

Submission summary table – Not Specified

No	Issue/Concern	Comment
55	<p>Opposed to HCA/</p> <p>The above proposal imposes unnecessary restrictions on what I can do with my property, therefore I do not agree to any extension of Heritage Conservation Area.</p>	<p>Opposition noted.</p> <p>Please see the main body of the report for comments on restrictions.</p>
122	<p>Opposed to HCA.</p> <p>Very few houses in the area proposed have anything of heritage or architectural value due to the amount of renovations, extensions and additions to the properties. These modifications have diminished their heritage significance of the area.</p>	<p>Opposition noted.</p> <p>Conservation area not specified in submission so unable to respond. It is agreed that broadly where areas have unsympathetic additions or new builds this erodes the heritage layer and the level of significance.</p>
127	<p>Opposed to HCA.</p> <p>Unnecessary restrictions on the owners with what they can do with their properties & living.</p>	<p>Opposition noted.</p> <p>Please see the main body of the report for comments on restrictions.</p>
128	<p>Opposed to HCA.</p> <p>It will decrease the property value and will attract less long term & stable resident due to council restrictions. No need of this proposal</p>	<p>Opposition noted.</p> <p>Please see the main body of the report for comments on property values.</p>
129	<p>Opposed to HCA.</p> <p>This proposal should come from the resident of the area who are living in it, not from people outside the area. This will restrict us as individual owner of the property, while the council has in past allowed big</p>	<p>Opposition noted.</p> <p>The request for the HCAs did come from the residents of the area. Please see the background in the report to Council GB. 15 on 6 December 2016.</p>

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	builders to change the whole landscape of the area despite of our petitions not to do it.	
150	<p>Opposed to HCA.</p> <p>Many houses already have additions or 2nd stories which have already diminished the heritage significance of the property & surrounding area. The proposal will place unnecessary restrictions on what I can do with my property as well as potentially decrease the property value.</p>	<p>Opposition noted.</p> <p>It is agreed that broadly where areas have unsympathetic additions or new builds this erodes the heritage layer and the level of significance.</p> <p>Please see the main body of the report for comments on property values and restrictions.</p>
152	<p>Opposed to HCA.</p> <p>Unnecessary restrictions on what I can do with my property. Potential decrease in property value or future attractiveness due to uncertainty and limitations on renovations and improvements allowed. Many houses already have additions stories, which has diminished the heritage significance.</p>	<p>Opposition noted.</p> <p>Please see comments to submission 150 above.</p>
186	<p>Opposed to HCA.</p> <p>Many houses in the newly proposed HCA area already have additions, second stories, or modified with modern garages or carports and gardens. These modifications have greatly diminished the significance of the properties and surrounding area.</p>	<p>Opposition noted.</p> <p>Please see comments to submission 150 above.</p>

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190	<p>Opposed to HCA.</p> <p>Concerned with decrease in property value, a lack of contributory buildings, previous modifications and additions, and a lengthy, costly and complicated Development Application process.</p> <p>Also mentions the West Pymble HCA extension is far away from Pymble train station and unlikely to attract developers. Also, Pymble residents supported the original HCA proposal; it was in the aim to prevent the approval for the major development application at 1 Avon Road Pymble.</p>	<p>Opposition noted.</p> <p>Please see comments to submission 150 above. Inclusion in a heritage conservation area does require a heritage impact statement for DAs which can increase length and cost. The restriction on exempt and complying development in a HCA is intended to conserve the recognised heritage values from unsympathetic change.</p> <p>There are many examples of knock-down rebuilds in the West Pymble area. The street is desired for its proximity to schools as well as the station.</p>
70	<p>Opposed to HCA.</p> <p>This restriction is absolutely unnecessary due to the following reasons: 1) Some of the houses in this area are moderated (extended or rebuilt); 2) Potential impacts on our property values and 3) It will add a lot of unnecessary works to extend my property.</p>	<p>Opposition noted.</p> <p>Please see comments to submissions 150 and 190 above.</p>
71	<p>Opposed to HCA.</p> <p>Many of the houses included in the heritage area would definitely not be classified as "heritage" properties. This proposal will limit people's ability to improve their homes for their own well being and will affect the value of their</p>	<p>Opposition noted.</p> <p>Conservation area not specified in submission so unable to respond. It is agreed that broadly where areas have unsympathetic additions or new builds this erodes the heritage layer and the level of</p>

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	property.	significance.
75	<p>Opposed to HCA.</p> <p>Unnecessary restrictions on what I can do with my property. Limitations on renovations and improvement allowed will decrease in property value.</p>	<p>Opposition noted.</p> <p>Please see the main body of the report for comments on property values and restrictions.</p>
98	<p>Opposed to HCA.</p> <p>I object to this proposal and seek further community consultation which addresses the impact on property values and appeal for prospective purchasers buying into in the area. Further, the already built new developments (high density and single dwellings) has already diminished heritage significance.</p>	<p>Opposition noted.</p> <p>This proposal has undergone community consultation through both statutory and non-statutory processes. Nearly all statistical analysis to the impacts of heritage listing on properties points to the impact being negligible. Upzoning would have a significant impact on property values however at this point in time and given the environmental constraints of some of these areas upzoning is not being considered.</p>