

Heritage Items and Heritage Conservation Areas

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INTRODUCTION

Part 19 applies to any development associated with a Heritage Item or within a Heritage Conservation Area (HCA) identified on the KLEP (Local Centres) 2012 Heritage Map. The controls in this Part are additional to those in Section A and C, and relevant Parts of Section B in this DCP.

The heritage controls in this Part of the Ku-ring-gai DCP aim to:

- i) retain, conserve and enhance the Heritage Items, HCAs and their associated settings;
- ii) ensure the heritage significance, streetscape and landscape character of HCAs are maintained;
- iii) ensure alterations and additions to Heritage Items and within HCAs respect those buildings and do not compromise the significance and character of the individual Heritage Items or the HCAs;
- iv) ensure new development in the vicinity of Heritage Items and HCAs respects the heritage context and is sympathetic in terms of form, scale, character, bulk, orientation, setback, colours and textures and does not mimic or adversely affect the significance of Heritage Items or HCAs and their settings.

This Part applies to any development that is:

- i) a Heritage Item listed under Schedule 5 Environmental Heritage within KLEP (Local Centres) 2012;
- ii) in a Heritage Conservation Area (HCA) identified in KLEP (Local Centres) 2012;
- iii) in the vicinity of a Heritage Item or HCA identified in KLEP (Local Centres) 2012.

For any development within the above categories, a pre-DA meeting is recommended prior to the lodgment of a Development Application.

Where there is inconsistency between the controls in Part 19 and controls in other parts of this DCP, the controls in Part 19 prevail. This part provides guidance to meet the objectives in the KLEP (Local Centres) 2012.

Supporting Heritage Documentation

For any works within the above categories, a Heritage Impact Statement (HIS) is required. A Conservation Management Plan (CMP) may be required for works to a Heritage Item or significant works within an HCA. Heritage impact statements and CMPs are to be completed by an experienced heritage consultant.

Applicants are advised to refer to:

- i) Council's Heritage Inventory Sheets for Heritage Items and HCAs.

Note: Inventory Sheets have been prepared for each of Ku-ring-gai's HCAs and are considered by Council when assessing development applications for work within the Heritage Conservation Area.

Note: The Inventory Sheets are available at Part 19G of this DCP.

- ii) Australia ICOMOS Charter for Places of Cultural Significance 1999 (The Burra Charter).
- iii) Council's DA Guide available on Council's website www.kmc.nsw.gov.au.
- iv) Council's heritage studies, available on Council's website and Gordon Library.

What is a Contributory Property?

This Part identifies various controls that specifically apply to contributory properties. For the purpose of this DCP, Contributory Properties are buildings and sites within a HCA which are deemed to exhibit one or more of the following characteristics:

- i) buildings and sites that make an important contribution to the character and significance of the HCA. They can be from a key historical layer, true to an architectural type, style or period, or highly or substantially intact including their garden setting. Where subdivision has occurred, the subdivision is within the key historical period or the area.
- ii) buildings and sites which are altered from their original form but are recognisable and could be reasonably reinstated to that condition or the alterations are not considered to be detrimental to the integrity of the building; for example, a building that has been rendered or painted or where the roof cladding has been replaced but the form is otherwise legible.
- iii) buildings and sites with new layers/additions sensitive to the style, form, bulk, scale and materials of the original building.

Note: Contributory buildings do not necessarily need to be high-quality buildings but should represent the key historical period of the HCA. An HCA may also contain high-quality buildings which are not necessarily from the key historical period.

Statement of Heritage Significance for Ku-ring-gai and its Local Centres

The heritage significance of the municipality of Ku-ring-gai and its Local Centres lies in:

- iv) The evidence provided by its rich history and all its sequential layers- from Aboriginal occupation, very early timbergetting, the long period of relative isolation from built suburbia, orcharding and farming followed by the rapid growth of suburban development in response to elevated topography, "clean air" and the establishment of the railway.
- v) The outstanding quantity, quality, depth and range of its twentieth-century architecture. It contains houses designed by many of Australia's prominent twentieth-century architects and these have in turn influenced the mainstream of Australian domestic architecture.

- vi) The evidence it provides of twentieth-century planning and conservation philosophies: the segregation of residential areas from other urban uses, subdivision patterns which reflect a range of suburban aspirations, the use of residential district proclamations to create and retain domestic environmental amenity, street tree planting and post-war neighbourhood planning.
- vii) The evidence offered by its built landscape and garden design incorporating a variety of horticultural styles and in harmony with the natural landscape, such as those in the large estate private gardens, the gardens at railway stations and well designed gardens of cultivated botanical species such as at Eryldene.
- viii) The evidence of the area's natural heritage retained in its surrounding national parks, along its creek lines and in its public and private gardens, remnants of the original Turpentine, Blackbutt and Blue Gum forests and associated woodlands, under-storeys and dependent fauna.

19A Subdivision and Site Consolidation

19A.1 Subdivision and Site Consolidation for New Development within an HCA

19A.2 Subdivision and Site Consolidation of a Heritage Item

READ WITH
SECTION A - Part 2-13
SECTION B - All relevant parts
SECTION C - Part 21-25

19A.1 SUBDIVISION AND SITE CONSOLIDATION FOR NEW DEVELOPMENT WITHIN AN HCA

Objectives

- 1 *To retain the historic subdivision patterns within HCAs, that reflect the age and circumstances of the early and later subdivisions including the characteristic rhythm and built form spacing.*
- 2 *To ensure that new development respects the established streetscape, and the historical patterns of development.*
- 3 *To ensure new subdivisions and lot consolidations do not have an adverse impact upon the curtilage of Heritage Items, the streetscape setting of significant buildings and the identified character of the HCA as a whole.*

Controls

- 1 Applications for subdivision and site consolidation within an HCA is discouraged and will only be considered if the application:
 - i) will have no adverse affect the significance of the HCA;
 - ii) retains the typical block width characteristics and historic subdivision pattern of the area, including rear lanes;
 - iii) the setting and curtilage of Heritage Items or significant buildings in the vicinity, including important structures and landscape elements, are retained;
 - iv) vistas and views to and from Heritage Items and contributory properties, especially the principal elevations of buildings, are not interrupted or obscured;
 - v) the landscape quality of the streetscape is retained;
 - vi) the contours and any natural features of the site have been retained and respected;
 - vii) will not result in future development which will adversely affect the significance, character or appearance of the HCA.
- 2 Subdivision or consolidation will not generally be permitted where the setting or curtilage of any Heritage Items and contributory properties within or adjoining the site, would be compromised.
- 3 Applications for subdivision and site consolidation within an HCA will require a curtilage assessment.

19A.2 SUBDIVISION AND SITE CONSOLIDATION OF A HERITAGE ITEM

Objectives

- 1 *To ensure new subdivisions and lot consolidations do not have an adverse impact upon the curtilage and setting of Heritage Items.*
- 2 *To encourage the incorporation of Heritage Items into larger consolidated development sites.*
- 3 *To ensure that new development respects and conserves the Heritage Item, its garden setting, its streetscape and important views.*
- 4 *To avoid isolation of Heritage Items within new developments.*
- 5 *To provide a visual transition between medium/high density residential development and the Heritage Item.*

Controls

- 1 Subdivision of a Heritage Item will only be supported where:
 - i) the subdivision does not adversely affect the cultural significance of the Heritage Item;
 - ii) evidence of the historical setting, landscape and subdivision pattern can be recognised and/or retained.
- 2 Subdivision or consolidation will not generally be permitted where the curtilage and setting of a Heritage Item and significant buildings within or adjoining the site, would be compromised.

Note: Applications for subdivision and site consolidation of a Heritage Item will require a curtilage analysis within the Heritage Impact Statement with particular emphasis on the potential impact on garden settings.

Heritage Items within consolidated development sites zoned medium to high density

- 3 The following controls apply for consolidated sites that include a Heritage Item:
 - i) Consolidated development sites that include Heritage Items are to provide for conservation works to the building and its setting as part of the redevelopment.
 - ii) Isolation of a Heritage Item within the new development will not be supported. Refer to Figure 19A.2-1, 19A.2-2
 - iii) The distance or setback of new development from the Heritage Item is to consider the curtilage and setting of the item and informed by the CMP.
 - iv) Buildings, structures and garden settings that contribute to the significance of the Heritage Item are to be retained and sensitively incorporated into the development proposal.
 - v) The existing garden setting of the Heritage Item is to be enhanced and extended into the new development. Wherever possible, existing vegetation is to be retained, particularly along view corridors and street frontages.
 - vi) New development is to be broken down in bulk and scale to minimise dominance over the Heritage Item.
 - vii) New buildings to be articulated to respond to the significance of Heritage Items to achieve an appropriate transition in height, bulk and scale.
 - viii) The front setback of the new development is to be greater than that of the Heritage Item. Refer to Figure 19A.2-3
 - ix) Key views to and from the Heritage Item are to be conserved as part of the development. Refer to Figure 19A.2-3.

Note: An consolidated development site is defined for the purposes of the DCP as the joining of a number of lots to form a single site for the purposes of development.

Note: Under Clause 5.10 of KLEP (Local Centres) 2012, a CMP may be required to guide development to ensure that the significance of the Heritage Item is retained and conserved.

19A.2 SUBDIVISION AND SITE CONSOLIDATION OF A HERITAGE ITEM (continued)

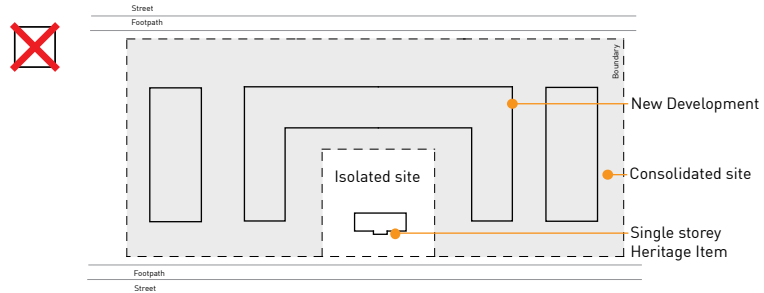


Figure 19A.2-1:
New development has excluded the Heritage Item and created an isolated site.

