

**ATTACHMENTS FOR: AGENDA NO. 9/19
COUNCIL MEETING**

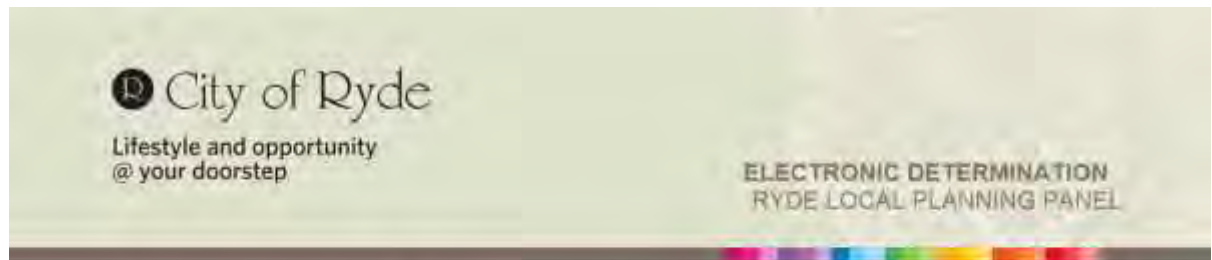
Meeting Date: Tuesday 27 August 2019
Location: Council Chambers, Level 1A, 1 Pope Street, Ryde
Time: 7.00pm

ATTACHMENTS FOR COUNCIL MEETING

Item		Page
9	PLANNING PROPOSAL - 68 DENISTONE ROAD, DENISTONE - OUTCOMES OF EXHIBITION	
	Attachment 3 RLPP Electronic Determination - 14 February 2019	1
	Attachment 4 Gateway Determination	6
	Attachment 5 Minutes of Council Meeting - 25 September 2018	10
	Attachment 6 Minutes of Council Meeting - 26 February 2019	12
	Attachment 7 Notification Mailout Map	14
	Attachment 8 Submissions Table	15
	Attachment 9 Submissions (Names and Contact Details Removed)	23

ITEM 9 (continued)

ATTACHMENT 3



Date of Determination	21 February 2019
Type of Determination	Electronic Determination
Panel Members	Steve O'Connor (Chair) Jennifer Bautovich (Independent Expert) Ian Stapleton (Independent Expert) Peter Graham OAM (Community Representative)
Declarations of Interest	Nil

MATTER DETERMINED

Planning Proposal to Heritage List 68 Denistone Road, Denistone under Ryde LEP 2014

PANEL CONSIDERATIONS AND DECISION

At its meeting of 14 February 2019, the Panel considered the material listed at item 7, and the material presented at meetings and the matters observed at the site inspection listed at item 8 in Schedule 1.

The Panel unanimously determined to defer its decision to an electronic determination to be made at a later date, pending further advice from Council.

On 15 February 2019, Council's Director City Planning & Environment presented a memo to the Panel along with a submission from the landowner.
The memo and submission are included in this determination after Schedule 1.

Having considered the Landowner's submission and the response provided by staff, the Panel confirmed their advice electronically:

The Ryde Local Planning Panel recommends to Council that:

The Planning Proposal seeking to include 68 Denistone Road, Denistone as a Heritage item in Ryde LEP 2014, Schedule 5 Environmental Heritage and include the property in Ryde LEP 2014 Heritage Map be forwarded to the Minister of Planning for Gateway Determination under 3.34 of the Environmental Planning and Assessment Act 1979.

ITEM 9 (continued)

ATTACHMENT 3

SCHEDULE 1		
1	DA Number	NA
2	Site Address	68 Denistone Road, Denistone
3	Proposal	Heritage list subject property under Ryde LEP 2014
4	Applicant / Owner	City of Ryde Council / 777 Trading Pty Ltd
5	Reason for Referral to IHAP	Required by Ministerial Direction made under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i> dated 27 September 2018
6	Relevant Mandatory Conditions	NA
7	Material Considered by the Panel	Strategic Planner's report & supporting documents
8	Meetings & Site Inspection by the Panel	Site inspection & briefing meeting on 14 February 2019
9	Recommendation	That the planning proposal seeking to list the subject site as a Heritage Item under the provisions of Ryde Local Environmental Plan 2014, Schedule 5 Environmental Heritage and amend the Heritage Map be forwarded to the Minister of Planning for Gateway Determination under 3.34 of the <i>Environmental Planning and Assessment Act 1979</i>


ITEM 9 (continued)

ATTACHMENT 3

MEMORANDUM



To: Ryde Local Planning Panel members convened on 14 February 2019
From: Liz Coad – Director City Planning and Environment
Date: 15 February 2019
Subject: Planning Proposal for 68 Denistone Rd, Denistone



Dear Panel Members,

As you are aware, at the Ryde Local Planning Panel (the Panel) meeting of 14 February 2019 the Panel deferred consideration of this Planning Proposal seeking advice from Council in response to the submission provided by the Owner of 68 Denistone Rd:

The Panel determined to defer the decision pending further advice from Council. The determination will be made electronically and posted on Council's website in due course.

As requested, staff have reviewed the submission provided by the Owner (attached) and provide the following advice (numbers correspond to the numbering used in the Owner's submission:

1. Council staff consider the report provided by Paul Davis Pty Ltd to be satisfactory for the purposes of proceeding to a Gateway Determination. It is noted that should a Gateway Determination be issued, the owner of the property would be afforded the opportunity to provide a fulsome and detailed submission as part of the subsequent public exhibition process. Council has provided a Heritage Assessment Report by a qualified heritage professional, the panel has undertaken a site inspection and has also been provided the staff report providing an assessment against the relevant strategic merit considerations. This is considered sufficient information for advice to be provided to Council. The owner's alternate Heritage Assessment would be considered should the proposal receive a Gateway Determination and proceed to public exhibition. Council may choose to have both reports peer reviewed during the exhibition period.
2. This is not a relevant consideration with respect to the matter before the Panel. The Panel is requested to provide advice to Council on the Strategic Merit of the planning proposal only and is not required to consider Council's enforcement decisions related to the IHO.
3. As above, the information claimed to be confidentially provided is not a relevant consideration with respect to the Strategic Merit of the proposal nor does it prejudice an assessment of the significance of the current property. Further, it is the view of staff that no conflict of interest could arise or could reasonably be construed to arise from the owner's contact with the author of the Heritage Assessment Report, nor does this contact in any way undermine the veracity of the assessment.

ITEM 9 (continued)

ATTACHMENT 3

4. See response to 3 above. No confidential information is contained in the Heritage Assessment Report and neither the legality of the previous works nor the IHO are relevant considerations in relation to the significance of the site in its current form and the Strategic Merit of the Planning Proposal.
5. It is the view of staff that should the applicant seek to take action with respect to trespass this would have no bearing on the veracity of the Heritage Assessment Report, nor is it a relevant consideration with respect to the Strategic Merit of the Planning Proposal.
6. The Heritage Assessment Report provides an assessment of the current structure in its current condition against the relevant criteria. It does not presume that further works would be required to address the relevant criteria.

Given the above, and the panel's own visit to the site, staff are of the view that there is sufficient and reliable information available to the Panel to provide advice to the Council on the Strategic Merit of the Planning Proposal. It is noted that should a Gateway Determination be issued, the matter would proceed to public exhibition and the owner and the public would have the ability to consider the information available and make submissions to Council.

This advice is provided in my capacity as Director City Planning and Environment following consultation with the City of Ryde's General Council.


Regards,
Liz Coad
Director City Planning and Environment

15/2/2019

Attached – Written Submission from the Owner of 68 Denistone Rd, Denistone

ITEM 9 (continued)

