

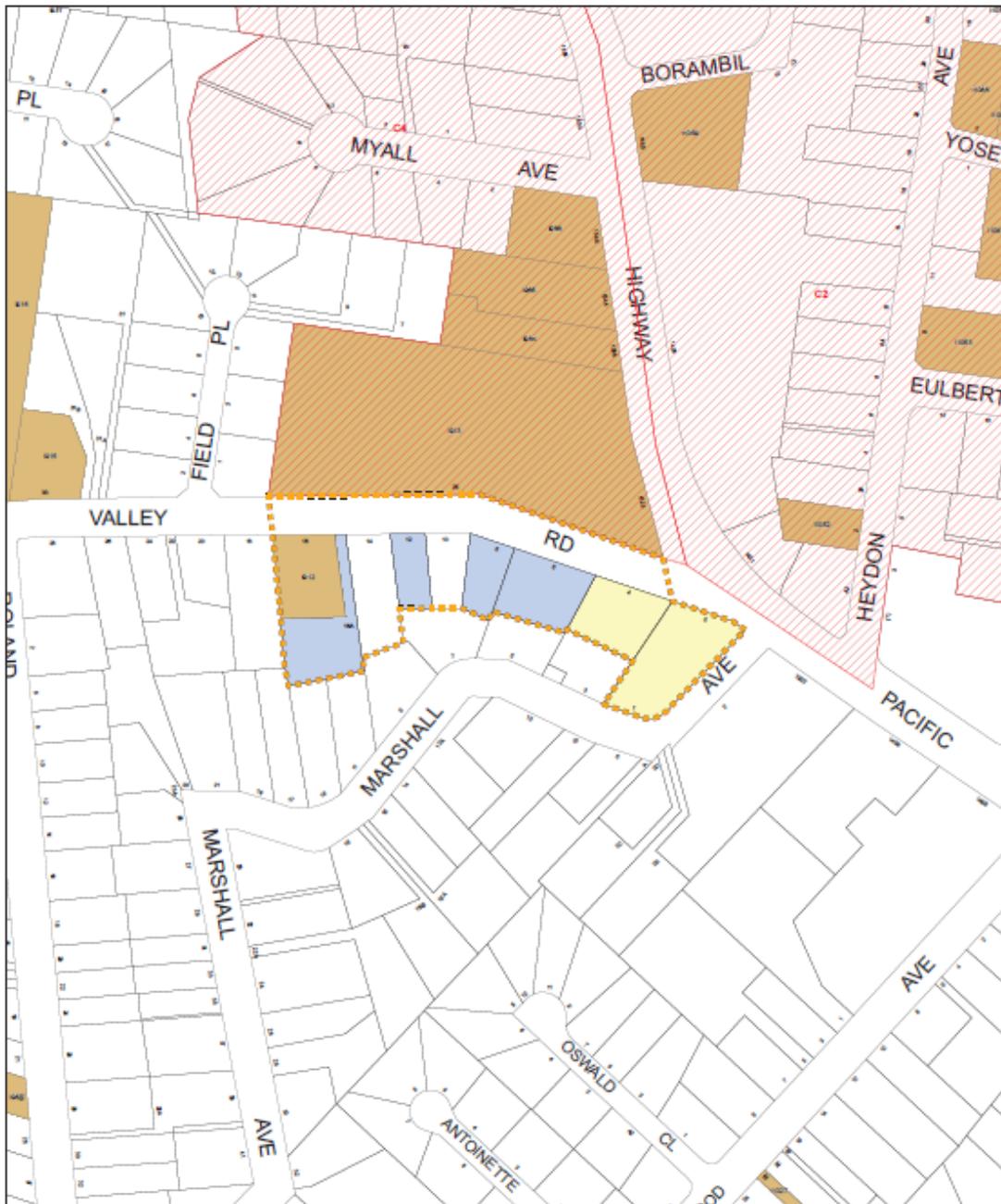
Extension to Mahratta Conservation Area (C4)