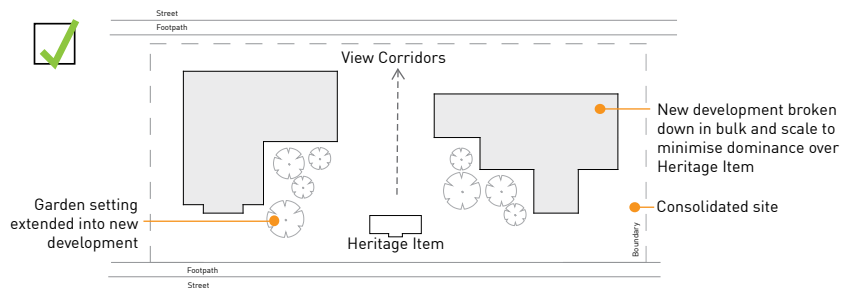


Figure 19A.2-2:
New development has integrated the Heritage Item into an consolidated site.

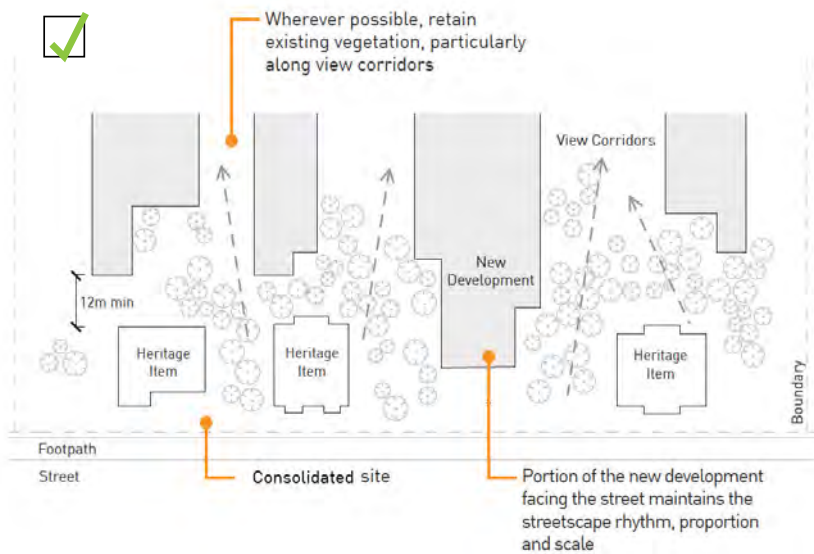


Figure 19A.2-3:
New development and Heritage Item integrated on an consolidated site.

- 19B Demolition**
- 19B.1 Demolition within HCAs
- 19B.2 Demolition related to a Heritage Item

READ WITH
SECTION A - Part 2-13
SECTION B - All relevant parts
SECTION C - Part 21-25

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19C Development within HCAs - Alterations and Additions

Introduction

19C.1 Local Character and Streetscape

19C.2 Building Setbacks

19C.3 Gardens and Landscaping

19C.4 Access and Parking

19C.5 Building Design

19C.6 Roof Forms and Structures Attached to Roofs

19C.7 Outbuilding and Garden Structures (excluding garages and car ports)

19C.8 Fencing

READ WITH
SECTION A - Part 2-13
SECTION B - All relevant parts
SECTION C - Part 21-25

INTRODUCTION

This section applies to alterations and additions to existing dwellings within an HCA. This part provides guidance to meet the objectives in the KLEP (Local Centres) 2012.

The following controls are to be read in conjunction with the Heritage Inventory Sheets that have been provided for each of Ku-ring-gai's HCAs. The Inventory Sheets are considered by Council when assessing development application for work within HCAs, and are to be considered in developments. The Inventory Sheets are available via Council's website www.kmc.nsw.gov.au

19C.1 LOCAL CHARACTER AND STREETScape

Objectives

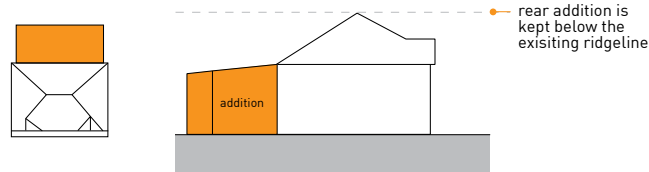
- 1 To ensure that sites, buildings and landscape features that contribute to the significance of an HCA are retained.
- 2 To conserve and enhance the character and significant elements of the HCA.
- 3 To ensure that additions or changes to contributory properties within HCAs respect their original, built form, architectural style and character.
- 4 To ensure the visual impact of new work is minimised through appropriate design, detail, proportion, scale and massing.

Controls

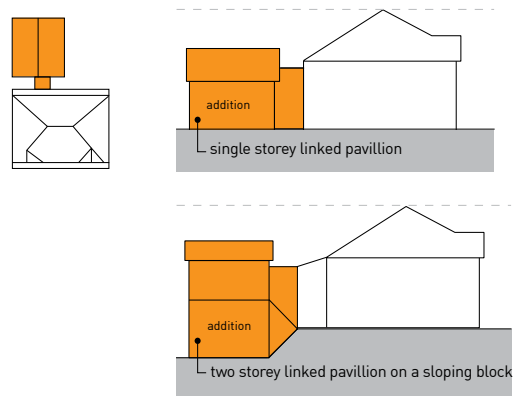
Built form

- 1 Alterations and additions within an HCA are to respect the heritage significance and predominant architectural character of the HCA by having similar massing, style, form, proportions and arrangement of parts to the building itself, and to other contributory properties in the streetscape.
- 2 Where an HCA is characterised by single-storey dwellings:
 - i) the single-storey character of the streetscape is to be retained;
 - ii) first-floor additions to contributory properties will generally not be permitted;
 - iii) attic rooms to extensions behind the main roof of the house may be allowed, subject to an assessment of the impact on the original building and buildings in the vicinity;
 - iv) additions to be kept at or below the existing roof ridge height. Refer to Figure 19C.1-1.

i) Skillion or lean-to



ii) Linked pavilion



iii) Integrated wing

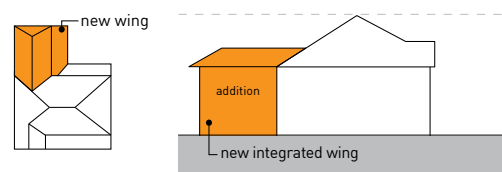


Figure 19C.1-1:
Possible forms for rear additions to single storey dwellings.

19C.1 LOCAL CHARACTER AND STREETScape (continued)

Objectives

- 5 To ensure that the impact of new work on the character of the HCA is considered from both street frontages.
- 6 To retain the significance and valuable contribution to the historic and landscape character Ku-ring-gai's rear lanes of an HCA.

Controls

- 3 Where an HCA is characterised by a mix of one and two storey buildings, proposed works to contributory properties are to:
 - i) retain the original character of a building;
 - ii) match the scale and forms of the existing buildings within the streetscape (see Figure 19C.1-2).

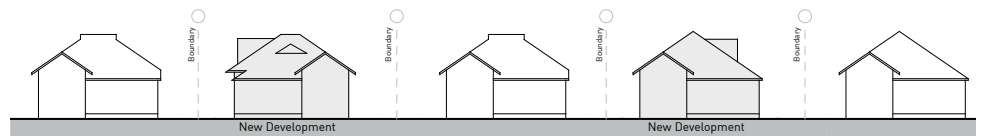


Figure 19C.1-2:

Good design: New 1.5 storey development is harmonious with the scale and mass of surrounding buildings with houses retaining a single storey character.

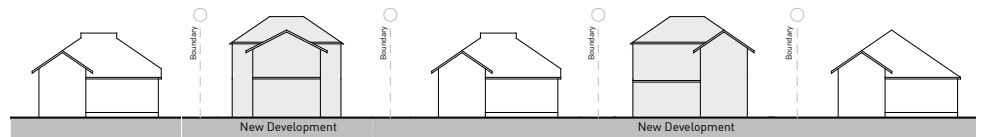


Figure 19C.1-3:

Poor design: New 2 storey development ignores existing single storey patterns by using uncharacteristic wall heights and bay widths.



Corner Sites and Secondary Street Frontages

- 4 Development applications for corner sites and those with secondary street frontages are to consider the impact of proposals on both street frontages and take into account the following:
 - i) The significant elements of the original house is to be retained including its principal street frontage and secondary street frontage;
 - ii) Non-sympathetic rear additions generally do not require retention;
 - iii) The scale of additions and alterations are to respect the existing ridge or eaves heights;
 - iv) Where additions are attached, the proposed detailing (including finishes and materials) is to be appropriate to the original;
 - v) Original and early fencing to the secondary frontage is to be retained and conserved;
 - vi) Important views to and from the corner site are not adversely affected.
- 5 Landscaping is required to both street boundaries, and where there are changes proposed to the landscape treatment of the street frontage, a landscaping concept is required with the submission of a Development Application.
- 6 New development or additions are to be located to minimise impact on existing prominent trees.

19C.1 LOCAL CHARACTER AND STREETScape (continued)

Objectives

- 7 *To retain the significance and character of rear lanes which form an important factor and rare element of early subdivisions in Ku-ring-gai.*

Controls

- 7 New side fences on corner sites should be designed and located to:
- i) maintain the streetscape character and heritage significance of the property;
 - ii) be consistent with the established pattern of fences;
 - iii) ensure an adequate amount of useable private open space.