ATTACHMENT 3

Written Submission of Owner of 68 Denistone Road, Denistone NSW 2114

- 1. The owner has engaged Stephen Davies of Urbis, former chair of the NSW Heritage Council, to prepare a rebuttal report:** In summary his key points are, a) whilst it is a prominent interwar dwelling on a corner location it does not reach the threshold for listing on historic or aesthetic grounds, b) it is in extremely poor physical condition, c) Ms. Kemp did not do an internal inspection and it deserves such before a recommendation can be made, d) the dwelling is a good example of an interwar bungalow and has representative elements of a building of the period, it is enhanced by large site, but is otherwise typical of the period, e) it is a quality of building that would be included as "contributory" if it were in a group of houses of comparable quality but it is not considered to reach the threshold for individual aesthetic significance, f) the building represents typical face brick and render exterior and has no external features that are rare or unusual and which are not represented in other dwellings of the period, g) it is not by a well-known designer nor is it exceptional architecturally, h) it has a standard form and layout, i) he read the history of the site and does not agree that it has historic significance for Ryde. There is no more significance than other lots in the vicinity, j) no historic event or person is associated with the site, k) there is nothing exceptional about the history or the type or form of subdivision, l) the building has been said to be rare in Ryde, but it is noted that the interwar bungalow is not a rare or endangered building in Ryde or the Sydney region and there are many areas which comprise groups of buildings of similar qualities that are protected as conservation areas, m) the City has been surveyed for heritage buildings and this building is prominent and was not considered to meet the threshold in those studies, n) buildings should not be listed because people seek to retain the status quo of their locality. It must be a rigorous process as the implications are significant, o) the dwelling is said to contribute to the character of the area but there is no character identified by Ms. Kemp so it's a statement with no exhibited research, p) he has inspected the interior and notes the ceilings are collapsed due to poor condition of the roof and water penetration. The roof needs replacing due to structural failure and most decorative ceilings will have to be removed, q) building is subject to severe cracking and this starts at the entrance steps and moves through the entire building, r) an engineering report must be read in conjunction with an internal inspection by Council staff before a decision on listing is made, s) real estate photos are not an indication of the structural condition of the building, t) the imposition of IHO's as a planning tool is not a satisfactory process to achieve other planning outcomes. The process diminishes the voracity of the planning system and the importance of heritage identification and listing through a proper Municipal wide assessment, u) he does not believe the building to be of such significance to meet the threshold as an individual item, requests the IHO be removed and the recommendation to add to heritage schedule be discontinued.
- 2. LEC:** Council had its chance to sue the owner over IHO breach but dropped the claim and served an amended Summons which only sought orders that the IHO not be breached and keeping roof tarp on. Final orders were made to that effect.
- 3. Author of the Heritage Study did not disclose potential conflict of interest:** The owner's solicitor contacted Cherry Kemp (on 10/10/18). He disclosed to her confidential information of the owner with the view of engaging Paul Davies to produce a report. The owner was shocked to see that Cherry Kemp authored the Heritage Study. The solicitor emailed the owner on 10/10/18 to report the details of the contact with Ms. Kemp so there is point in time evidence.
- 4. Ms. Kemp has a duty to disclose the contact in the Heritage Study and give reasons.** The conflict arises where Ms. Kemp has, or potentially has, confidential information of one side which she can, or potentially can, use against the other. At pg310 Ms. Kemp said, "Note that damage to the interior shown on the site visit photos is a result of illegal building work to the house which occurred prior to the imposition of the IHO on the property." Ms. Kemp placed the "illegality" before the IHO knowing that the owner was arguing that it did not do illegal works after the IHO. It is highly suspect the date of the final revision (pg 305) was on 22/11/18 which was the same day that the Council consented to final orders dropping its claim that the owner breached the IHO. The possibility of lack of impartiality is enough. The LPP system was introduced to ensure transparency, impartiality, and integrity. Not only must the process be fair and impartial, it must also be seen to be fair and impartial. Ms. Kemp's failure of the ethical duty to disclose or explain the contact means that if her report is to be given any weight it'll fundamentally taint the process.
- 5. Evidence in Heritage Study illegally obtained:** On 10/10/18 owner's solicitor gave written notice to the Council's solicitors that said, "To avoid any doubt, our client gives notice that unless by compulsion of law your client and its agents are not permitted to enter the land at 68 Denistone Road, Denistone, without our client's prior express consent, and any implied right to enter is expressly withdrawn." Wendy Crane of Paul Davies was an agent of the Council. Photos were in locations that go far beyond any implied right to entry (like a peeping tom). The photos taken on 14/11/18 arose out of illegal activity. if the panel gives the Heritage Study any weight then it's condoning illegality. Permission to enter should have been sought by the Council and if it did then the structural problems could have been explored in detail.
- 6. The Heritage Study's conclusion on the integrity of the property is a glaring mistake:** Pg 360 says, "The house and property exhibit a substantial degree of integrity..." That is a glaring mistake. Ms. Kemp by labelling the works as "illegal" presumes that the owner can be compelled at law to repair the works. That incorrect assumption artificially inflates the heritage value of the property. Ms. Kemp failed entirely to consider if heritage listing would put an unreasonable financial burden on the owner to maintain the property given the severe structural problems.
- 7. Should this go to the gateway process, under the patina of credibility from a fundamentally flawed report, then the panel is giving blessings which can mislead the public. Public confidence in the process must be the highest priority.** The panel needs reliable information in order to make an informed decision which the Council has failed to provide. The panel is the guardian of a fair and transparent process and given the serious problems identified it is respectfully submitted that it should reject the proposal.

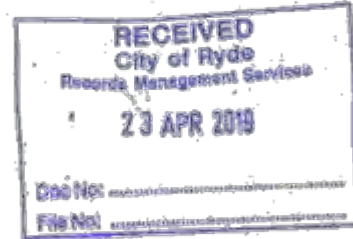
ITEM 9 (continued)

ATTACHMENT 4



PP_2019_RYDEC_001_00/19/1625

Mr George Dedes
General Manager
City of Ryde Council
Locked Bag 2069
NORTH RYDE NSW 1670



Dear Mr Dedes

Planning proposal PP_2019_RYDEC_001_00 to amend Ryde Local Environmental Plan 2014

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend Ryde Local Environmental Plan (LEP) 2014 to list 68 Denistone Road, Denistone as a heritage item.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority as there is disagreement between Council and the landowner over the heritage value of the site.

The amending LEP is to be finalised within nine months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

ITEM 9 (continued)

ATTACHMENT 4

Should you have any enquiries about this matter, I have arranged for Ms Jazmin van Veen to assist you. Ms van Veen can be contacted on 9373 2877.

Yours sincerely



Amanda Harvey
Director, Sydney Region East
Planning Services

End: Gateway determination

ITEM 9 (continued)

ATTACHMENT 4



Gateway Determination

Planning proposal (Department Ref: PP_2019_RYDEC_001_00): to list 68 Denistone Rd, Denistone as an item of local heritage under Schedule 5 and relevant heritage map of Ryde Local Environment Plan 2014.

I, the Director, Sydney Region East at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Ryde Local Environmental Plan (LEP) 2014 to list the subject site as a heritage item under the Ryde LEP 2014 should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be updated to:
 - a. address consistency with the Greater Sydney Region Plan, and
 - b. include an amended Heritage Assessment Report which addresses the current condition on the dwelling and if practical be based on internal inspection, subject to access being granted by the owner.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the Office of Environment and heritage under section 3.34(2)(d) of the Act. The Office of Environment and Heritage is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

ITEM 9 (continued)

ATTACHMENT 4

. . .

5. The time frame for completing the LEP is to be 9 months following the date of the Gateway determination.

Dated *4th* day of *April* 2019.



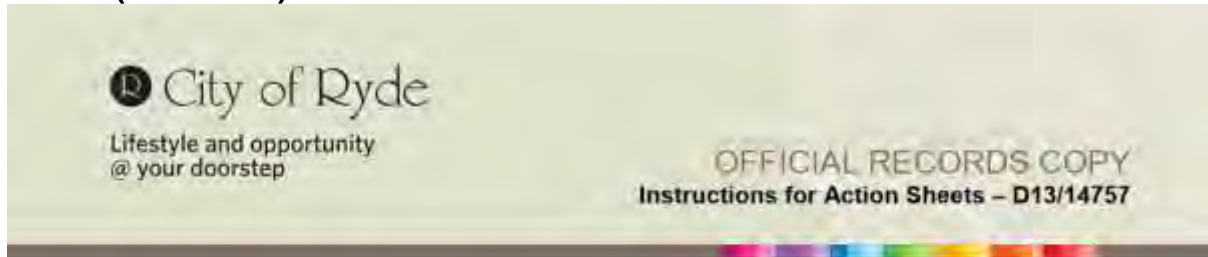
Amanda Harvey
Director, Sydney Region East
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning

PP_2019_RYDEC_001_00 (IRF19/1525)

ITEM 9 (continued)

ATTACHMENT 5



EXTRACT FROM MINUTES OF COUNCIL MEETING
NO. 12/18 HELD ON 25 SEPTEMBER 2018

MAYORAL MINUTE

22/18 HERITAGE PROTECTION - 68 DENISTONE ROAD, DENISTONE - Mayor Jerome Laxale

Note: John Court (on behalf of himself and on behalf of William Lloyd), Patricia Lloyd and Ronald McKeon addressed the meeting in relation to this Item.

Note: Correspondence from William Lloyd dated 25 September 2018 was tabled in relation to this Item and a copy is ON FILE.

Note: Correspondence from Patricia Lloyd dated 25 September 2018 was tabled in relation to this Item and a copy is ON FILE.

Note: Undated Correspondence from Catherine Taffa was tabled in relation to this Item and a copy is ON FILE.

RESOLUTION: (Moved by The Mayor, Councillor Laxale and Councillor Maggio)

That Council delegate the General Manager to place an Interim Heritage Order over 68 Denistone Road, Denistone; and

- (i) Prepare a Planning Proposal to list the property as an item of local heritage significance within Schedule 5 Environmental Heritage of Ryde Local Environmental Plan 2014, and
- (ii) That the Planning Proposal seeking heritage listing of 68 Denistone Road, Denistone be forwarded to the Department of Planning and Environment with a request for a Gateway Determination, and
- (iii) That upon receipt of the Gateway Determination, the General Manager place the Planning Proposal on Community Comment, in accordance with the conditions of the Gateway Determination.
- (iv) That a report on the outcomes of community consultation be presented to Council as soon as practicable.

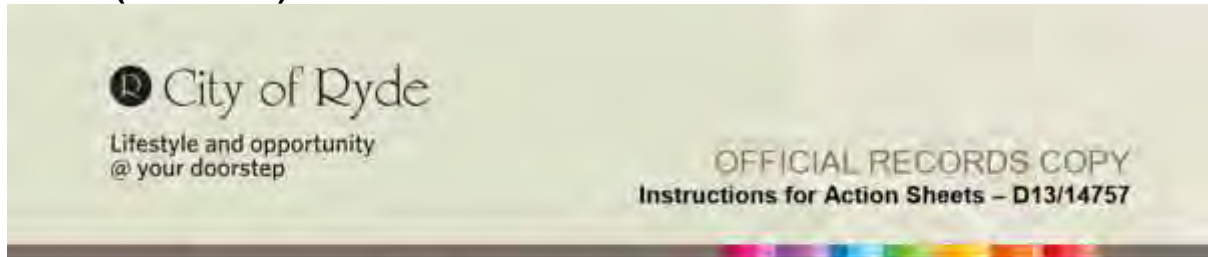
ITEM 9 (continued)

ATTACHMENT 5

Record of the Voting
For the Motion: Unanimous

ITEM 9 (continued)

ATTACHMENT 6



EXTRACT FROM MINUTES OF COUNCIL MEETING
NO. 2/19 HELD ON 26 FEBRUARY 2019

COUNCIL REPORTS

**17 68 DENISTONE ROAD, DENISTONE – PLANNING PROPOSAL TO
INCLUDE AS HERITAGE ITEM**

Note: John Court, William Lloyd, Patricia Lloyd, Nathan Apps, Danny Makdissi and Cheng Yang (representing 777 Trading Pty Ltd) addressed the meeting in relation to this Item.

Note: A letter from William Lloyd dated 26 February 2019 was tabled in relation to this Item and a copy is ON FILE.