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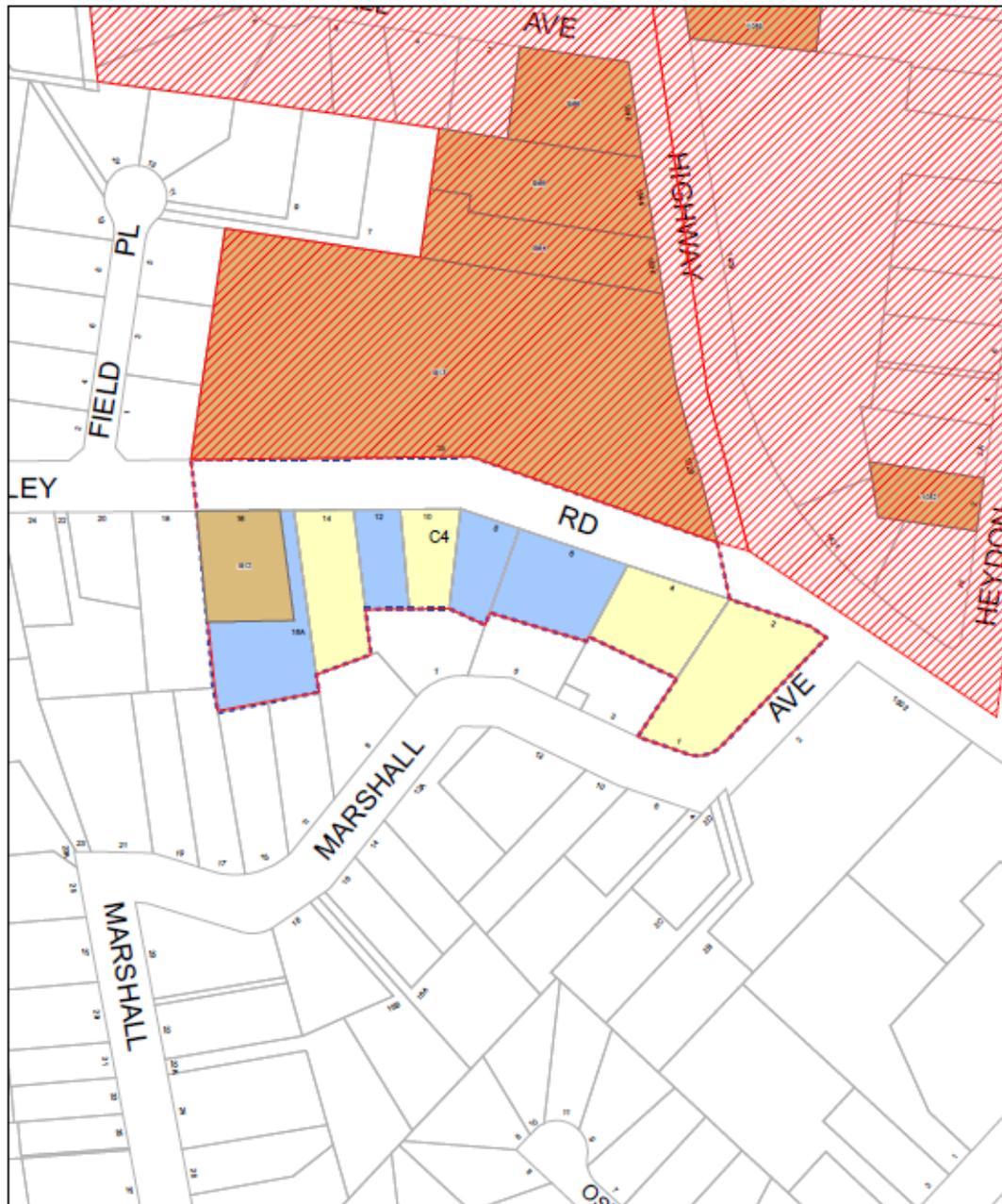
Maps

1. Exhibited rating map



<p>LEGEND</p> <ul style="list-style-type: none"> Contributing Detracting Neutral Gazetted Conservation Area - General Heritage Item - General <p>Cadastral</p> <ul style="list-style-type: none"> Cadastre 22/11/2016 © Land and Property Information (LPI) <p>Date: 22/11/2016</p>	<p>Draft Heritage Conservation Area</p> <p>Mahratta Conservation Area Wahroonga</p> <p>C4</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

Mahratta Conservation Area
Wahroonga
C4

Contribution Rating Map
Recommendation -
Recommended to proceed



Comments

The area reviewed was a proposed extension to the Mahratta HCA (C4) that included 9 properties located on Fox valley Road, Wahroonga.