Development on Rear Lanes in Residential Areas

- 8 The existing subdivision pattern of early rear lane development is to be retained.
- 9 The predominant one-storey scale of rear lanes should be retained.
- 10 The established landscape character of rear lanes should be retained, including timber paling fences and rear garden landscaping.
- 11 New second-storey development to any lanes or paths at the rear lane boundary is to be avoided. Two-storey development is to have a minimum setback of 6 metres from the rear lane boundary.

19C.2 BUILDING SETBACKS

Objectives

- 1 To conserve and maintain the character and significance of individual properties and streetscapes in the HCA by maintaining the established pattern of front and side boundary setbacks.
- 2 To ensure the siting of new alterations and additions respect and contribute to the established streetscape patterns.

Controls

Front and Side

- 1 The siting of alterations and additions is to maintain the established streetscape pattern, including the main dwellings, garages, carports and garden structures. Refer to Figure 19C.2-1.

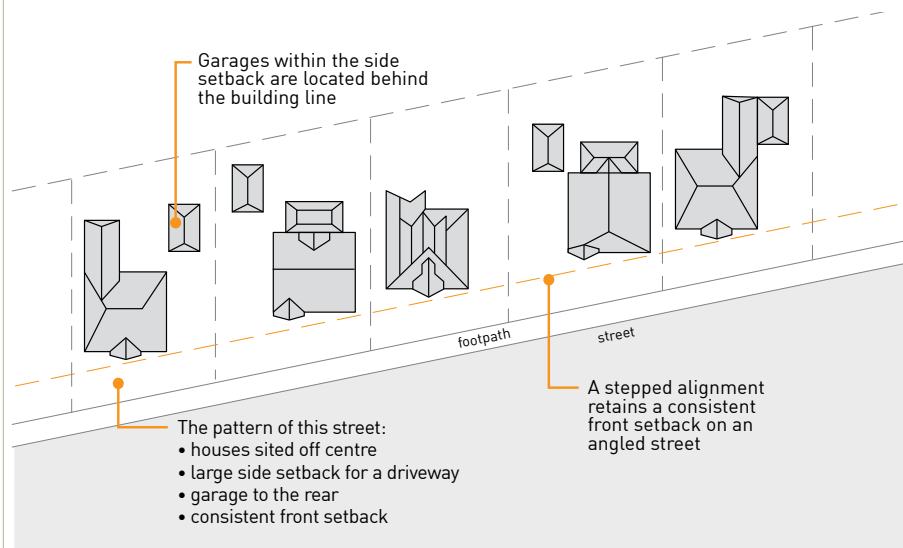


Figure 19C.2-1:
Retain the streetscape pattern of building siting.

- 2 Where there is a uniform building setback within streets, alterations and additions are to respect the established pattern and not be located forward of adjacent buildings.
- 3 Where variations in setbacks exist within the immediate vicinity and the streetscape, the larger setback will apply.

19C.3 GARDENS AND LANDSCAPING

Objectives

- 1 *To retain the garden character of Ku-ring-gai's HCAs which is largely due to the deep frontages and large lots that support remnant trees, early surviving gardens with established introduced trees and built garden features such as fences, walls and paving. The street tree planting and pattern of soft and hard road verges also contribute to the landscape character.*
- 2 *To conserve, retain and enhance the significance of the garden and landscape character within individual properties, streetscapes and the HCA as a whole.*
- 3 *To ensure streetscapes within the HCAs are characterised by front gardens with substantial landscaped area and minimum hard surfaces.*

Controls

- 1 The established landscape character (height of the tree canopy, early gardens, remnant trees, historic tree plantings) that contributes to the significance of the streetscape and the HCA as a whole are to be retained and conserved in any new development. The reinstatement of original planting, where known, is encouraged.
- 2 Original garden features such as gates, paths, stonework, garden terracing, tiling, cement crazy paving, walling and garden edging are to be retained and conserved.
- 3 New paving and hard surfacing, particularly to front setbacks is to be limited.
- 4 Front gardens are to:
 - i) have a minimum of 70% landscaped area;
 - ii) include substantial tree and shrub planting along street frontages.
- 5 Materials for new garden paving or pathways are to be appropriate to the architectural style of the HCA, such as gravel for Federation style and sandstone flagging for Inter-war styles. Plain or stencilled concrete is not acceptable.

19C.4 ACCESS AND PARKING

Further controls that may apply

SECTION A
Part 4B.1 - Vehicle Access

SECTION C
Part 22 - General Access and
Parking

Objectives

- 1 *To ensure that modifications to provide access do not adversely affect significant built fabric of either individual buildings or the HCA as a whole.*
- 2 *To allow for on-site car parking where possible while retaining the character of the property, the streetscape and significance of the HCA.*
- 3 *To ensure that driveways do not have any adverse visual impact on the immediate streetscape and historic patterns in the HCA.*
- 4 *To minimise the visual impact of new car parking by locating it at the side or rear of properties, where possible.*
- 5 *To ensure battle-axe driveways make a positive contribution to the streetscape and the HCA.*

Controls

Equitable Access

- 1 Modifications and alterations to provide access and mobility are to:
 - i) explore all options to achieve the statutory requirements in the least obtrusive manner possible;
 - ii) involve the least demolition of significant fabric;
 - iii) be reversible;
 - iv) preserve fabric of higher significance if a compromise is required.

Note: Access requirements apply for public buildings and residential flat buildings; they are not generally required for dwelling houses.

Note: Access solutions will be unique to each property and will be assessed on their individual merits.

Note: Refer to Disability Discrimination Act 1991.

Note: Refer to Australian Standard 1428.

Driveways

- 2 Original and existing rear lane or side entry vehicle access is to be retained and/or utilised where rear and side lanes exist.
- 3 Where original concrete wheel strips exist, they are to be retained.
- 4 New parking areas, garages and driveways are to be designed carefully so that they do not dominate the principal elevations or detract from the immediate streetscape and incorporate provisions for landscaping.
- 5 The siting of new driveways are to be consistent with the established pattern in the immediate streetscape and the HCA as a whole.
- 6 Finishes to new or refurbished driveways are to match original driveway finishes or be appropriate to the architectural style of the HCA. Painted or coloured concrete, terracotta pavers, aggregate surfaces or stamped or stencilled concrete are not to be used.

Battle-axe Driveways

- 7 Battle-axe driveways are to be constructed of traditional materials such as asphalt, gravel, stone flagging or concrete wheel strips and incorporate provisions for landscaping.

19C.4 ACCESS AND PARKING (continued)

Objectives

- 6 *To allow for on-site car parking where possible while retaining the character of the property, the streetscape and significance of the HCA.*
- 7 *To ensure that new garages and carports do not have any adverse visual impact on the immediate streetscape and historic patterns in the HCA.*
- 8 *To minimise the visual impact of new car parking by locating garages and carports at the side or rear of properties, where possible.*
- 9 *To retain and conserve original and early coach houses, stables and motor garage as they contribute to the setting of the house.*

Controls

New Garages and Carports

- 8 Where feasible, new car parking is to be consistent with the historic placement of parking structures on the site.
- 9 New garages and carports are not permitted forward of the building line and are to be located at least 1.5m minimum behind the existing front building line, preferably to the rear of the main building.
- 10 New car and vehicle parking forward of the front building line may be permitted where a minimum 3m access to the side and rear of the building is not available.
- 11 New garages, carports and driveways are to be of simple design and not challenge the mass, bulk and architectural design detail of the house and the surrounding streetscape.
- 12 Double garage doors are to be constructed as two separate doors separated by a pier.
- 13 Dark coloured garage doors are not encouraged due to visual impact on the streetscape. A similarity in colour of garage doors and wall surfaces that reduce impact to the street is favoured.
- 14 Existing building fabric, including verandahs and balconies, are not to be altered to provide a carparking structure or hard stand area.
- 15 New carparking structures (garages and carports) are not to be made larger by high pitched roofs and are not to incorporate attics.

Original Coach Houses, Stables and Garages

- 16 Where original and early garages, coach houses and stables survive, they should be retained and conserved.
- 17 Original garage doors, usually boarded timber, are to be retained and conserved, where possible. Where new doors are proposed to be added to early garage structures, they are to retain the colour, materials and detail to the original garage building and the significant item with which it is associated.
- 18 Where an early or original garage survives sited on or close to the street frontage, it is to be conserved.

19C.5 BUILDING DESIGN

Objectives

- 1 *To retain significant materials and details within HCAs.*
- 2 *To ensure that the materials and colours of new work enhances the identified character of the HCA*
- 3 *To ensure that the selection of materials and colours for new work is based on an understanding of the materials, finishes and colours predominant within the HCA.*
- 4 *To encourage the removal of paint from originally unpainted surfaces.*
- 5 *To encourage the recovery of the original character of contributory properties when undergoing additions and alterations*

Controls

Materials, Colours and Details

- 1 Development applications for alterations and additions within an HCA require a materials board and details of the colour scheme and finishes to be submitted.
- 2 Significant unpainted brickwork, sandstone and blockwork is not to be rendered, coated or painted.
- 3 The removal of later layers of paint from original face brickwork and stonework is encouraged. Chemical stripping of paint from face brickwork is encouraged.
- 4 Natural and recessive colour schemes are encouraged for rendered and painted finishes, especially on sites rated as neutral or uncharacteristic.
- 5 Significant materials and finishes such as decorative timber features, tiles, shingles, relief work, mouldings, incised designs in render, ashlar markings, tuckpointing and rough-cast stucco, are to be retained and repaired.
- 6 Significant materials, finishes and details are to be retained and repaired using traditional techniques where possible.
- 7 Contemporary materials are permitted for new work where the detailing, proportions, texture and colour range blend with the existing character of the HCA.

Repairs, Maintenance and Restoration

- 8 The repair and maintenance of contributory properties is encouraged.
- 9 The reconstruction of altered, missing or removed original features, details and elements is supported where evidence exists of the earliest state of the fabric.
- 10 In repairing the fabric of external surfaces, matching materials are to be used. Sourcing old and salvaged building materials for like-for-like matching of existing materials is preferred to the use of modern equivalents.
- 11 The removal of intrusive later additions is encouraged.