Note: A letter from Patricia Lloyd dated 26 February 2019 was tabled in relation to this Item and a copy is ON FILE.

Note: A Submission from the Owner of 68 Denistone Road, Cheng Yang was tabled in relation to this Item and a copy is ON FILE.

RESOLUTION: (Moved by Councillors Pedersen and Purcell)

- (a) That in the opinion of Council, 68 Denistone Road is of local significance as outlined in the attached Planning Proposal and, accordingly, Council seeks to place the item on the heritage schedule of *Ryde Local Environmental Plan 2014*.
- (b) That Council forwards the Planning Proposal to include 68 Denistone Road, Denistone in *Schedule 5 Environmental Heritage* and on the *Ryde Local Environmental Plan 2014 Heritage Map* to the Minister of Planning with a request for a Gateway Determination under 3.34 of the *Environmental Planning and Assessment Act 1979*.
- (c) That, on receipt of the Gateway Determination, the General Manager places the Planning Proposal for 68 Denistone Road, Denistone on community consultation in accordance with NSW planning legislation and any conditions forming part of the Gateway Determination.
- (d) That the outcomes of community consultation are reported to City of Ryde Council as soon as practicable after the conclusion of the exhibition period.

ITEM 9 (continued)

ATTACHMENT 6

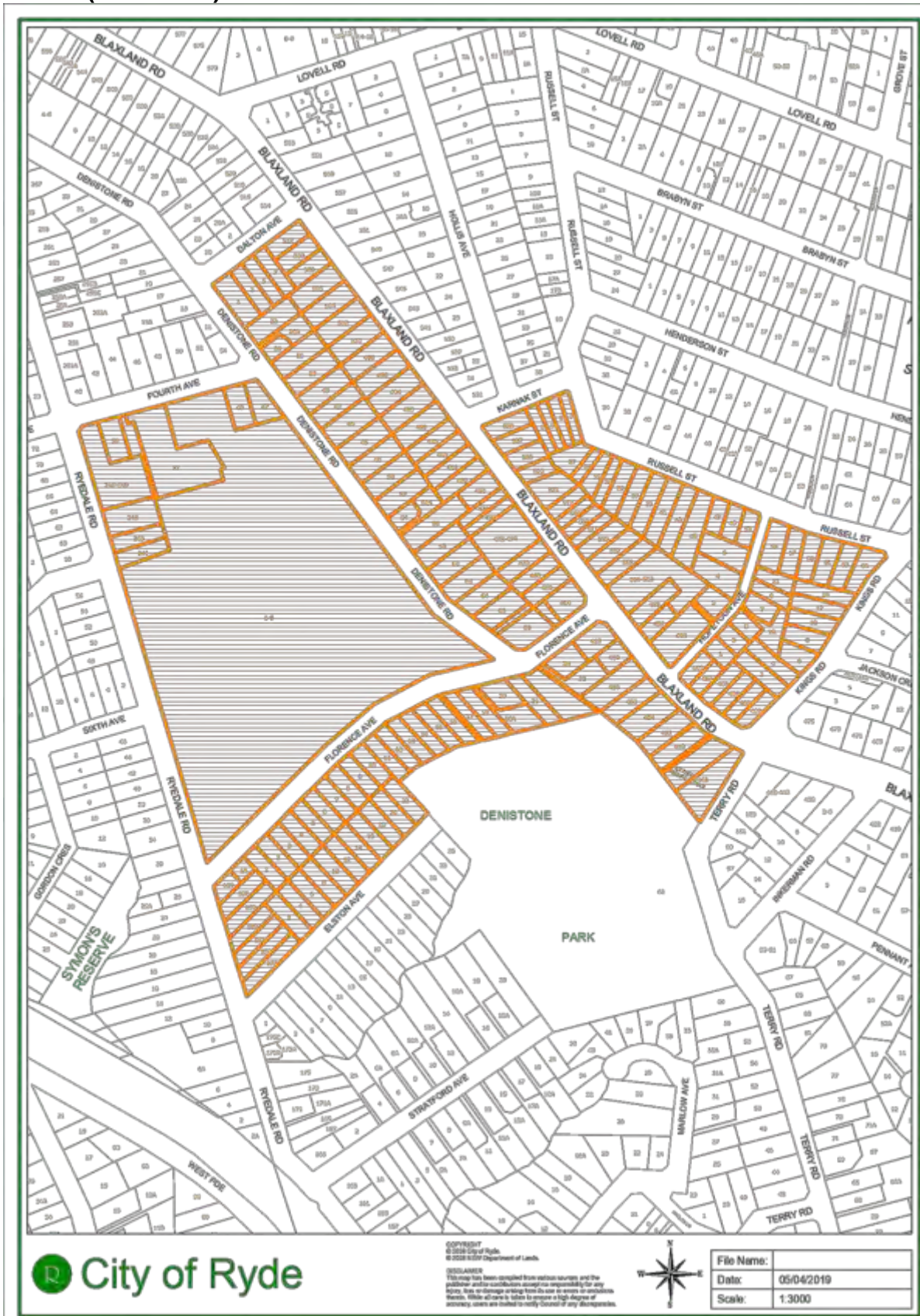
Record of the Voting

For the Motion: The Mayor, Councillor Laxale and Councillors Brown, Clifton, Gordon, Lane, Pedersen, Purcell and Yedelian OAM

Against the Motion: Councillors Kim, Maggio, Moujalli and Zhou

ITEM 9 (continued)

ATTACHMENT 7



ITEM 9 (continued)

ATTACHMENT 8

68 Denistone Road, Denistone – Planning Proposal Submissions Table

Sub No.	TRIM Reference	Position	Summary	Council Response
1	D19/94405	Support	Supported findings of the Davies Report and described the home as having significant importance to the area.	Consistent with Planning Proposal
2	D19/84401	Support	Condemned the willful damage inflicted upon the property and how the character of these areas is being lost to the development of newer homes.	Consistent with Planning Proposal
3	D19/99950	Object	Submission suggests the planning proposal is unfair for the property owner.	The Council is obligated under the Environmental Planning & Assessment Act to identify, manage and protect local heritage. The property has been professionally investigated and assessed to have heritage significance and is worthy of listing. Heritage properties can be sympathetically developed and adapted. Local examples include Curzon Hall (53 Agincourt Road) with its modern extension and Gladesville Drill Hall (144 Ryde Road) with associated recent townhouses. Council has been in contact with the property owner throughout the heritage investigation and listing process to discuss the owner's development intentions and offer assistance with any questions the owner may have regarding the requirements for sympathetic design.
4	D19/97985	Support	Supports the value of the house and gardens.	Consistent with Planning Proposal
5	D19/98849	Object	Submission suggests the planning proposal is unfair for the property owner. It also expressed concern that other properties nearby are/would willfully remove heritage features on their properties to avoid heritage listing in light of this case at 68 Denistone Road. It also expressed concern that the listing of 68 Denistone Road would put an unreasonable financial burden on the property owner.	Items of confirmed significance are already subject to Schedule 5 of the Ryde LEP2014. Applications for demolition, alterations, additions, or other development submitted to Council will be subject to a full merit assessment that will include heritage consideration if relevant. Willfully ignoring the significance of the property would undermine Council's ability to protect known items of significance. Other unlisted items can be nominated for listing. Proceeding with this listing confirms to the community that significant items will be appropriately

ITEM 9 (continued)

ATTACHMENT 8

68 Denistone Road, Denistone – Planning Proposal Submissions Table

				protected. The risk and burden for property maintenance is not unique to heritage properties. Sympathetic maintenance is not necessarily cost prohibitive nor is it unreasonable in the context of the value of the property. Council also offers grant funding to assist owners of heritage items with some heritage specific maintenance activities. See also Council Response to Submission 3.
6	D19/99458	Support	The submission described the property as having significant importance to the area and expressed concern regarding inappropriate development and loss of both character and amenity to the local area.	Support for heritage value is consistent with Planning Proposal. Comments regarding inappropriate development are not relevant to this planning proposal for listing.
7	D19/99459	Support	Condemned the willful damage inflicted upon the property and the disregard for the local area.	Consistent with Planning Proposal
8	D19/99823	Support	Submission describes the property as a significant contributor to the community's sense of place and to the healthy mix of architectural styles which characterize the local area. It supports the Paul Davies report and suggests that the planning proposal is in no way unfair to the buyer.	Consistent with Planning Proposal
9	D19/99827	Support	Submission describes the property as "the best house in this area" and "a significant part of our local history and ambience". Expresses concern at the ongoing loss of homes like this one.	Consistent with Planning Proposal
10	D19/99838	Support	Expresses concern regarding loss of local character through ongoing redevelopment. Condemns damage already done to the property.	Consistent with Planning Proposal
11	D19/99856	Object	No reasons given.	Noted
12	D19/99857	Object	Submission suggests the planning proposal is unfair for the property owner.	See Council Response to Submission 3.
13	D19/99858	Object	Submission questions the heritage value of the property, expresses concern regarding fairness to	Heritage properties are commonly purchased and sold across metro Sydney.

ITEM 9 (continued)

ATTACHMENT 8

68 Denistone Road, Denistone – Planning Proposal Submissions Table

			the owner, and suggests that cases like this are a disincentive for prospective property buyers in the area.	See also Council Responses to Submissions 3 and 20.
14	D19/99867	Object	Submission suggests the planning proposal is unfair for the property owner.	See Council Response to Submission 3.
15	D19/99952	Object	Submission suggests the planning proposal is unfair for the property owner.	See Council Response to Submission 3.
16	D19/100012	Support	Describes the property as a local landmark with heritage value and merits preservation.	Consistent with Planning Proposal
17	D19/100022	Object	Submission suggests the planning proposal is unfair for the property owner.	See Council Response to Submission 3.
18	D19/100026	Object	Submission questions the heritage value of the property, suggests that it has a negative effect on local character and that the planning proposal will have a negative effect on the development of the area.	See Council Response to Submission 20.
19	D19/100029	Object	No reasons given.	Noted
20	D19/100036	Object	Submission questions the heritage value of the property.	Council has conducted a thorough investigation into the heritage value of the property, in accordance with the requirements of the relevant legislation and guidelines which clearly define the criteria for heritage significance. The report prepared by heritage experts Paul Davies confirms that the house and associated grounds at 68 Denistone Road are of heritage significance and merit protection under the Ryde LEP2014.
21	D19/100038	Object	No reasons given.	Noted
22	D19/100039	Object	No reasons given.	Noted
23	D19/100041	Object	Submission questions the heritage value of the property.	See Council Response to Submission 20.
24	D19/100043	Object	Submission suggests that the planning proposal is unfair for the property owner.	See Council Response to Submission 3.
25	D19/100188	Object	Submission suggests that the planning proposal is unfair for the property owner.	See Council Response to Submission 3.
26	D19/100189	Object	Submission suggests that the planning proposal is	See Council Response to Submission 3.