The area was identified for listing as a Heritage Conservation Area by John Oultram in 2013. The statement of significance prepared to support the listing states:

The Mahratta Heritage Conservation Area is of historical and aesthetic significance for its largely intact fabric (houses, gardens, street layout) dating from the 1890s through to the inter war period into the 1940s. The area is of aesthetic significance as it encompasses the State Heritage Listed Mahratta built 1941 on the corner of the Pacific Highway and Fox Valley Road with its substantial gardens designed by Paul Sorenson; the 1924 subdivision of Myall Avenue as a rare early cul-de-sac design, distinctive for its Inter war period housing and circular planting bed; the 1912 subdivision of the eastern end of Gilda Avenue, with its collection of Federation period to inter-war period housing.

The area is of historical significance as one of the earliest areas of housing development on the western side of the Pacific Highway at Wahroonga, encompassing the 1896 Brown's Estate that covered a large portion of the area, the 1912 Warrawee View Estate (eastern end of Gilda Avenue) and the Myall Avenue (a subdivision of part of Toohey's Estate). The 1943 aerial photo of the area shows the eastern end of Gilda Avenue with unified formal street tree plantings (likely brush box), indicating the influence of the Wahroonga Progress Association in the early 20th century.

The area has associations with John Brown who owned and cleared a large portion of land to the north and south of Fox Valley Road and whose descendants subdivided and developed the land from 1896 onwards. The area also has associations with Thomas Hyndes who was granted a large parcel of land at Wahroonga in 1838 that he used for timber getting.

As a result of the statutory public exhibition process, 6 objections were received all against the proposal and 1 submission was received directly in support of the draft Mahratta HCA extension.

Issues raised in the submissions included the lack of heritage significance, increased development restrictions and financial burden. These issues are addressed in the main report and in the summary submission table below. One submission did raise the inconsistency of the inclusion of the south side of Fox Valley Road within the conservation area as it was not part of the land developed by John Brown. This land was originally part of the Thomas Hyndes six acre land grant, granted in 1836. This land was sold to John Brown in 1854, and the land which became Marshall Estate sold to Reginald Edmund Finlay, purchased from the Estate of John Brown in January 1892.

The subsequent subdivisions and estates within the HCA include Brown's Estate (post 1892), Marshall Estate (1905), Warrawee View Estate (1912) and a portion of Toohey's Estate.

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

The ranking of each property within the draft conservation area is included below. No rankings were changed. Based upon the reassessment the extension to the Mahratta Conservation Area is recommended to proceed.

It is recommended the rest of the Marshall Estate should be investigated for historical significance and 2 Fox Valley Road be further investigated for its cultural significance.

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

The Mahratta Heritage Conservation Area is of historical and aesthetic significance for its largely intact fabric (houses, gardens, street layout) dating from the 1890s through to the inter war period into the 1940s. The area is of aesthetic significance as it encompasses the State Heritage Listed Mahratta built 1941 on the corner of the Pacific Highway and Fox Valley Road with its substantial gardens designed by Paul Sorenson; the State Heritage Listed Purulia house and garden designed by renowned architect William Hardy Wilson and built 1912-1913; the 1924 subdivision of Myall Avenue as a rare early cul-de-sac design, distinctive for its Inter war period housing and circular planting bed; the 1912 subdivision of the eastern end of Gilda Avenue, with its collection of Federation period to inter-war period housing.

The area is of historical significance as one of the earliest areas of housing development on the western side of the Pacific Highway at Wahroonga, encompassing the 1896 Brown's Estate that covered a large portion of the area, the 1905 Marshall Estate (southern side of Fox Valley Road, the 1912 Warrawee View Estate (eastern end of Gilda Avenue) and the Myall Avenue (a subdivision of part of Toohey's Estate). The 1943 aerial photo of the area shows the eastern end of Gilda Avenue with unified formal street tree plantings (likely brush box), indicating the influence of the Wahroonga Progress Association in the early 20th century.

The area has associations with John Brown who owned and cleared a large portion of land to the north and south of Fox Valley Road and whose descendants subdivided and developed the land from 1896 onwards. The area also has associations with Thomas Hyndes who was granted a large parcel of land at Wahroonga in 1838 that he used for timber getting.