Note: Refer to KLEP (Local Centres) 2012 Clause 5.10.

Note: Refer to SEPP (Exempt and Complying Development Codes).

19C.5 BUILDING DESIGN (continued)

Objectives

- 6 *To ensure the retention and encourage reinstatement of early verandah and balcony forms.*
- 7 *To protect the original fabric and details of doors and windows of contributory properties.*

Controls

Verandahs

- 12 In altering existing buildings, original verandahs and porches to the front and visible side elevations of contributory properties are to be retained. Infilling of verandahs is not permitted.
- 13 Reinstatement of open front verandahs, where they have been enclosed, is encouraged.
- 14 New verandahs are not to compete with the importance of the original built form and are to be simple in design and based on existing detail or an understanding of appropriate designs for each period or style.

Doors and Windows

- 15 Original doors and windows to front and visible side elevations of contributory properties are to be retained. (*Refer to figure 19C.5-1*)
- 16 The repair and restoration of original doors and windows to front and visible side elevations of contributory properties is encouraged. Authentic reconstruction of missing doors and windows using traditional materials, styles and craftsmanship is encouraged.
- 17 New doors and windows in additions and alterations are to be compatible with the proportions, position, size and detailing of existing doors and windows.
- 18 New windows to front and visible side elevations of contributory properties are to be appropriate in form and material for the style of the house (based on original fabric or photographic evidence or on the evidence of original houses of the same style in the streetscape).
- 19 The retention, repair and restoration of original leadlight and coloured glass window and door panes is encouraged.
- 20 If sound attenuation is required, double glazing fitted to existing windows is encouraged. Alternatives to double-glazing, where there is no impact on principal elevations, are encouraged.
- 21 Original sunhoods, blinds, awnings and skirts to principal elevations are to be retained and repaired.

19C.5 BUILDING DESIGN (continued)

Objectives

- 8 *To discourage the use of window and door grilles and to encourage alternative security measures which do not detract from the appearance of individual buildings and the HCA as a whole.*

Controls

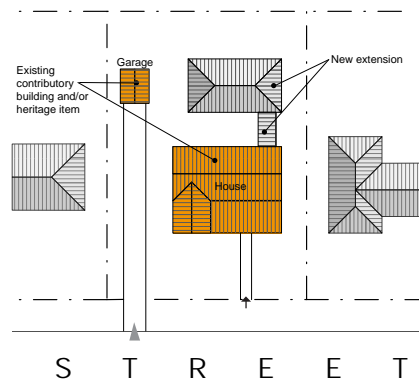
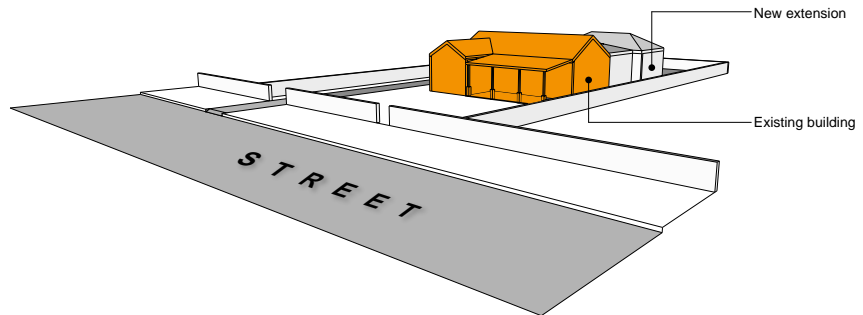


Figure 19C.5-1:
Retain original doors and windows to front and visible side elevations (coloured orange) of contributory properties.

Security Grilles

- 22 Security bars, mesh or roller shutters to visible elevations are not permitted.
- 23 Traditional timber shutters may be acceptable if shutters were original to the building.
- 24 The removal of security bars, mesh or roller shutters to windows which detract from the streetscape is encouraged.
- 25 Where additional security is required, passive measures such as mortice deadlocks, window locks and alarm systems are to be used.
- 26 Where there is no alternative, the installation of external security bars is acceptable provided the design responds to the glazing bars of the window or door.

19C.6 ROOF FORMS AND STRUCTURES ATTACHED TO ROOFS

Objectives

- 1 To retain the character of the original roof forms within the HCA.
- 2 To protect the original fabric and details of roofs and chimneys.
- 3 To ensure that structures attached to roofs do not have an adverse impact on the character and significance of individual buildings, the immediate streetscape and the HCA.

Controls

Roofs, Chimneys, Dormers, and Skylights

- 1 Fireplaces and chimneys are important building elements within HCAs and are to be retained.
- 2 Roof forms and details vary widely according to building type and architectural style, and this variety of forms makes an important contribution to the visual complexity of the HCA and are to be retained.
- 3 The roofs of alterations and additions are to match the existing roof in form, height and eaves, and be in proportion with the existing building. Non-matching roof forms for new work will be considered where they are complementary in design, not visible from the public domain and follow historic practices, such as rear skillion roofs (see Figure 19C.1-1).
- 4 Attic rooms are to be located within the existing roof forms and retain the streetscape appearance of the existing buildings.
Note: In some cases depending on location of buildings and shape of roof, higher roof forms to attics may be considered.
- 5 Skylights and dormer windows are not to be used on the street-facing roof elevations. Skylights are to have a low profile and be flush with the roof surface.
- 6 New or replacement roof materials are to match, like-for-like, existing roof materials, pattern and colour.
- 7 Slate roofs are to be conserved, repaired and retained wherever possible, with complete replacement when necessary.
- 8 Where inappropriate retiling has occurred replacement of concrete roof tiling with unglazed terracotta Marseilles pattern roof tiling is encouraged.

Solar Panels, Solar Water Heaters, Antennae and Other Roof Infrastructure

- 9 Structures, such as solar panels, solar hot water heaters, antennae etc attached to the exterior roof are:
 - i) to be kept below the ridge line;
 - ii) not to be located where visible on the principal elevations of buildings;
 - iii) not to be fitted to the front roof plane and, if on the side elevation are to be towards the rear of the property and not be visible from the street.
- 10 Where the building is a Heritage Item or a contributory property, the placement of solar panels, solar water heating, antennas etc at an alternative location within the site (such as an outbuilding or ground locations) is encouraged.

Note: Refer to SEPP (Exempt and Complying Development Codes).

Note: Refer to SEPP (Infrastructure).

19C.7 OUTBUILDINGS AND GARDEN STRUCTURES (EXCLUDING GARAGES AND CARPORTS)

Further controls that may apply

SECTION A Part 4C.7 - Ancillary Facilities

Objectives

- 1 *To ensure that new garden structures and of outbuildings do not detract from the significance of individual properties or the HCA through inappropriate siting or excessive scale, bulk or visibility*

Controls

Outbuildings and Garden Structures (excluding garages and carports)

- 1 Original and early outbuildings and garden structures are to be retained.
- 2 No new garden structures or outbuildings including pools, water tanks, gazebos, sheds, stores, cabanas are to be located within the front setback.
- 3 In considering any application for permission to erect an outbuilding or structure, the following will be considered:
 - i) the location of the proposed structure in relation to the principal building, boundaries and other details of the site;
 - ii) the proposed form, scale, materials and colours of the structure. In this regard, the scale of any outbuilding or structure is to be subservient to the main house, colours and materials should be recessive;
 - iii) the relative prominence and visibility of the proposed structure from the street frontage or frontages of the site;
 - iv) neighbouring properties, and requirement for landscaped screening or planting to ensure that the proposed structure is well integrated.

Note: Refer to SEPP (Exempt and Complying Development Codes).

19C.8 FENCING

Objectives

- 1 To retain early and original fences, gates and retaining walls where they survive, and where they reinforce the original landscape character of the garden and streetscape
- 2 To retain those streetscapes where front and side fencing do not form part of the original streetscape.
- 3 To encourage the reinstatement of the original form of fencing, where known.
- 4 To encourage new front fences which contribute to the streetscape character of the HCA by being consistent with the established pattern of existing original fences.

Controls

Original and Early Fences, Gates and Retaining Walls

- 1 Original and early fences, piers, gates and retaining walls are to be retained and conserved. The height of original and early fences is not to be altered.
- 2 Original face brick or sandstone fences are not to be rendered, coated or painted.
- 3 The configuration, finishes and details of original sandstone retaining walls that are located at the street front boundaries (whether identified as contributory properties or not) are to be retained and conserved.

Missing or Absent Fences

- 4 New front fencing is not encouraged in areas where it does not form part of the streetscape. In such areas, the front boundary can be defined by low hob walls, by garden beds or planting to allow private gardens to merge with their neighbours and support the landscape character of the area.

New Front Fences

- 5 Replacement of unsympathetic fences, gates and walls with new elements of appropriate height, style and materials is encouraged.
- 6 Where historic records and physical evidence exists, new front fencing is to reinstate the original.
- 7 Where no evidence is available to guide reconstruction of missing fences to contributory properties, new front fencing is to match the architectural style of the house, the period of construction and the character of the immediate streetscape. Refer to Figure 19C.8-1
- 8 No metal panel fencing is to be constructed on any boundary within an HCA.

Note: Refer to Dividing Fences Act 1991.

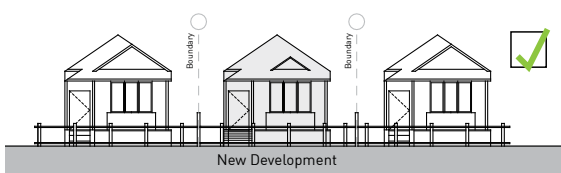


Figure 19C.8-1:
Good design: New development uses similar fencing detailing to existing.