ITEM 9 (continued)

ATTACHMENT 8

68 Denistone Road, Denistone – Planning Proposal Submissions Table

			unfair for the property owner.	
27	D19/100190	Object	No reasons given.	Noted
28	D19/100193	Object	Submission suggests that the planning proposal is unfair for the property owner.	See Council Response to Submission 3.
29	D19/100195	Object	No reasons given.	Noted
30	D19/100196	Object	Submission suggests that the heritage listing will devalue the property, that there is insufficient evidence to support its heritage value, and that this planning proposal will disincentivise local investment.	There is no evidence to suggest that the planning proposal would reduce the value of the property. See also Council Responses to Submissions 13 and 20.
31	D19/100199	Object	Submission suggests that the planning proposal is unfair for the property owner.	See Council Response to Submission 3.
32	D19/100201	Object	Submission suggests that the planning proposal is unfair for the property owner.	See Council Response to Submission 3.
33	D19/100202	Object	Submission describes the house as unlivable and suggests it should be redeveloped for safety reasons and for housing supply.	Listing does not preclude the use of the site for the provision of housing. See also Council Response to Submission 34.
34	D19/100203	Object	Submission describes the house as unlivable and suggests it should be redeveloped for safety reasons.	The planning proposal would not prevent the restoration of the house to livable conditions.
35	D19/100204	Object	Submission questions the heritage value of the property.	See Council Response to Submission 20.
36	D19/100205	Object	No reasons given.	Noted
37	D19/100206	Object	No reasons given.	Noted
38	D19/100207	Object	No reasons given.	Noted
39	D19/100209	Support	Supports the heritage value of the property and expresses concern at the loss of similar properties in the area.	Consistent with Planning Proposal
40	D19/100210	Object	No reasons given.	Noted
41	D19/100404	Object	No reasons given.	Noted
42	D19/100405	Object	Submission suggests that the planning proposal is unfair for the property owner.	See Council Response to Submission 3.
43	D19/100406	Object	Submission suggests that the planning proposal is	See Council Responses to Submissions 3 and 48.

ITEM 9 (continued)

ATTACHMENT 8

68 Denistone Road, Denistone – Planning Proposal Submissions Table

			unfair for the property owner and that it disincentivises future buyers from the area. It also criticizes Council for waiting until now to heritage list a property.	
44	D19/100407	Object	No reasons given.	Noted
45	D19/100408	Support	Supports the heritage value of the property.	Consistent with Planning Proposal
46	D19/100409	Object	No reasons given.	Noted
47	D19/100554	Object	Submission suggests that the planning proposal is unfair for the property owner.	See Council Response to Submission 3.
48	D19/100598	Object	Submission expresses concern that the seemingly ad-hoc process for heritage listing is undermining a rules based planning system.	The planning proposal has been made in accordance with the legislated process for amending planning controls.
49	D19/100609	Object	Submission expresses concern that Council is "targeting" individuals rather than the corporate developers causing large scale development change. The submission also suggests that the fact that heritage properties are listed only after the decision to rebuild is damaging to the heritage protection program. It expressed concern that heritage listing this property would undermine confidence in the property market and that it would demonstrate a lack of fair or reasonable judgement. It suggests that Council is politically motivated and disregards the financial implications of this decision.	<p>The proposed listing arises from the heritage significance of the property and does not relate to the nature of the property's ownership.</p> <p>The merit of the proposed listing arises from the heritage significance of the item. Failing to list significant items leaves them unprotected, would allow unsympathetic redevelopments and would undermine Council's ability to protect it's built heritage (as it is required to do under the Environmental Planning & Assessment Act).</p> <p>The proposal is based on a detailed study undertaken by a qualified expert in accordance with all relevant legislation, guidelines and best practice.</p> <p>See also Council Response to Submission 5.</p>
50	D19/100673	Object	Submission expresses concern that the heritage listing will infringe the property owner's rights and will devalue the property. It also expresses concern that Council is not following appropriate processes for the protection of heritage.	See Council Responses to Submissions 3, 30 and 48.
51	D19/100677	Object	Submission suggests that changing the planning	See Council Responses to Submissions 20, 48 and

ITEM 9 (continued)

ATTACHMENT 8

68 Denistone Road, Denistone – Planning Proposal Submissions Table

			controls associated with the property now renders Council's information provided at the time of its sale unreliable. It also expresses concern that the seemingly ad-hoc process for heritage listing is undermining a rules based planning system. It also questions the heritage value of the property in light of its recent identification as a heritage item.	49.
52	D19/100790	Support	Submission supports the aesthetic and heritage value of the property and associated grounds, condemns the ongoing loss of local character, and articulates the property's significant contribution to the local sense of place.	Consistent with Planning Proposal
53	D19/100901	Support	Submission supports the aesthetic and heritage value of the property and associated grounds, condemns the ongoing loss of local character, and articulates the property's significant contribution to the local sense of place.	Consistent with Planning Proposal
54	D19/100905	Object	Submission questions the heritage value of the property, and suggests that the planning proposal is unfair for the property owner.	See Council Response to Submissions 3 and 20.
55	D19/100909	Object	Submission suggests that the planning proposal is unfair for the property owner.	See Council Response to Submission 3.
56	D19/100908	Support	Submission supports the aesthetic and heritage value of the property and associated grounds, condemns the ongoing loss of local character, and articulates the property's significant contribution to the local sense of place.	Consistent with Planning Proposal
57	D19/100911	Object	Submission questions the role of Council in impacting private property.	See Council Response to Submissions 3 and 48.
58	D19/100914	Object	No reasons given.	Noted
59	D19/100916	Support	Submission supports the aesthetic and heritage value of the property and associated grounds, condemns the ongoing loss of local character, and articulates the property's significant contribution to the local sense of place. Condemns damage already	Consistent with Planning Proposal

ITEM 9 (continued)

ATTACHMENT 8

68 Denistone Road, Denistone – Planning Proposal Submissions Table

			done to the property while under the IHO.	
60	D19/100919	Object	Submission suggested there was inadequate notification of the public consultation opportunity. Suggested that climate change is posing a hazard to old buildings, which by extension are causing a hazard to resident health and safety, and that the solution is to rebuild.	The public exhibition of this planning proposal, including information on how and when members of the community could provide their comments, were advertised in the local newspaper on 29 May 2019 and on Council's website. Letters were also sent to the owner, to nearby properties, and to people who had previously made submissions relevant to this planning proposal. See also Council Responses to Submissions 5 and 48.
61	D19/100925	Support	Submission supports the aesthetic and heritage value of the property and associated grounds, condemns the ongoing loss of local character, and articulates the property's significant contribution to the local sense of place. Condemns damage already done to the property while under the IHO and endorses the process Council has been following.	Consistent with Planning Proposal
62	D19/101474	Object	Submission questions the role of Council in impacting private property, suggests that the heritage listing will devalue the property, suggests that the planning proposal is unfair for the property owner, and expresses concern that the heritage listing will infringe the property owner's rights. It also expresses concern that Council is not following appropriate processes for the protection of heritage and questions the heritage value of the property.	See Council Response to Submissions 3, 20, 30 and 48.
63 (late)	D19/101586	Support	Submission supports the heritage value of the property and associated grounds.	Consistent with Planning Proposal
64 (late)	D19/101619	Support	Submission supports the aesthetic and heritage value of the property and associated grounds, condemns the ongoing loss of local character, and articulates the property's significant contribution to the local sense of place.	Consistent with Planning Proposal

ITEM 9 (continued)

ATTACHMENT 8

68 Denistone Road, Denistone – Planning Proposal Submissions Table

65	D19/101669	Support	Submission supports the aesthetic and heritage value of the property and associated grounds.	Consistent with Planning Proposal
66	D19/101691	Support	Submission supports the aesthetic and heritage value of the property and associated grounds, condemns the ongoing loss of local character, and articulates the property's significant contribution to the local sense of place. Condemns damage already done to the property.	Consistent with Planning Proposal