Submission summary table: Mahratta Conservation Area (C4)

No	TRIM	Issue/Concern	Comment
18	2017/269728	<p>Opposed to HCA.</p> <p>Previous proposal for their property to be heritage listed was refused. They were not privy to why. Is Council trying to prevent rezoning prioritised by the State Government?</p>	<p>Opposition noted.</p> <p>The issue of listing was discussed at Council's meeting on 22 March 2016 and the report outlined why some properties did not proceed. This was a public report. For your property at 10 Fox Valley Road this was:</p> <p>"The house would be considered contributory within a heritage conservation area but is not recommended to proceed due to the unsympathetic and extensive additions including a bricked in front verandah."</p> <p>The listing is recognition of the heritage significance of the Mahratta Heritage Conservation Area not an attempt to pervert a State Government rezoning plan. Council has applied to be a priority Council with the State Government.</p>
38	2017/284369	<p>Opposed to HCA.</p> <p>Property has already been extensively modified and is no longer intact or original. We have already successfully argued against heritage listing for our property in the past. The proposal offers no genuine protection and is a financial burden</p>	<p>Opposition noted.</p> <p>2 Fox Valley Road while modified is considered to be significantly intact and a representative example of transitional Federation bungalow.</p> <p>This is not an individual heritage listing, it is listing as a contributory building within a HCA. The threshold for inclusion is lower than that for an item. Potentially as an item, the alterations and additions on your place negatively impacted on the interpretation of the design intent. This could exclude a place from being</p>

No	TRIM	Issue/Concern	Comment
		on owners.	<p>listed.</p> <p>For an HCA a house is assessed based upon its contribution to key development periods (in this case Federation and Inter-war). The house has substantial characteristics and intact fabric which identify it as an important building from this period. It is one of the only intact lots from the 1906 subdivision of this area (Deposited Plan 4696). Recommended the rating remains contributory and the lot is included in the HCA.</p> 
166	2017/296519	<p>Opposed to HCA.</p> <p>Dwelling not historically significant and has been altered. The Aug 2013 HCA Review report this was recognised, noting the lack of historical significance or aesthetic significance of the households in general. Also concerned with loss of property rights and wants</p>	<p>4 Fox Valley Road</p> <p>The house at 4 Fox Valley Road is a modified Inter-war Arts and Craft style house. The house has an extension to the side but it is not out of scale and the design is considered sympathetic. The various solar water heating devices on the roof are unsympathetic but are not considered irreversible.</p> <p>The reference in the report to a lack of significance referred to the wider area being considered. The final recommendation included a cluster of contributory places and heritage</p>

No	TRIM	Issue/Concern	Comment
		<p>consideration of broader zoning considerations.</p>	<p>items.</p>  <p>Please see the main body of the report regarding rezoning and house prices.</p>
176	2017/296593	<p>Opposed to HCA.</p> <p>Three points of opposition:</p> <p>Heritage report (2013) by John Oultram Heritage and Design does not recommend this proposal. It is only the existing Mahratta HCA.</p> <p>The report focuses on land developed by John Brown but the subject land was developed by others.</p> <p>The assessment finds these buildings unremarkable and with various uncharacteristic</p>	<p>Opposition noted.</p> <p>The actual quote from the John Oultram report is “Council should consider including the cluster of heritage, contributory and neutral items at the eastern end of Fox Valley Road (2-16 Fox Valley Road) in the existing Mahratta Conservation Area in the Draft Ku-ring-gai Local Environmental Plan 2013”p. 34 i.e. extend the Mahratta HCA to include the properties from 2-16 Fox Valley Road. That is what this planning proposal does.</p> <p>The land on which these additional houses are located was part of The Marshall Estate (bordered by Fox Valley Road and Roland Avenue, and including both sides of Marshall Avenue). This land was originally part of the Thomas Hyndes six acre land grant, granted in 1836. This land was sold to John Brown in 1854, and the land which became Marshall Estate sold to Reginald Edmund Finlay, purchased from the Estate of John</p>