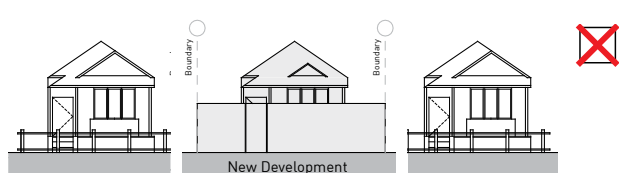


Figure 19C.8-1:
Poor design: New development does not respect existing fencing patterns.

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19D Development within HCAs: New Buildings

Introduction

19D.1 Local Character and Streetscape

19D.2 Building Setbacks

19D.3 Gardens and Landscaping

19D.4 Building Design

19D.5 Secondary Dwelling within HCAs

READ WITH
SECTION A - Part 2-13
SECTION B - All relevant parts
SECTION C - Part 21-25

INTRODUCTION

This section applies to new single residential dwellings within an HCA and are in addition to the controls in Section 19C and are to be read in conjunction with them. This part provides guidance to meet the objectives in the KLEP (Local Centres) 2012.

The controls are to be read in conjunction with the Heritage Inventory Sheets that have been prepared for each of Ku-ring-gai's HCAs. The Inventory Sheets are considered by Council when assessing development applications for work within HCAs and are to be considered in developments. The Inventory Sheets are available via Council's website www.kmc.nsw.gov.au

19D.1 LOCAL CHARACTER AND STREETScape

Objectives

- 1 *To promote high-quality new design that complements the streetscape character and heritage significance of the HCA.*
- 2 *To ensure that new development retains the identified historic and aesthetic character of the HCA in which it is situated.*

Controls

Built Form

- 1 Scale and massing of any new buildings is to be integrated into the established character of the HCA and respect the scale, form and character of adjacent or nearby development. They are to be incorporate design elements such as the roof forms, facade and parapet heights, door, window and verandah proportions of contributory properties in the HCA, particularly neighbouring buildings from the same key development period.
- 2 The design and character of any new buildings are to be informed by the:
 - i) date and style of contributory properties;
 - ii) scale and form of contributory properties;
 - iii) street and subdivision patterns of the HCA;
 - iv) setbacks of neighbouring contributory properties;
 - v) materials, building techniques and details used in the HCA; and
 - vi) views, vistas and skylines in the HCA.
- 3 Façades are to be modulated to break down the scale of new development.
- 4 The height of new buildings is not to be higher than contributory properties.
- 5 New roofs visible from the street are reflect the size, shape, pitch, eaves and ridge heights, and bulk of contributory properties and roofs. They are to respect the complexity and patterns of predominant roof shapes and skylines of the HCA.
- 6 New buildings may be contemporary in design, however, their scale, form and detail is not to detract from the scale, form, unity, cohesion and predominant character of streetscape elements around it.
- 7 Where an HCA is characterised by single-storey dwellings, single-storey development on infill sites is preferred. New two-storey houses will only be permitted where the upper floor is designed within the roof and where the new building is in keeping with the height, mass and proportions of contributory properties in the vicinity.

19D.2 BUILDING SETBACKS

Objectives

- 1 *To ensure the location and siting of new development respects the established pattern of built elements in the streetscape and the HCA.*
- 2 *To ensure new development does not adversely impact on the immediate streetscape or significant views within the HCA.*

Controls

Location and Setback of New Buildings

- 1 The siting of new buildings is to be consistent with the established pattern of built elements in the HCA, including the main dwellings, garages, carports and garden structures.
- 2 Where there is a uniform building setback from streets, new buildings are to respect the established pattern and not be located forward of adjacent buildings. Where variations in setback exist, the larger setback will apply. Side setbacks are to be consistent with historic patterns.
- 3 New buildings are not to be orientated across sites contrary to the established alignment pattern.
- 4 The location of new buildings is to ensure that significant views to and from places within the HCA are retained.

19D.3 GARDENS AND LANDSCAPING

Objectives

- 1 *To preserve the garden and landscape character of the HCA.*

Controls

Gardens and Landscaping

- 1 New, traditionally designed gardens that enhance the historic and aesthetic character of the streetscape and the HCA as a whole are encouraged.
- 2 New gardens should be horticulturally and stylistically sympathetic to the period of the HCA. The use of similar materials such as sandstone, brick and gravel is encouraged.
- 3 The use of a variety of plant species to avoid mono-cultural plantings along street frontages and as screen planting is encouraged.
- 4 High solid hedges that screen the dwelling from the street are not permitted.

19D.4 BUILDING DESIGN

Objectives

- 1 *To ensure new development respects the character of, and minimises the visual impact upon, the HCA and its streetscapes.*

Controls

Materials, Colour and Details

- 1 Materials and details used for new buildings are to be similar to, or compatible with, the original buildings in the HCA
- 2 Development applications are to provide a material board and details of the colour scheme and finishes.
- 3 Contemporary materials are permitted where the detailing, proportions, texture and colour range blend with the existing character of the HCA.
- 4 New buildings are to incorporate architectural language such as massing, proportions, detailing, coursing lines, materials and finishes, which are sympathetic to and complement the predominant character of the HCA.
- 5 Colour schemes are not to detract from colour schemes in the streetscape and not to be in visual contrast with the colours of the contributory properties in the HCA. Recessive colours and traditional materials are preferred.

19D.5 SECONDARY DWELLINGS WITHIN HCAS

Further controls that may apply

SECTION A
Part 5A - Secondary Dwellings

Objectives

- 1 *To ensure that new secondary dwellings respect the established streetscape, and the historical patterns of development within HCA, including the characteristic rhythm and built form spacing.*

Controls

- 1 Generally, proposals for a secondary dwelling within an HCA will only be considered if the proposal:
 - i) will have no adverse impact on the significance of the HCA;
 - ii) the rhythm of buildings in the streetscape is retained;
 - iii) the setting and curtilage of any Heritage Item or significant buildings in the vicinity, including important structures and landscape elements, are retained;
 - iv) vistas and views to and from of Heritage Items and contributory properties in the vicinity, especially the principal elevations of buildings, are not interrupted or obscured;
 - v) the landscape quality of the streetscape is retained;
 - vi) the contours and any natural features of the site have been retained and respected.
- 2 Applications for secondary dwellings within an HCA require a curtilage assessment within the Heritage Impact Statement, with particular emphasis on the potential impact on garden settings.

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19E Heritage Items

Introduction

19E.1 Building Design

19E.2 Adaptive Reuse

19E.3 Gardens and Landscaping

READ WITH
SECTION A - Part 2-13
SECTION B - All relevant parts
SECTION C - Part 21-25

INTRODUCTION

This section applies to all Heritage Items.

The following controls are in addition to the controls in Part 19A to 19F and are to be read in conjunction with them. This part provides guidance to meet the objectives in the KLEP (Local Centres) 2012.

The are to be read in conjunction with the Heritage Inventory Sheets that have been prepared for Ku-ring-gai's Heritage Items. The Inventory Sheets are considered by Council when assessing development applications for work to Heritage Items and are to be considered in developments. The Inventory Sheets are available via Council's website on www.kmc.nsw.gov.au

Development applications for works to a Heritage Item will require a Heritage Impact Statement (HIS) prepared by an experienced heritage consultant to be submitted as part of the application.

In addition, to ensure that Ku-ring-gai's Heritage Items are managed in accordance with heritage best-practice and Council's adopted heritage management documents, Council may require a Conservation Management Plan (CMP) prepared by an experienced heritage consultant to be submitted as part of the application.

Objectives

- 1 *To ensure the significant external features of a Heritage Item and its setting are retained and new development is sympathetic in terms of bulk, form, style, character, scale, and materials.*
- 2 *To encourage the reinstatement of missing elements, where known, and the removal of later unsympathetic changes.*
- 3 *To ensure that the materials, finishes, and colours of new work enhances the identified significance of the Heritage Item*
- 4 *To ensure the significant internal spaces and features of a Heritage Items are identified, retained and conserved.*
- 5 *Encourage the re-instatement of missing elements, where known, and the removal of later unsympathetic changes.*

19E.1 BUILDING DESIGN

Controls

Alterations and Additions – External

- 1 All works to a Heritage Item are to comply with the controls in this section regardless of whether the property is located in an HCA or not.
- 2 Development applications for works to a Heritage Item require a materials board and details of the colour scheme and finishes to be submitted.
- 3 New work to Heritage Items may be identifiable as new; however, works are to respect and have minimal impact on the property heritage significance.
- 4 All significant built features of a Heritage Item are to be retained and conserved.
- 5 Original materials, finishes and details are to be retained and their repair using traditional techniques in encouraged.
- 6 Alterations and additions are to respect the scale, form, height, location, materials and colours of the Heritage Item.
- 7 Alterations and additions are to be located at the rear or side of the building to maintain the integrity of the prominent elevations and streetscape contribution.
- 8 Extensions, alterations and additions are not to visually dominate or compete with the original scale of the existing buildings to which they are added.
- 9 The re-instatement of missing elements and details, where known, and the removal of past unsympathetic changes, is encouraged.

Alterations and Additions - Internal

- 10 Major internal alterations resulting in the loss of significant interior details, finishes, built fabric, room layout and original floor plan are unlikely to be supported unless it can be demonstrate that there is no adverse impact on heritage significance.
- 11 All significant interior spaces and fabric of Heritage Items are to be retained and conserved.
- 12 Original materials, finishes and details are to be retained and their repair using traditional techniques in encouraged.
- 13 The re-instatement of missing elements and details, where known, and the removal of past unsympathetic changes, is encouraged.

Note: Refer to SEPP (Exempt and Complying Development Codes).

Note: Refer to KLEP (Local Centres) 2012 Clause 5.10

19E.2 ADAPTIVE REUSE

Objectives

- 1 *To ensure that new uses for Heritage Items are compatible with the fabric and heritage significance of the Heritage Item.*

Controls

Adaptive Reuse

- 1 Adaptive reuse of a Heritage Item is permissible under Clause 5.10.10 of the KLEP where the conservation of the Heritage Item is facilitated. Substantial alteration of the Heritage Item is generally not supported.
- 2 Development involving adaptive reuse of a Heritage Item requires the preparation of a Conservation Management Plan (CMP) by an experienced consultant to guide change and ensure conservation of the Heritage Item.
- 3 In accordance with Clause 5.10.10 of the KLEP, Council will consider variations to other development standards, including car parking requirements, in order to achieve desirable heritage and planning outcomes.