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

Sub No	Submission Content	TRIM Reference
1	<p>To whom it may concern,</p> <p>I write in support of the proposal to apply a permanent heritage order to 68 Denistone Road Denistone. I also did the same when the Interim order was applied.</p> <p>I have always known it was an amazing home, but really have come to appreciate it even more since I read the report prepared by Paul Davies. What a remarkable home it is and what a tragedy that it has sustained the "damage" that it has.</p> <p>The house is such a fine example of the period that it was built in & so rare to find such a property sitting "in the round" and surrounded by gardens and circular pathways designed to enhance the aspect of the house. The palm trees on the property are magnificent.</p> <p>There is so much ordinary architecture out there & so much development where the old makes way for the new. However when there is a great example of the beauty of the past surely it is our responsibility to preserve it, not just for ourselves to enjoy and learn from, but also for the generations growing up or yet to come. These homes are a window to our past & need to be protected from the desire of the present to just bulldoze everything and build anew.</p> <p>The proposed development of this property would raze everything, including the palm trees and cram five villas in the space. What can another five villas add to the beauty of the neighbourhood compared to what is there now, especially if the house and gardens can be repaired and restored to their former glory?</p> <p>Yours sincerely,</p>	D19/97989
2	<p>The dwelling and site at 68 Denistone Rd is a timeless reflection of our gorgeous Ryde surroundings. Many of my friends/family have commented on our suburb's beautiful leafy and tranquil environment and this is captured perfectly by 68 Denistone Rd. While I have never been on the grounds or inside the house, the degree of love and devotion dedicated over the years to the estate is obviously apparent in the photographs provided. The maintenance and attention given to the estate over the century is impeccable whereby the grounds and building are in better condition than some of the newer homes within the area (and definitely more appealing to the eye than some recent suburban additions). This site possess no threat of pests or decay and seems incredibly neat and well ordered, thus in no way a prime candidate to be demolished purely for financial gain. The Inter-War architecture and detail are a rarity and quite extinct these days and so should be protected and admired for years to come. I strongly believe 68 Denistone Rd should become a heritage listed site within the Ryde precinct and no future development should be allowed to occur there, unless in accordance with Heritage listed dwelling regulations.</p>	D19/97989
3	<p>I object this proposal to include 68 Denistone road as a heritage item. This is totally unfair to the buyer who purchased this house, as at the time of purchase this is not a heritage item.</p>	D19/99950
4	<p>I'm very happy that the that the council is proposing to heritage list this property as it is a significant building and it should be valued with in our area. Also of significance are a number of the old trees (palms) within the gardens.</p>	D19/97989
5	<p>Dear Mr/Mrs Planning Proposal 68 Denistone Road, Denistone Case Officer I live adjacent to the proposed development site and am writing to ask to refuse this planning proposal from Ryde Council. Herein are my comments and objections relating to this planning application: 1. Unfair to property owners/potential purchasers (relied on the planning information issued by Council and made substantial financial decision, but Council moved the "goal post"). 2. In fact, harms the heritage protection system (people are acting to remove the "historical features on their property by renovation, rebuilding to avoid heritage listing after seeing the 68 Denistone Road planning proposal). 3. Unreasonable financial burden on the owner of the property (lost of property value,</p>	D19/98849

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

	<p>expensive "heritage restoration and maintenance" process). Therefore, I ask to refuse this Planning Proposal and encourage property owner of 68 Denistone Rd to resubmit a building design that is more sensitive to the character of this area. Should you require any additional information, clarification of any comments made, do not hesitate to contact me on [REDACTED] Yours Sincerely,</p>	
6	<p>We support the Planning Proposal to include 68 Denistone Road, Denistone, Lots 1-3 DP1096437, as a heritage item in the Ryde Local Environmental Plan 2014 having viewed the Proposal and supporting documents. I have been a member of the Denistone community since 1966 and of late have become dismayed at the accelerated rate of development in the area, the architecture of the new dwellings and the destruction of the local heritage. 68 Denistone Road is a beautiful and stately period property that would be an enormous loss to the area should it fall prey to yet another overcrowded villa development. Denistone boasts a unique Sydney bushland setting dotted with impressive homes such as 68 Denistone Road that make it a tranquil pocket of suburbia. Preserving the history of this suburb is a duty that local residents entrust to our Council and Department of Planning and Environment. We are watching the history of our suburb disappear before our eyes. Denistone Road is currently home to a public hospital that is about to commence a major redevelopment, two pre-schools, multiple villa developments and the consequential parking issues. Undoubtedly, 68 Denistone Road would become yet another ugly group of box style homes which would add to the dangerous congestion of the street. We trust that Council and the Minister will make the right decision in line with the vested interests of the current and future Denistone community.</p>	D19/99458
7	<p>We find it abhorrent that destructive works have been done without consult to the Council since the sale. #68 is a wonderful piece of architecture in the local community that needs to be preserved. The new owners should be held responsible for any damage and made to pay and restore. When as neighbours we are hearing works done at all odd hours, it shows they have no regard for either the history of the local area nor the heritage that they are trashing. It is abhorrent.</p>	D19/99459

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

8 Dear Manager, D19/99823

I support the Planning Proposal to include 68 Denistone Road, Denistone (Lots 1-3 DP1086437) as a heritage item in the Ryde Local Environmental Plan (RLEP) 2014. I have read the Proposal and supporting documents, as displayed on the Council web site, involving amending the Heritage Map and Schedule 5 Environmental Heritags (RLEP 2014) to include 68 Denistone Road, Denistone.

I support the proposal as a long-standing member of the Denistone community interested in heritage and environment. I first lived in Florence Avenue, Denistone, which runs off Denistone Road, with my parents 77 years ago. Later, 43 years ago, I returned to the home in which I grew up and was educated, to raise my own family here, where I still live. I know Denistone and its community well. I regularly walk in Denistone and its surrounding suburbs of Ryde and Eastwood. I have watched its development and change first-hand over 7 decades.

I have a very strong attachment to Denistone's unique urban, heritage and bushland environment. I know that other residents share my attachment and concern to preserve heritage and environment. Preservation of heritage is "important to the community's sense of place", one of the guidelines for heritage listing.

Heritage is a distinctive part of the ambience of Denistone. Only a few dwellings from the early settlement period onwards dot the landscape, particularly along the northern rim of the Parramatta River Valley. When the old, elegant and beautifully positioned residence at 68 Denistone Road is heritage listed, it will join "Poynton" (house), "Denistone House", "The Hermitage", "Wolfondilly", "Highbury House" and other heritage treasures on the high ground overlooking the Parramatta River valley.

The mix of building styles evident in Denistone's housing is impressive, with examples from colonial, federation, inter-war, post-war and modern periods. It's the

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

mix that is important to the sense of place. The uniqueness of 68 Denistone Road, as a rare example of the inter-war bungalow style, warrants its preservation as a contribution to that mix of styles. The inter-war period is important for heritage because it was only in 1937, at the end of that period, that Denistone Railway station was opened, thereafter changing the character of the suburb permanently.

The expert report supporting the proposal for 68 Denistone Road argues that the unique location and period-garden setting of this Californian bungalow marks it out as a special example of this inter-war period. I agree. In fact, of all the Heritage items listed in this locality, it would rank in second place only after the house at 1-9 Pennant Avenue (Items 88-89, State Significance, Schedule 5), in terms of position, garden setting and outlook. In commenting on Heritage Item 218 (Schedule 5), "Wellington", at 16 Miriam Rd, West Ryde, another Californian bungalow from the period, the expert report (p.51) offers the following comment (conclusion underlined here): "This is perhaps the closest example in the LEP listings to no 68. It has a similar construction date and appears to be a well-designed dwelling. It does not however have the response to site as no 68 and represents a standard design response to a typical sub-division lot. No 68 demonstrates a rare siting and setting in comparison to the small number of listed inter-war buildings in the LGA."

It has been claimed that submissions like this by residents are just a wish on their part to maintain the status quo. Based on 77 years of experience I can testify that the status quo is well and truly gone. The risk for Denistone is that the mix of styles now surviving will be incrementally lost, with older ones, like No 68, most at risk. The heritage mix is what is important, not any status quo. If this is lost, a bland uniformity of modern architectural style will prevail and Denistone will be gone.

The hoary old argument about 'shifting the goal posts' is also sometimes trotted out. As an established Denistone resident, I consider it unfair when the current development thrust can, without inhibition or hindrance, buy up elegant old houses, perfectly good for habitation, bulldoze them and replace them with box-like structures designed primarily to maximise developer profits. In modern business, risk management must be practised. Heritage preservation is one of those risks which developers need to consider. The risk should have been apparent at the time of sale of 68 Denistone Rd in 2018. Meanwhile, the community, seeking the support of Council and the State Government, will rightly take what steps it can to defend its sense of place. *Caveat emptor!*

Sincerely

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

9	<p>Dear Sir,</p> <p>Planning Proposal 68 Denistone Road, Denistone</p> <p>I have read the Council letter of 23 May, 2019 and write to support Council in the proposed heritage listing of 68 Denistone Road.</p> <p>I was born in Ryde Hospital in 1993 and have lived with my parents at [REDACTED] Denistone Road for more than 15 years.</p> <p>I am familiar with 68 Denistone Road, which is very close to where I live. It is a beautiful old home on a prominent corner block, with many old trees. It's the best house in this area and if it were destroyed, a significant part of our local history and ambience would be lost.</p> <p>I am a young person, in my mid 20s but preserving history is important for my generation and for those that come after me. If local Councils don't take strong steps to preserve their local heritage, this will soon be totally lost. So many elegant old homes like this one have already been destroyed in our area, making it much more urgent that this one should be preserved.</p> <p>Yours faithfully,</p>	D19/99827
10	<p>With all the demolition and re-building of medium density housing, the over development of multiple apartments throughout the greater area and the boarding houses there is much more traffic and loss of land and over crowding at shopping centres. Due to this the Ryde area is losing it's community feel and losing it's important history. Those heritage listed properties must be kept, maintained and those who purchase them should be held to account and convicted if they breach laws governing them. We are losing so much already. I have watched as heritage listed trees have been demolished and the Council has done nothing, now this disgrace at this property. When will history, beauty and tradition become popular again over materialistic consumerism and profiteering?</p>	D19/99838
11	<p>No I don't agree.</p>	D19/99856
12	<p>I object this planning proposal to include 68 Denistone Rd as a heritage item. It is extremely unfair for the buyer who made the purchase decision based on this house is not a heritage at the time of purchase.</p>	D19/99857
13	<p>I do not get it. I mean it is good to protect old house but a lot of factors should be considered. Like if this house is in good condition . or if this design is rare and worthy to protect. This house looks like a normal house. Nothing special to me really. Whats the point to be listed as heritage ? and is that fair to the buyers who spend millions of dollars when it is not heritage ? I would not suggest council make this decision. Then who would dare to buy old house like that Here ? cuz you can change it to heritage right after they buy it. Shame.</p>	D19/99858
14	<p>I found this from the newspaper, it is really unfair to the buyer. I object this Planning Proposal – 68 Denistone Road, Denistone.</p>	D19/99867
15	<p>I disagree with this proposal to include 68 Denistone road as a heritage item. The buyer who purchased this house will be suffering</p>	D19/99952