No	TRIM	Issue/Concern	Comment
		<p>features.</p> <p>Issues with zoning and surrounding development.</p> <p>Proposal would impose long-term hardship on property owners.</p>	<p>Brown in January 1892. When the mortgage on this land was defaulted, the mortgagee exercising power of sale transferred the land to James Marshall in July 1905. The subject land and the land on which Mahratta is situated was all part of the land owned by John Brown but it was sold as several estates including Brown's Estate and Marshall's Estate. For further reference please see <i>The Historian</i> 35.1, p66 (publication of The Ku-ring-gai Historical Society held at Gordon library). Marshall's Estate is historically significant to the development of the area as an early residential subdivision. It is recommended the rest of the Marshall Estate should be investigated for historical significance.</p> <p>It is unlikely that any house has undergone no change. In assessing the contributory values the question asked is does the degree of change prevent the historic significance from being understood or does it degrade the aesthetic significance to the point it no longer reaches the threshold for inclusion. John Oultram's comments were upfront about the degree of change and recommended ratings of contributory on 2, 4, 10, 12, 14 and 16. Your property at 8 and 6 and 16A are neutral. Please see comments on heritage items in response to submission 18 above.</p> <p>There is no R4 (High Residential Density) zoning immediately adjacent the proposed HCA. There is R4 across Marshall Avenue and opposite 2 Fox Valley Road. The height of building for all properties around the proposed HCA is 9.5, even on the</p>

No	TRIM	Issue/Concern	Comment
			<p>opposite R4 site.</p> <p>In line with the North District Plan Council will in the future be preparing a Housing Strategy to respond to the need for housing diversity in Ku-ring-gai. This will be balanced with our legislative and community responsibility to protect the Ku-ring-gai environment: built and natural. The impacts upon existing residents Issues such as traffic stress and loss of amenity are given due consideration by Council in these studies and in Development Applications. Council endeavours to provide compatible zoning at the interface of HCAs to ensure the long term viability of these valued heritage places.</p> <p>Please see the main body of the report on house values.</p>
229	2017/302666	<p>Opposed to HCA Dwellings in the C4 extension represent a mixture of times. Concerned with property values dropping. Their dwelling (14 Fox Valley) has been altered and recently assessed as non-heritage.</p>	<p>The contributory houses in this area are representative of transitional Federation and Inter-war buildings consistent with the larger HCA. Inter-war housing is known for its diversity of styles.</p> <p>Please see the main body of the report on house values.</p> <p>The issue of listing was discussed at Council's meeting on 22 March 2016 and the report outlined why some properties did not proceed. For your property at 14 Fox Valley Road this was:</p> <p>"In 2006 a DA was approved for a small second storey to be added on to 14 Fox Valley Road. The resulting addition has altered the roofline by adding a new gablet at the pinnacle of the roofline and new roof ridge which</p>

No	TRIM	Issue/Concern	Comment
			has the effect of reducing the visual prominence of the chimneys. The integrity of the original roof form has been compromised. Other features like the original face brick, rough cast render, gable detailing and windows are still present and <i>the house would still be contributory within a heritage conservation area.</i>
2	2017/259164	Supportive of HCA. I am completely in favour of the proposed Mahratta Conservation Area.	Support noted.

Ratings review

Rating	John Oultram	Revised 2018
Contributory	5 (56%)	5 (56%)
Neutral	3 (33%)	3 (33%)
Uncharacteristic	2 (11%)	2 (11%)
Total	11	11

Address	HCA Review Rating John Oultram	Recommended rating	Comment
2 Fox Valley Road	C	C	Same Further assessment recommended.

4 Fox Valley Road	C	C	Same
6 Fox Valley Road	N	N	Same
8 Fox Valley Road	N	N	<p>Front of house visible on 1943 aerial- extension to the rear and carport added but the main roof line remains the same. The house cannot be easily photographed from the street due to the heavy vegetation but it can has been rendered.</p> 
10 Fox Valley Road	Item	C	Was a draft item but considered threshold not worthy individual listing but should be recognised as contributory
12 Fox Valley Road	D	N	BA91/0712 new two storey residence.
14 Fox Valley Road	Item	C	Was a draft item but considered threshold not worthy individual listing but should be recognised as contributory
16 Fox Valley Road	Item	C	item
16A Fox Valley Road	N	N	(battle axe)
25 Fox Valley Road	Item	C	item