19E.3 GARDENS AND LANDSCAPING

Objectives

- 1 *To retain and conserve the significance of a Heritage Item in its setting.*
- 2 *To retain and conserve the significant garden elements and structures of Heritage Items and to retain an appropriate garden setting.*

Controls

- 1 Trees, and garden elements and structures which contribute to the significance of the Heritage Item are to be retained and conserved. Examples of historic garden elements and structures can include, but are not limited to, tennis courts, croquet lawns, grottos, ferneries, garden terracing, lawn edgings etc.
- 2 New gardens should be horticulturally and stylistically sympathetic to the period of the HCA. The use of similar materials such as sandstone, brick and gravel is encouraged.
- 3 The use of a variety of plant species to avoid mono-cultural plantings along street frontages and as screen planting is encouraged.
- 4 High solid hedges that screen the dwelling from the street are not permitted.

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19F Development in the Vicinity of Heritage Items or Heritage Conservation Areas (HCAs)

Introduction

19F.1 Local Character and Streetscape

19F.2 Building Setbacks

19F.3 Gardens and Landscaping

19F.4 Fencing

READ WITH
SECTION A - Part 2-13
SECTION B - All relevant parts
SECTION C - Part 21-25

INTRODUCTION

This section applies to development on sites that either directly adjoin or are in the vicinity of a Heritage Item or an HCA. This part also applies to a situation where the Heritage Item is not incorporated into new consolidated development, as per 19A of this Part. This part provides guidance to meet the objectives in the KLEP (Local Centres) 2012.

The term “in the vicinity” not only means immediately adjoining a Heritage Item or HCA, but depending on site context, can be extended to include other sites with a high visual presentation due to landform, size or location of the Heritage Item.

The controls in this part are in addition to the controls in Sections 19A, 19B, 19C and 19D and are to be read in conjunction with them.

19F.1 LOCAL CHARACTER AND STREETScape

Objectives

- 1 *To consider the impact on the historic curtilage and setting of the Heritage Item or HCA and related heritage features such as views, streetscape context, historical subdivisions, garden settings, alienated trees and other landscape features.*
- 2 *To retain the significance of Heritage Items or HCAs in their settings.*
- 3 *To ensure that the scale of new development does not dominate, detract from or compete with Heritage Items or HCAs in the vicinity.*
- 4 *To ensure that new development respects and conserves the significance of any nearby Heritage Items or HCA and their settings.*
- 5 *To ensure that new development does not visually dominate the adjoining or nearby Heritage Item or HCA.*
- 6 *To ensure that the scale of new development in the vicinity of the HCA is in harmony with the streetscape and does not dominate, detract from or compete with the Heritage Item or HCA.*

Controls

General

- 1 All development in the vicinity of a Heritage Item or HCA is to include a Heritage Impact Statement (HIS). The HIS is to address the effect of the proposed development on a Heritage Item or HCA and demonstrate that the proposed works will not adversely impact upon significance, including any related heritage features within the identified curtilage and setting.

Built form

- 2 Development on sites that either directly adjoin or are in the vicinity of a Heritage Item or an HCA is to have regard to:
 - i) the form of the existing building or buildings including height, roofline, setbacks and building alignment;
 - ii) dominant architectural language such as horizontal lines and vertical segmentation;
 - iii) proportions including door and window openings, bays, floor-to-ceiling heights and coursing levels;
 - iv) materials and colours;
 - v) siting and orientation;
 - vi) setting and context;
 - vii) streetscape patterns.

Retail/Mixed Use Setting

- 3 New development adjacent to or in the vicinity of a Heritage Item or HCA within a retail/mixed use setting such as an existing row of two-storey shops, are to:
 - i) retain the existing characteristics of the street including the setback, height and rhythm of facades, and is to be sympathetic to the materials and detailing of the earlier facades.
 - ii) retain a pedestrian building scale at the street level and to set back any levels that are higher than the adjacent Heritage Item or HCA.

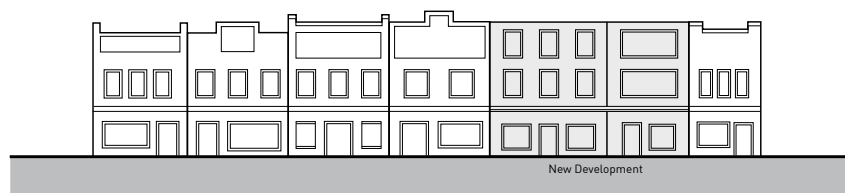


Figure 19F.1-1:
The infill building reinforces the street's rhythm of facades by re-interpreting the existing architectural lines such as parapet height, window openings, awnings and vertical segmentation to reflect existing building widths.

19F.1 LOCAL CHARACTER AND STREETScape (continued)

Objectives

- 7 *To protect significant views and vistas to and from the Heritage Item or HCA.*

Controls

Views

- 4 New development in the vicinity of a Heritage Item or HCA is to demonstrate that it will not reduce or impair important views to and from the Heritage Item from the public domain.

19F.2 BUILDING SETBACKS

Objectives

- 1 To ensure new work in the vicinity of a Heritage Item or HCA respects and contributes to the established streetscape patterns through careful siting of new buildings.
- 2 To ensure new development provides an interface of scale and bulk to preserve the amenity to the adjacent Heritage Item or building within a HCA.
- 3 To ensure new medium and high density development does not visually dominate the Heritage Item or building within the HCA.

Controls

Setbacks

- 1 The front setback of development adjacent to a Heritage Item or buildings within an HCA is to be greater than that of the Heritage Item or building within the HCA. Where variations in setbacks exist, the larger setback will apply.

Residential Context

- 2 All medium and high density development is to have a stepped facade to any common boundary with a Heritage Item or building within the HCA. The facade is to be stepped back above an 8m height from natural ground level as per Figure 19F.2-1. Facades greater than 8m high will not be permitted adjacent to a Heritage Item or building with an HCA.

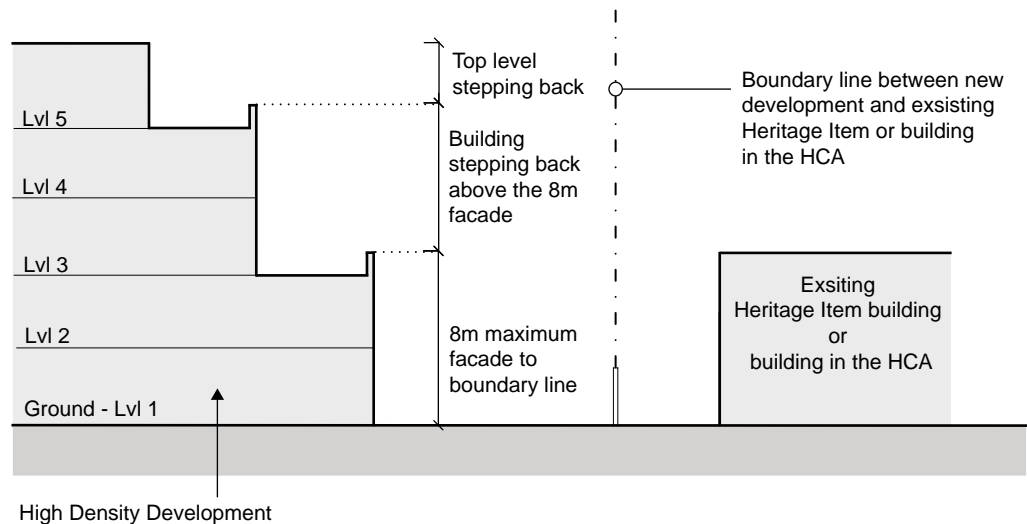


Figure 19F.2-1
Setback requirements for high density residential development adjacent to Heritage Item or an HCA

19F.2 BUILDING SETBACKS (continued)

Controls

- 3 In addition to the side and rear setback controls in Section A of this DCP, new development adjacent to a Heritage Item or building within an HCA, is to comply with the following:
- i) adjacent developments are to have a minimum 12m building separation to the Heritage Item or building in the HCA (more if setback requirements are not met within the 12m) as per Figure 19F.2-2;
 - ii) adjacent development is to not exceed a facade height of 8m from existing ground level, including balustrades;
 - iii) adjacent development with a building mass above 8m high from existing ground level is to be stepped back an additional 6m from the Heritage Item as per *Figure 19F.2-2*;

Where variations in setbacks exist the larger setback will apply.