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

	from this unfair proposal. They bought the house because it's not a heritage item at the time of purchase.	
16	<p>Dear Sir,</p> <p>Planning Proposal 68 Denistone Road, Denistone</p> <p>I refer to Council's letter of 23 May and write to support Council in the on-going heritage listing of 68 Denistone Road.</p> <p>I am a Ryde ratepayer and have owned and lived at [redacted] Denistone Road since 2003. My home is not far from 68 Denistone Road and I have enjoyed and admired this prominent corner property for more than 15 years. It is a beautiful old home, one of the landmarks of this area and should be preserved.</p> <p>I moved to Denistone Road in 2003 because I enjoyed the special ambience of the area. Since then, I have seen so many old homes in Denistone Road and Blaxland Road destroyed. If Council doesn't take action to save at least some of these historic old houses, the entire character of this area will be lost forever.</p> <p>I believe Council is doing the right thing by supporting its residents and ratepayers in preserving their local heritage against thoughtless destruction by developers.</p> <p>Yours faithfully,</p>	D19/100012
17	I object this planning to include 68 Denistone Rd as a heritage item. It is extremely unfair for the current buyer who made the purchase decision based on this house is not a heritage at the time of purchase.	D19/100022
18	I object the planning proposal to include 68 Denistone Rd, Denistone to be a heritage item in the Ryde Local Environmental Plan! Firstly, this property looks not like a heritage item at all, which should have the significant special old design and concept. It looks like a normal house and it looks very messy and crap. Every time I drive pass it, I strongly feeling that this house is a bad view for the street, makes Ryde area, which should be a good, rich, comfortable area, looks like an messy poor area. It definitely becomes a bad influence of the whole area and street. Secondly, if council forced to list this non-heritage looking property as a heritage item, then there are thousands of more properties in Ryde council area needs to be listed as heritage items too! Then, Ryde area have no chance to be built as a better district then any other council, it will affect the local people's living entertainment, affect the local economic, council's income and tax incomes. Everyone will think Ryde council is too conservative, over strict or sometimes not fair. All these are not good for the council's imagine to its people. We only believe that items with very strong heritage looking and value is necessary to be listed as a memory of the history of Australian history, while is one is definitely not the one! We hope Ryde council could also not forget that build a better area is more important as a long run, not trying to list as much heritage as possible, this is definitely not a right way for an area to build and develop well in a long run!	D19/100026
19	I object this Planning Proposal - 68 Denistone Road, Denistone.	D19/100029
20	It is note heritage. Just an old house. Can't see the reason need to be list on heritage.	D19/100036
21	I do not agree the Planning Proposal - 68 Denistone Road, Denistone.	D19/100038

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

22	I object this Planning Proposal - 68 Denistone Road, Denistone.	D19/100039
23	I was not agree to include 68 denistone road property into the heritage as i dont see any necessary to put this not special property into denistone heritage. Also the other neighbors at same street also didnt include into the heritage. I dont see any strong reason to include this single property 68 denistone road to heritage only.	D19/100041
24	I object this planning proposal to include 68 Denistone Rd as a heritage item. It is extremely unfair for the buyer who made the purchase decision based on this house is not heritage at the time of purchase.	D19/100043
25	I object this planning proposal to regard this property as a heritage item. Because it is unfair to the owner as this property is not a heritage item at the time they purchased it.	D19/100188
26	i object this planning proposal to include 68 denistone rd as heritage. It's unfair for the young couple. We need help them. No One knows situation are they .	D19/100189
27	I object this Planning Proposal - 68 Denistone Road, Denistone.	D19/100190
28	I object this Planning Proposal - 68 Denistone Road, Denistone. It' s unfair to the buyer.	D19/100193
29	I object this Planning Proposal - 68 Denistone Road, Denistone.	D19/100195
30	I disagree that council amends heritage map including the subject house. Firstly it devalue the property. Secondly there is no comprehensive investigation or evidence showing the subject is a valuable heritage item and being worth to be reserved as a heritage item. Please do not make these older houses to be ghost houses since no one wants to invest them.	D19/100196
31	It's not fair for us as we are owners occupiers	D19/100199
32	I object the Planning Proposal - 68 Denistone Road, Denistone. It is not fair to make it as heritage after it was sold on the market without notification.	D19/100201
33	The house looks old and run down. Very likely to have damage which is unlivable for anyone. For safety reasons this should be knocked down and rebuild for new construction and provide livable space for ever growing community	D19/100202
34	Planning Proposal – 68 Denistone Road, Denistone I believe the owner has the rights to renovate or rebuild the house to make it in safe and livable conditions.	D19/100203
35	I have been in this area for 20+years, I have noticed that there are so many traditional featured, long history houses have been knocked down to build new apartments in meeting with increased population, to suit new society's culture. I disagree this property has been proposed as heritage listing. Ryde needs to develop, Australia needs to make new face to the world, this property is no value to become heritage. Council needs to understand what the actual heritage property should be.	D19/100204
36	I object this Planning Proposal - 68 Denistone Road, Denistone.	D19/100205
37	I object this Planning Proposal - 68 Denistone Road, Denistone.	D19/100206
38	I do not agree this Planning Proposal – 68 Denistone Road, Denistone	D19/100207
39	As a resident of Denistone Rd, I fully support a Heritage order being placed on the property at 68 Denistone Rd Denistone. This dwelling is a beautiful example of a 1919 Californian Bungalow and is a significant part of the heritage of the Denistone area. The house was kept in good and almost original condition by an elderly owner although it needed some repairs. It was not until it was recently sold to a developer that instant damage to the interior occurred despite an interim heritage order being placed on the property. As your report states, this can all be repaired and my hope is that this beautiful and grand house is preserved for future generations to see the architecture of the era within our community. To allow a developer to alter or build within the existing gardens	D19/100209

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

	would impact and negatively alter the scale of the house and gardens as it was in its time and as we see it today. Sweeping driveways, verandahs and doors opening onto spacious gardens which are also of significant value to the property. Councils heritage report confirms how significant 68 Denistone Rd Denistone is historically and aesthetically to the City of Ryde (and New South Wales local history) which is sadly losing its original bungalows which are being demolished by developers. I look forward to this property being preserved by a Heritage Order that would prevent any development on the site. Kind Regards,	
40	I object this Planning Proposal - 68 Denistone Road, Denistone.	D19/100210
41	I object this proposal.	D19/100404
42	I object the Planning Proposal - 68 Denistone Road, Denistone to make the property as heritage. It was not mentioned in the sales contract, nor in the government list as heritage before sales. It is not fair to have the new buyer to bear all the cost when Council wishes to make it a heritage all of sudden. The buyer bought it while it was not a heritage. Objection!	D19/100405
43	Dear Sir/Madam, I am writing to object to the Planning Proposal to include 68 Denistone Road, Denistone (Lots 1-3 DP1096437) as a heritage item in the Ryde Local Environmental Plan (RLEP) 2014. The following points are of my opinions: 1. This proposal is unreasonable, unfair and morally bankrupted act to the property owners and potential buyers to this area. The potential buyers for this area will lose their confidence as any older house in this Council's LGA could be the next target of a compulsory heritage listing of the Council. 2. Such a planning proposal is a proof of how incompetent the Council is in managing heritage listing. If the property is of such heritage significance, it should have been listed a long time ago, not after someone purchased it and lodged a Development Application. It is the Council's responsibility to identify, research and protect heritage, not the potential buyers or the owners. The Council is using its compulsory heritage listing power to force a property owner to pay for the Council's own fault of not being able to protect heritage through a systematic approach. Instead it is using its "spot-rezoning" trick trying to "make good". 3. Council is moving the "goal post". People should have the rights to know what they are buying and make decision based on the information provided by the Council. This planning proposal is a proof of the Council changing the planning rules in response to an applicant's application which is based on the existing planning rules. If the planning rules can be changed anytime the Council wants to, why would people rely on the rules when planning for their property? There is a significant objection to these proposals amongst residents of Ryde and for the above reasons the planning proposal should be refused. Yours sincerely	D19/100406
44	I object this Planning Proposal - 68 Denistone Road, Denistone.	D19/100407
45	Please conserve this beautiful piece of our history and include it in the heritage listings.	D19/100408
46	I object this Planning Proposal - 68 Denistone Road, Denistone.	D19/100409
47	It's unfair for the buyer. I believe the council will listen to the people and decide the right way.	D19/100554
48	Dear Sir/Madam, I am writing to you regarding the exhibited Planning Proposal for heritage listing of the property at 68 Denistone Road, Denistone NSW. I do not intend to enter the polemic about the true heritage value of the above-mentioned property. From the conversation had with the owner of the house I understand that the expert opinions on the topic vary and I believe this aspect best be left to them. I do however believe there are other essential factors to be taken into consideration and that this matter warrants consideration in a broader context. As an owner of 49 Glenayr Ave, West Denistone I concern myself about the procedure, about the process itself. At some stage in the future I would like to make building alterations, possibly redevelop my own property.	D19/100598

