390 1077">Dutch colonial style in face-brick. Appears between 1943 and 1951 aerial photograph.</p> 
17 Alma St	C	C	<p data-bbox="871 1608 1390 1749">Appears between 1956 and 1961 aerial photograph layers. Rendered Functionalist style and is contributory to the HCA.</p>
19 Alma St	Item	Item	Item
21 Alma St	C	C	<p data-bbox="871 1890 1390 1995">Appears between 1943 and 1951 aerial photograph. Striking architecture. Contributory to the HCA.</p>

Address	HCA Review Rating	Recommended rating	Comment
			
23 Alma St	N	N	
25 Alma St	N	C	<p>3 Town houses</p> <p>Same house present on 1943 aerial- some alts & adds</p>

Address	HCA Review Rating	Recommended rating	Comment
			
27 Alma St	C	C	<p>1950s – retains original form and materials.</p> 