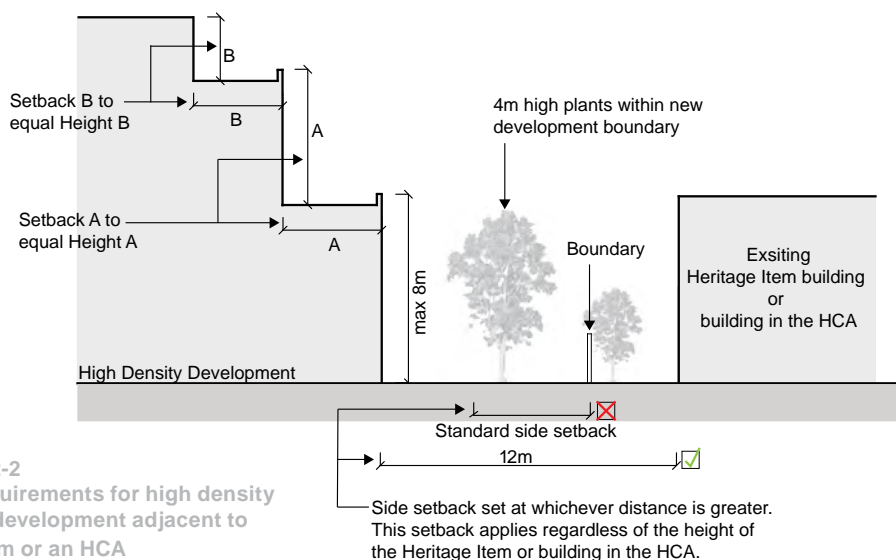
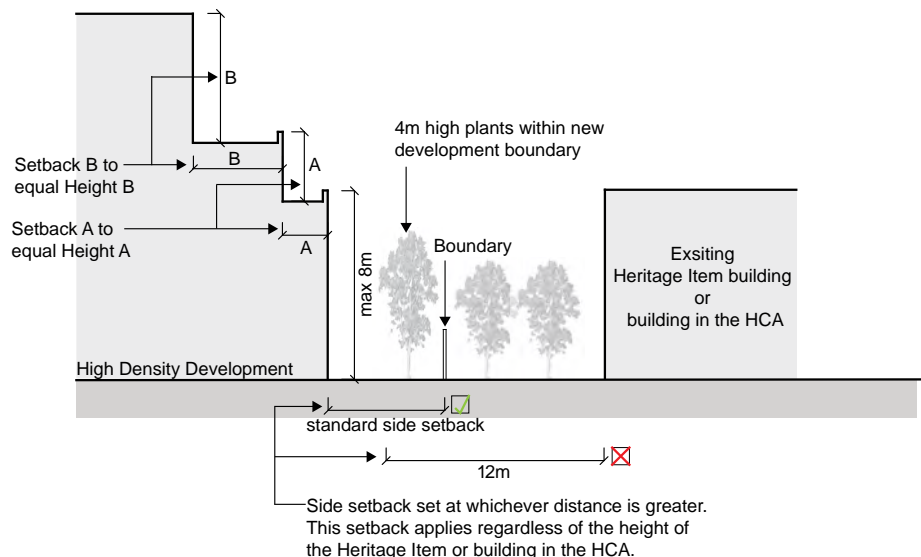


Figure 19F.2-2
Setback requirements for high density
residential development adjacent to
Heritage Item or an HCA

19F.3 GARDENS AND LANDSCAPING

Objectives

- 1 *To ensure that new development does not impact on the landscape character and garden setting of any nearby Heritage Item or HCA.*

Controls

Gardens, Setting and Curtilage

- 1 Development in the vicinity of a Heritage Item or an HCA is to:
 - i) retain original or significant landscape features associated with the Heritage Item or HCA, or which contribute to its setting. In particular, garden settings in the vicinity are not to be adversely affected in terms of overshadowing or physical impacts on significant trees;
 - ii) retain the established landscape character of the Heritage Item or HCA including height of the tree canopy and density of boundary landscape plantings or otherwise reinstated them in the new development;
 - iii) include appropriate screen planting on side and rear boundaries.

19F.4 FENCING

Objectives

- 1 *To encourage front fences on adjacent sites that contribute to the setting of the Heritage Item and the streetscape character of the HCA.*

Controls

Fences on adjoining sites

- 1 New front fences on adjacent sites are to be no higher than the front fences of the adjoining Heritage Item or HCA. Open and transparent front fences such as timber or metal picket are preferred.
- 2 No metal panel fencing is to be constructed on any boundary of a Heritage Item.

19G Local Centre Heritage Conservation Areas

- 19G.1 C29 – Balfour Street/Highfield Road, Lindfield
- 19G.2 C27 – Blenheim Road, Lindfield
- 19G.3 C32B – Clanville, Roseville
- 19G.4 C32C – Clanville, Roseville
- 19G.5 C17 – Gordon Park, Gordon
- 19G.6 C12B – Gordondale Estate, Gordon
- 19G.7 C40 – Hillview, Turramurra
- 19G.8 C6B – Ku-ring-gai Avenue, Turramurra
- 19G.9 C5 – Laurel Avenue/ King Street, Turramurra
- 19G.10 C36 – Lord Street/Bancroft Avenue, Roseville
- 19G.11 C10B – Orinoco Street, Pymble
- 19G.12 C7 – Park Estate, Pymble
- 19G.13 C8B – Pymble Heights, Pymble
- 19G.14 C39 – Robert Street/Khartoum Avenue, Gordon
- 19G.15 C16B – St Johns Avenue, Gordon
- 19G.16 C25B – Stanhope Road, Lindfield
- 19G.17 C19B – Smith Grant, Gordon
- 19G.18 C35 – The Grove, Roseville
- 19G.19 C31 – Trafalgar Avenue, Lindfield
- 19G.20 C28 – Wolseley Road, Lindfield
- 19G.21 C18 – Yarabah Avenue, Gordon

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS



Controls

In addition to these specific controls, the general controls for heritage conservation areas (HCAs) in 19C of this Part are to be complied with.

19G.1	C29	–	Balfour Street/Highfield Road, Lindfield
19G.2	C27	–	Blenheim Road, Lindfield
19G.3	C32B	–	Clanville, Roseville
19G.4	C32C	–	Clanville, Roseville
19G.5	C17	–	Gordon Park, Gordon
19G.6	C12B	–	Gordondale Estate, Gordon
19G.7	C40	–	Hillview, Turramurra
19G.8	C6B	–	Ku-ring-gai Avenue, Turramurra
19G.9	C5	–	Laurel Avenue/ King Street, Turramurra
19G.10	C36	–	Lord Street/Bancroft Avenue, Roseville
19G.11	C10B	–	Orinoco Street, Pymble
19G.12	C7	–	Park Estate, Pymble
19G.13	C8B	–	Pymble Heights, Pymble
19G.14	C39	–	Robert Street/Khartoum Avenue, Gordon
19G.15	C16B	–	St Johns Avenue, Gordon
19G.16	C25B	–	Stanhope Road, Lindfield
19G.17	C19B	–	Smith Grant, Gordon
19G.18	C35	–	The Grove, Roseville
19G.19	C31	–	Trafalgar Avenue, Lindfield
19G.20	C28	–	Wolseley Road, Lindfield
19G.21	C18	–	Yarabah Avenue, Gordon

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend

-  Item - General
-  Conservation area - General

19G.1 C29 – Balfour Street/Highfield Road, Lindfield

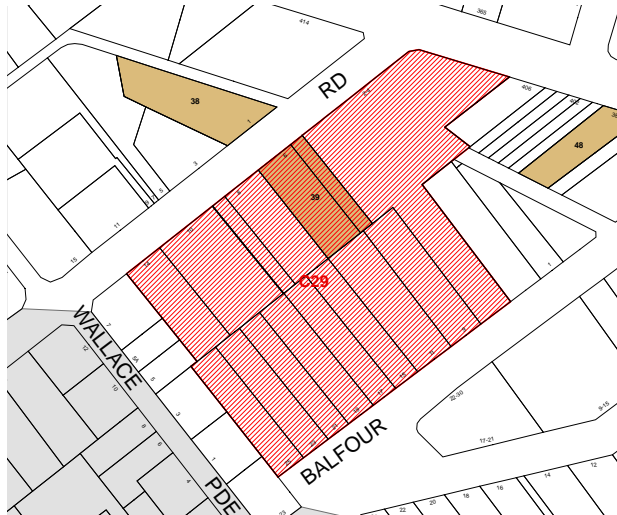


Figure 19G.1-1: Location map of C29 in Lindfield Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation, Inter-war

Boundaries: The Balfour Street/Highfield Road HCA encompasses the properties from 2-4 Highfield Road (corner Pacific Highway) to 14 Highfield Road, and 7-25 Balfour Street (note: 7 Balfour Street is part of the Holy Family Catholic church property at 2-4 Highfield Road).

Description: The Balfour Street group of houses within this area are a remarkably intact group of Federation/Queen Anne style houses set high above street level and overlooking the opposite side of Balfour Street (which has been redeveloped with modern townhouses). The Highfield Road portion of the area contains large intact Federation/Queen Anne style houses including one heritage item. The area also includes the church and church school on the corner of the Pacific Highway and Highfield Road.

Materials: The houses within the area have brick walls in typical Federation period red/brown brickwork.

Historical Significance: The Balfour Street/Highfield Road HCA is of historical significance as a highly intact area of Federation housing, representative of the development of the 1884 Gordon Park Estate subdivision following the opening of the North Shore railway line in 1890.

Aesthetic Significance: The Balfour Street/Highfield Road HCA is of aesthetic significance as a highly intact group of predominantly Federation/Queen Anne style houses. Due to the topography of the area, the HCA is on relatively high point, sloping down towards Ontario Parade, and affording district views from various locations.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.1 C29 – Balfour Street/Highfield Road, Lindfield (continued)

Objectives

- 1 *To conserve the character of this HCA.*
- 2 *To retain significant buildings and landscapes.*
- 3 *To ensure new development enhances the existing character of the street.*



Controls

- 1 One and two-storey Federation residences, heritage-listed and contributory, must be retained.
- 2 Original face brickwork, sandstone and roughcast stucco to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.
- 3 Concrete roof tiling to be replaced with unglazed terracotta Marseilles pattern roof tiling where inappropriate retiling has occurred.
- 4 Redevelopment controls stipulated in this section are to apply to the Holy Family School buildings and site at 2-4 Highfield Road.
- 5 Ensure a landscape buffer on adjacent sites outside the HCA, particularly in Balfour Street and Ontario Parade.