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

	<p>From conversation with the owner of 68 Denistone Road I understand he attended three pre-lodgement meetings with City of Ryde council. He thoroughly discussed all relevant issues, including the heritage aspect of his application without receiving any negative feedback or being alerted to possible complications. As his property was neither a heritage item nor was included in any conservation area it was only logical to proceed with the purchase of the property and consequent lodgement of the DA. From what followed it seems rather obvious that the IHO and the Planning Proposal for heritage listing of the house are being used to cover incompetence in preparation of council's heritage policies, as a de facto planning controls introduced retrospectively and perhaps to score political points.</p> <p>This approach undermines the very existence of "rules-based planning system", the core issue for the planning system in NSW. Certainly, predictability, integrity of decisions and ability to rely on planning controls are fundamentals for orderly and economic use and development of land.</p> <p>Decision to heritage list the property at 68 Denistone Rd, Denistone would threaten all that. There are many houses like it, however there is only one functioning, rules-based planning system and its erosion is an issue affection all of us.</p> <p>In these grounds I oppose the approval of the Planning Proposal for heritage listing of 68 Denistone Road, Denistone.</p> <p>Yours faithfully,</p>	
49	<p>Dear Ryde Council,</p> <p>My name is [REDACTED] and I am writing in objection of the council Planning Proposal for 68 Denistone Road, Denistone. Like the owner of the property, I too am an overseas immigrant, and it troubles me deeply that the mayor is targeting individuals who is trying to rebuild unoccupied property rather than corporates who are tearing numerous other properties. Being a new immigrant, I admire our desire to preserve their heritage, which I think is of great importance to the country, the culture and its roots. However, heritage properties are listed only AFTER the new one's decision to rebuild the property damages the heritage protection program and its integrity. How can we step into the property market when the government can slap a notice on a property without fair and reasonable judgement? How can we trust the government turn a blind eye to major corporates with great financial backings and target small individuals who are easy targets?</p> <p>The decision to publicize the site coincides with the timing of the election, which is extremely suspicious. When the owner has made a significant investment based on information supplied by the government, the government decides to change the rule and publicize the case with numerous public posts on Mayor Jerome Laxale's Facebook. It diminishes my confidence in the government act for its own political gain, rather than in the interests of its own people. And the result speaks for itself, Laxale loses the election. However, while it being a small misstep of the mayor, the owner of the property has to endure great financial loss and incur great debt because of the mayor's unfair and unreasonable decision.</p> <p>I strongly object the planning proposal and thank you for your time.</p> <p>Regards,</p>	D19/100609
50	<p>I strongly oppose the Planning Proposal to heritage listing 68 Denistone Road, Denistone. The reasons for my objection are: 1. The subject property is a private property not a Council property. Heritage listing will cause significant impact on the property's value. A property owner should have its own right to make decision on any matters that is related to the value of a private property. 2. Heritage listing will impose heavy restrictions on the property owners' property right which basically takes away the owner's freedom to decide what to do with its property. Owners' property right is a basic human right and should be respected. 3. Council should follow a predictable and sustainable pattern in protecting heritage. The Council has its own heritage consultant who are paid (with ratepayers' money) to take care of the heritage protection system, and the consultant should provide advance advice to the</p>	D19/100673

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

	<p>property owners. If the consultant is not doing his/her works properly, what is the point of having such planning system? Based on the points above, I strongly object to the Planning Proposal to heritage list 68 Denistone Road, Denistone.</p>	
51	<p>Dear General Manager, I travel to Eastwood regularly for shopping, and I own several properties in close proximity of 68 Denistone Road, so I knew the area well. I am writing to object to the Planning Proposal to list 68 Denistone Road, Denistone as a heritage item. My objection is based on the following grounds:</p> <ol style="list-style-type: none"> 1. I went to the auction of 68 Denistone Road in March last year because I was interested in buying the property. I looked at the planning information on the Planning Certificate issued by the Council. The property was not a heritage item on the certificate. The property was sold as a non-heritage item. If the Council now list the property as heritage, it is destroying the Council's reliability when providing information to the public. 2. Heritage listing is a sacred process. It aims to identify and protect Australian heritage through a systematic and reliable approach. If the Council insists on ad hoc heritage listing of 68 Denistone Road, it would undermine the public confidence in the current heritage listing system. As a property owner, I would be concerned that my property would be the subject of another ad hoc listing. 3. I read articles and comments from the media in relation to this property and I felt strongly agreeing to the question to the Council: if this property is of such heritage significance, why was it never identified in the previous city wide heritage studies? I think the Council should be majorly responsible of the absurd heritage matter. However, the property owner is punished for the standards the Council failed to keep up with. <p>In conclusion, I do not see the benefits in this Planning Proposal and think it should be discontinued.</p>	D19/100677

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

52	<p>Dear Sir,</p> <p>Planning Proposal 68 Denistone Road, Denistone</p> <p>I am writing in support of the proposed heritage listing of 68 Denistone Road, as mentioned in the Council letter dated 23 May 2019.</p> <p>My husband and I are Ryde ratepayers and have owned and lived at [redacted] Denistone Road since 1965. Our home is directly beside 68 Denistone Road and for well over half a century we have lived in a privileged position to see and enjoy this magnificent corner property. It is a beautiful old home, one of the landmarks of this area and should be preserved.</p> <p>This area has a special ambience and character which is rapidly being lost with the massive over-development that has been happening along Blaxland and Denistone Roads. I have seen many old homes destroyed. Council needs to take strong action to save the best of these historic old houses before the entire character of this area is lost forever.</p> <p>This property is unique in this area, being largely in its original condition, prominently situated in an old established garden, with huge palms and other fine trees, on a corner block on a high ridge with magnificent views towards the Parramatta River. It makes an important contribution to our sense of place, to the character, ambience and history of the area. I believe it should be preserved for future generations and I congratulate Council for taking a stand against profit-driven destruction of our local heritage.</p> <p>Yours faithfully,</p>	<p>Doc No:</p> <p>File No:</p>
----	---	--

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

53	Dear Sir, Planning Proposal 68 Denistone Road, Denistone I refer to the letter from Council dated 23 May, 2019 regarding a Planning Proposal to include 68 Denistone Road as a heritage item in the Ryde Local Environmental Plan 2014. I fully support this proposal and commend Council for their efforts to protect our local heritage against a tide of profit-driven destruction. I believe that Council should take a very firm stand in this particular case, otherwise any future developer will simply assume that it's open-slathe for bulldozing or defacing any piece of history on the assumption that Council is a toothless tiger, powerless to act in the interests of the wider community. Heritage is becoming ever more important as development leaves less and less of it. Developers need to be firmly reminded that destroying elegant history in blind pursuit of profit is not a one-way road to riches. Like any business venture, it involves risks and that of heritage listing is just one of them. The obvious historic merits of 68 Denistone road should have been a warning to any potential purchaser that heritage listing was a real possibility. Anyone who proceeded in the face of these risks cannot expect Council to underwrite their own problems to the detriment of the ratepayers and residents whom Council represents. I was born in Ryde in 1928 and have lived and worked in the municipality all my life, which, God willing, will soon amount to 91 years. For many of those years I operated a TV and menswear business under my "Horrie Davis" name in Blaxland Road Ryde, opposite the old Post Office building. I still own that shop and since 1976 I have owned and lived at my present address in Florence Avenue, Denistone. I am writing as a Ryde ratepayer and as a long-standing member of the Ryde and Denistone community. I live only a few metres as the crow flies from 68 Denistone Road. I have seen and admired this elegant property virtually every day of my life since moving here in 1976 and long before then, as I was regularly driving around the municipality in the course of my business. This beautiful home, with its stately old trees occupies a commanding corner position with spectacular views over the distant river valley. I well remember the other stately homes such as "Glen Eden" now long gone from Pennant Avenue, which once graced the same high ridge. This particular landmark property is the most impressive of all the residential homes in this immediate area. It defines our sense of place and is an obvious candidate for heritage listing. I urge Council to press on with the utmost vigour to protect it from destruction. Yours faithfully,	Doc No: File No: D19/100901
----	--	---

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

54	I object to council's Planning Proposal – 68 Denistone Road, Denistone Because this property type is common in ryde community. How about thousand s of others? Otherwise, It's not fair for those people just bought it and then council change the rule. How could a family bear?? Immigrant should be treat like this? I am confused, what are you doing? What do you want? As ratepayers, we expect our money be used reasonably rather than against our private property. Stop this sinful act!	D19/100905
55	I object this planing proposal to 68 Denistone rd,Denistone. Thousands of people looking! How you killing a family I shame	D19/100909

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

56	<p>Dear Mr Dedes,</p> <p>Planning Proposal 68 Denistone Road, Denistone</p> <p>I spent the first 20 years of my life at 12 Florence Avenue Denistone, from 1953 until I moved out permanently about 1973. I have been a frequent visitor to this address ever since and have watched the neighbourhood change over the past 66 years.</p> <p>I have read Council's letter of 23 May, 2019 and write in support of the heritage listing of 68 Denistone Road. I have already addressed Council personally on this matter on three occasions, the last being on 26 February this year.</p> <p>I have known this beautiful and unique old property all my life. It has always been the most elegant and commanding residence in this immediate area. I passed it every day, walking up to the local St. Therese School in the 1950s and I now see it every time I drive past the corner of Denistone Road and Florence Avenue.</p> <p>I have been saddened with the over-development that has taken place in Ryde and other municipalities in Sydney. If nothing is done to preserve the better examples of our residential heritage, this will be entirely lost. As a small child I can just remember the magnificent old homes in Pennant Avenue of which only one now remains, but with its land effectively reduced to a postage stamp and the house obscured by sub-divided properties on both sides of its corner frontage. The beautiful "Glen Eden" is remembered in name only.</p> <p>The immediate area in Denistone Road and Blaxland Road has been massively over-developed in very recent years. This has almost destroyed the historic character of the area. Our sense of place and the Australian Dream of a free standing home with kids running around safely in a big yard is fast disappearing. At least something of this idyllic era must be preserved for future generations.</p> <p>This beautiful old residence at 68 Denistone Road, with its corner block, large traditional garden and tall palm trees remains virtually in its original condition. With its commanding position on top of a high hill, it is an ideal example for preservation as a dominant local landmark. It is the last remaining stately home in this immediate vicinity. If it goes, the best of this vanishing era will be lost forever.</p> <p>This unique property should be preserved while there is still time.</p> <p>Yours sincerely</p>	D19/100908
----	--	------------

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

57	I against this planing proposal to 68 denistone rd, denistone. Council should maintain public facilities not private property!	D19/100911
58	Object!	D19/100914

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

59	<p>Dear Sir,</p> <p>Planning Proposal 68 Denistone Road, Denistone</p> <p>I have received Council's letter of 23 May 2019 and am writing in support of the proposed heritage listing of 68 Denistone Road.</p> <p>My wife and I are Ryde ratepayer and have owned and lived at ■■■ Denistone Road since 1985. Our home is directly beside 68 Denistone Road and for well over half a century we have lived in a privileged position to see and enjoy this magnificent corner property. It is a beautiful old home, one of the landmarks of this area and should be preserved.</p> <p>This area has a special ambience and character which is rapidly being lost with the massive over-development that has been happening along Blaxland and Denistone Roads. I have seen many old homes destroyed. Council needs to take strong action to save the best of these historic old houses before the entire character of this area is lost forever.</p> <p>I know that on 25 September last year, Council authorised an interim heritage order on 68 Denistone Road and that this was gazetted on 26 September. On 3 October, 2018 I was shocked to see a group of possibly as many as 5 workmen arrive and immediately commence to make a great deal of noise inside the property which sounded to me like jackhammers. I photographed one of them high up on the roof and apparently lifting the ridge capping tiles.</p> <p>I immediately notified Ryde Council and was pleased when Council officers arrived. I was surprised to hear some of the workers laughing at the Council officers when these officers asked them to leave the premises.</p> <p>This property is unique in this area, being largely in its original condition, prominently situated in an old established garden, with huge palms and other fine trees, on a corner block on a high ridge with magnificent views towards the Parramatta River. It makes an important contribution to our sense of place, to the character, ambience and history of the area. I believe it should be preserved for future generations and I congratulate Council for taking a stand against profit-driven destruction of our local heritage.</p> <p>Yours faithfully,</p>	<p>Doc No: [REDACTED]</p> <p>File No: [REDACTED]</p>	D19/100916
----	---	--	------------

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

60	1) has not be notified this consultation by letter. 2) reject this proposal, because: Various severe weather damages caused by climate change are threatening these old and deteriorated buildings, which are degrading the residential life style, welfare, even health and life. They need to be rectified by building revamping to suit living conditions.	D19/100919
----	---	------------

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

61	Dear Mr Dedes,	Doc No: [REDACTED] File No: [REDACTED]	D19/100925
<p>Planning Proposal 68 Denistone Road, Denistone NSW 2114 (“the property”)</p> <p>I write in support of continuing efforts by Council to preserve this property by including it as a heritage item in the Ryde Local Environmental Plan (LLEP) 2014. Council is to be highly commended for taking a firm stand on this issue. It has a duty to to protect and preserve its community, not to underwrite the profits of transient developers.</p> <p>I was born in Ryde Hospital in 1951 and have lived and worked in ■ Florence Avenue Denistone for virtually all of my 68 years. I own a number of local properties in Florence and Elston Avenues and have been a Ryde Ratepayer since 1974.</p> <p>The subject property has been a dominant feature of the local landscape and an integral part of our sense of place for all of my life and many years prior to that. There has been much recent development in Ryde and if properties such as this one are not preserved, their history and important relationship to the local community will be lost forever. There is both a need and responsibility to preserve significant heritage for future generations.</p> <p>I fully recognise the community value of heritage listed properties and own two of these myself. One is a city building from about 1915 on the State Heritage Register and the other is a more modern residential property from about 1980, recently listed by Northern Beaches Council.</p> <p>I fully agree with properties being selected by Council and listed without first seeking permission of the owner. At the Council meeting on 26 February 2019 it was explained by a Council officer that prior announcement of proposed heritage listing involved a significant risk that the properties could be deliberately damaged by their owners in an attempt to avoid listing. No owner should be entitled to avoid heritage listing as a result of damage deliberately caused to significant features of a property. The legal principle is identical to that which prevents murderers from profiting from the estates of their victims.</p> <p>I have read the Planning Proposal (PP) and its annexures, particularly the Heritage Assessment Report (HAR) dated May 2019. I agree with the comments made in the PP and HAR that the property is ideally suited for heritage protection and that any damage can be repaired.</p> <p>I was gravely concerned to see photos in the HAR showing damage to the interior of the property. I inspected the property myself prior to auction on 24 March 2018 and saw no such damage. I fully agree with the following comment at page 39 of the HAR:</p>			

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

<p>“It is difficult to understand the current condition of the building when comparing photos from early 2018 to the present condition of the house. There is a separate structural report that draws a range of conclusions on the current state of the building, but it is rare and unusual to see such a dramatic change in the condition of a building in a 15-month period without some form of major intervention.”</p> <p>Subsequent to the Interim Heritage Order being authorised by Council and Gazetted on 26 September, last year, on 3 October 2018 I received an email from Council Executive Assistant Linda Smith regarding unauthorised works being carried out on the property on that day. I was told by adjoining neighbours to the property that they had heard much loud noise coming from the interior of the house on that day, as if by jackhammers.</p> <p>I subsequently saw a notice that the owner had placed on the property, claiming that a structural engineer had advised that the house should be condemned. The notice included photos purporting to show structural faults. A number of these were definitely not present when I inspected the house before the auction, as pointed out in the HAR. From my experience as a graduate mechanical engineer who has personally paid for and supervised the restoration of a number of houses of similar age, I disagree most strongly with any opinion to condemn the house and equally strongly support heritage listing of this magnificent home.</p> <p>This stately and historic old home has been a landmark in this area for decades before I was born. Its tall palms and other fine trees have been dominant features of this prominent hilltop location for about 100 years. The property is unique in its architectural form, its prominent location and its positioning within a classic garden on a large corner block. Like magnificent homes long gone from further along this same ridge, it occupies a commanding position and is both a worthy and essential subject for preservation.</p> <p>Yours sincerely,</p>		
62	<p>Dear sir/madam,</p> <p>As some one who has lived in Eastwood and Epping for nearly 30 years, I strongly oppose the Planning Proposal for yhe heritage listing of 68 Denistone Road, Denistone.</p> <p>The reasons for my objection are:</p> <ol style="list-style-type: none"> 1. The subject property is a private property not a Council property. Heritage listing will cause significant impact on the property's value. This is an unfair outcome for the property owner. 2. Heritage listing will impose heavy restrictions on the property owners' property right which basically takes away the owner's freedom to decide what to do with its property. Owners' property right is a basical human right and should be respected. 	D19/101474

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

	<p>3. Council should follow a predictable and sustainable pattern in protecting heritage. The Council has its own heritage consultant who are paid (with ratepayers' money) to take care of the heritage protection system, and the consultant should provide advance advice to the property owners. If the consultant is not doing his/her works properly, what is the point of having such planning system?</p> <p>4. There are a lot of recent developments on the street near the subject property. This property does not warrant preservation at all.</p> <p>Based on the points above, I strongly object to the Planning Proposal to heritage list 68 Denistone Road, Denistone.</p> <p>Rgds</p>	
63	<p>I support the listing for the following reasons.</p> <p>The house is a rare example of an Inter-War Californian Bungalow in good condition both inside and out. Its architectural features, both externally and internally, are typical of the style and present a forceful impression of the way of life at the time of its construction. Ryde's history would be enhanced to have such a building on its local heritage list.</p> <p>The garden is also characteristic and presents well to complement the architecture. It also gives the house a comfortable and generous curtilage which was commonplace at the time. This curtilage needs to be maintained in any future development on the site and no development should be allowed to affect the integrity of it. Such generosity of space surrounding a residential building is not commonplace today.</p> <p>This building is of local heritage significance particularly in a city where the built environment is rapidly changing. It is in an area where there are some other heritage buildings so the locale needs this structure and its garden to be maintained without damage to its heritage value. Any development must complement the current structure and garden and be sensitive to its characteristics.</p>	D19/101586
64	<p>Dear Dyalan Govender</p> <p>I realise I have just missed the deadline for sending in submissions commenting on this proposal. In case it helps at all, I wish to lodge a plea that you do all you can to retain this beautiful old house and garden. We are concerned by the rapid loss of the historic buildings in our region. 68 Denistone Road is an important part of our heritage and an important part of giving our children and ourselves a connection to the past of the place we live in, and ensures a capacity for us to retain charming, cheering surrounds into the future.</p> <p>We value this house and it enables us to feel proud of the places our community has created and maintained here in Ryde. It would be a real loss to us in the Florence Avenue neighbourhood.</p> <p>Thank you</p>	D19/101619

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

65	Dear Sir,	D19/101669
<p>Planning Proposal 68 Denistone Road, Denistone</p> <p>Thank you for your letter of 23 May, 2019 regarding the proposed heritage listing of 68 Denistone Road in the Ryde Local Environmental Plan.</p> <p>I have lived in Denistone Road, very near this property, for more than 15 years and I believe that it should be heritage listed.</p> <p>It is an elegant old house in a beautiful garden with very old trees. It has a large block of land with wide views of the Parramatta River valley. No other nearby houses in Denistone Road are of the same quality. It contributes to the ambience of the area, which is what brought me and my family here many years ago.</p> <p>This house is the best and one of the last old homes of its period still remaining in Denistone Road. It should be preserved for future generations as part of Ryde's heritage.</p> <p>Yours faithfully,</p>		

ITEM 9 (continued)

ATTACHMENT 9

68 Denistone Road, Denistone – Planning Proposal Submissions (Names and Contact Details Removed)

66	<p>Dear Sir/Madam,</p> <p>I write in support of Council's intention to include this property in the RLEP and to thank you for the work you have already done in this matter.</p> <p>As a resident of this area, now 25 years, I am, horrified to think that we could loose this iconic and beautiful home whose architecture and gardens have graced this area for so long. It has set the cultural tone for its environs. It represents the beauty of design that was "The Denistone Park Estate", according to my original Property Deeds. The "Brick and Tile Covenant" clauses of our deeds were an early recognition of the importance of retaining domestic dwellings and their standards of design and construction for the future as a part of our permanent heritage.</p> <p>It was my pleasure to be the sitting tenant in The Collingridge House at Hornsby Hospital, included in the State Register, for thirty years as the Hospital Chaplain. I was also involved with our departments in two buildings at the Gladesville Hospital including the "Gatehouse" and a two storey stately building. My exposure both here and overseas to heritage buildings has strengthened my awareness of the need for preservation of buildings of different types and functions through different periods of time</p> <p>I am shocked at the damage that has occurred under the current owner and do hope that you will be successful in including this property as a Heritage Item in the Ryde Local Environment Plan. Again my thanks to all who are helping in this task.</p>	D19/101691
----	---	------------