19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend

-  Item - General
-  Conservation area - General

19G.2 C27 – Blenheim Road, Lindfield

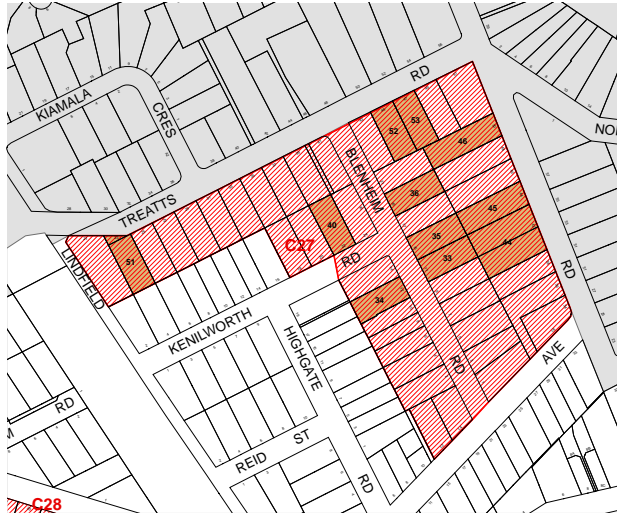


Figure 19G.2-1: Location map of C27 in Lindfield Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation, Inter-war

Boundaries: The Blenheim Road Conservation Area encompasses all properties in Blenheim Road, with boundaries along Treatts Road including Nos 21-51 Treatts Road, incorporating 18-24 Kenilworth Road, and 12-18 Woodside Avenue, and 34-50 Nelson Road.

Description: Blenheim Road is a wide street, kerbed and guttered, with mature street tree planting. The area includes the southern side of Treatts Road and the western side of Nelson Road. Single storey intact Federation Queen Anne and Inter-war California Bungalow style housing predominates. Treatts Road is a wide, busy street, kerbed and guttered, which curves at its southern end north of the railway line.

Materials: House walls are predominantly brick and roughcast stuccoed with slate or unglazed terracotta tile roofs, and timber framed windows, either casements or double-hung.

Historical Significance: The Blenheim Road HCA is of historical significance as an intact portion of the Heart of Lindfield subdivision auctioned in December 1911.

Aesthetic Significance: The Blenheim Road HCA is of aesthetic significance as a predominantly intact area of overwhelmingly single storey Federation and Inter-war housing.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.2 C27 – Blenheim Road, Lindfield (continued)

Objectives

- 1 *To conserve the character of this HCA.*
- 2 *To retain significant buildings and landscapes.*
- 3 *To ensure new development enhances the existing character of the street.*



Controls

- 1 One storey Federation and Inter-war period residences, heritage-listed and contributory, must be retained.
- 2 First floor additions will not be permitted to key residences. Attic rooms to extensions behind the main roof of the house may be allowed, subject to impact assessment on the original building and adjacent buildings.
- 3 New two storey houses are not permitted in this area except where they incorporate the second storey within a roof area and maintain the single storey appearance and bulk consistent with the locality.
- 4 Original face brickwork, sandstone and roughcast stucco to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.
- 5 Concrete roof tiling to be replaced with unglazed terracotta Marseilles pattern roof tiling wherever possible.
- 6 Low brick front fencing is preferred.
- 7 Construction of garages or carports on the street alignment of properties will not be permitted. Garages and carports must be located at least 1.5m behind the street facing building line, and preferably to the rear of the main building on each site.
- 8 Paving and hard surfacing, particularly to front gardens, is to be limited. Gardens, including substantial trees and shrubs, are to be established along street elevations.
- 9 Ensure a landscape buffer on adjacent sites outside the HCA.



19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend

-  Item - General
-  Conservation area - General

19G.3 C32B – Clanville, Roseville

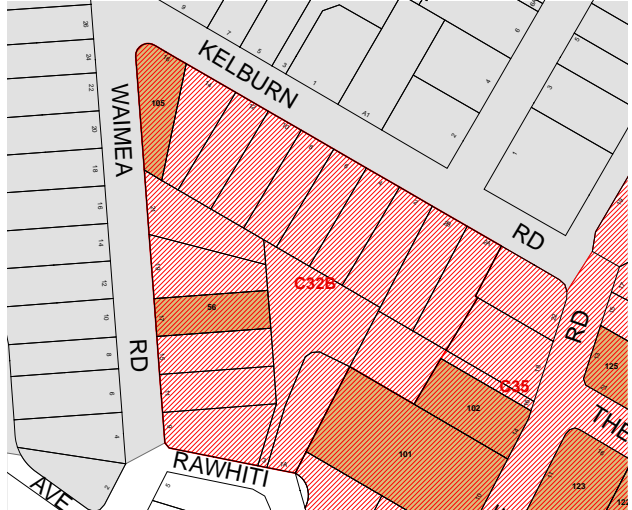


Figure 19G.3-1: Location map of C32B in Roseville Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation and Inter-war.

Boundaries: Area bounded by Kelburn Road, Waimea Road, Rawhiti Street and the boundary with HCA C35.

Note: this HCA forms part of a larger draft HCA under Draft LEP 218.

Description: The HCA was originally part of the large 400-acre land grant to David Dering Mathew in c1816-1819 and named ‘Clanville’. In the 1840s it was owned by Archbold family and was subdivided in the late nineteenth century into Roseville Park Estate (1893) and Roseville Station Estate (1896). Further subdivision occurred in the early twentieth century with the creation of a series of smaller estates: Clanville (1903), Clanville Heights (1905), Terry’s Hill Estate (1908), Clermiston (1912), Taraville (1914), First Estate (1918), Garden Estate (1920), Horden’s Roseville Estate (1922) and Archbold Hill (1923).

Built Character: The topography is generally level. The streets are consistent widths and the allotments generally rectilinear. Development is predominately large, low-scale, single-storey and two-storey Federation and Inter-war houses within garden settings on relatively large allotments.

Materials: The area is predominantly face brickwork walling (some now painted), built on a sandstone base, with roofs clad in slate or tiles and timber-framed windows of vertical proportion, some with roughcast render, shingles and/or half-timbering, some with a timber verandah on the front elevation.

Historical Significance: The Clanville HCA is historically significant as it demonstrates the history of residential subdivision following the break

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.3 C32B – Clanville, Roseville (continued)

up of the original Clanville Estate in the late nineteenth and early twentieth centuries.

Aesthetic Significance: The Clanville HCA is aesthetically significant for its cohesive streetscape character and large number of high-quality Federation and Inter-war houses within established garden settings.

Objectives

- 1 *To conserve the existing character of this HCA.*
- 2 *To retain significant buildings and landscapes.*
- 3 *To ensure that any future development respects and retains the significance of the individual items and the conservation area as a whole.*



Controls

- 1 One and two-storey Federation and Inter-war residences, heritage-listed and contributory, must be retained.
- 2 Original face brickwork, sandstone and roughcast stucco to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.
- 3 Original finishes and details, where known, are to be retained and the reinstatement of missing elements is encouraged.
- 4 Concrete roof tiling is to be replaced with unglazed terracotta Marseilles pattern roof tiling where inappropriate retiling has occurred.
- 5 Slate roofs are to be conserved, repaired and retained wherever possible and replaced with modern equivalents when necessary.
- 6 Additions and alterations must respect the architectural and streetscape character of low-scale residential houses within garden settings on relatively large allotments.
- 7 Low brick or stone front fences matching the materials of the house are preferred.
- 8 Traditional front garden schemes that enhance the aesthetic significance of the HCA are encouraged.



19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend

-  Item - General
-  Conservation area - General

19G.4 C32C – Clanville, Roseville

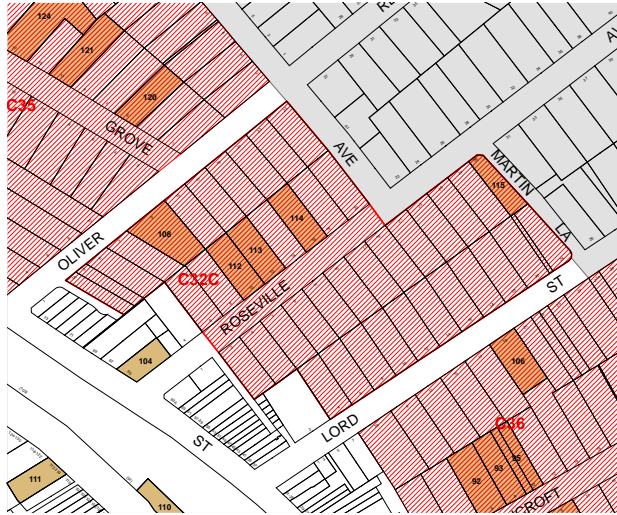


Figure 19G.4-1: Location map of C32C in Roseville Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation and Inter-war.

Boundaries: Area bounded by Oliver Road, Trafalgar Avenue, Martin Lane and the laneway to the rear of the apartment blocks along Hill Street.

Note: this HCA forms part of a larger draft HCA under Draft LEP 218.

Description: The HCA was originally part of the large 400-acre land grant to David Dering Mathew in c1816-1819 and named ‘Clanville’. In the 1840s it was owned by Archbold family and was subdivided in the late nineteenth century into Roseville Park Estate (1893) and Roseville Station Estate (1896). Further subdivision occurred in the early twentieth century with the creation of a series of smaller estates: Clanville (1903), Clanville Heights (1905), Terry’s Hill Estate (1908), Clermiston (1912), Taraville (1914), First Estate (1918), Garden Estate (1920), Horden’s Roseville Estate (1922) and Archbold Hill (1923).

Built Character: The topography is generally level. The street grid is disturbed by the railway alignment west of Trafalgar Lane. The streets are consistent widths and the allotments generally rectilinear. Development is a mix of single and two-storey Federation and Inter-war houses with face brick work and sandstone foundations within garden settings on relatively large allotments. Trafalgar Avenue and Oliver Road have high-quality houses enhanced by street tree plantings.

Materials: The area is predominantly face brickwork walling (some now painted), built on a stone base, roof clad in tiles, timber framed windows of vertical proportion, some with half-timbering.

Historical Significance: The Clanville HCA is historically significant as it demonstrates the history of residential subdivision following the break

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.4 C32C – Clanville, Roseville (continued)

up of the original Clanville Estate in the late nineteenth and early twentieth centuries.

Aesthetic Significance: The Clanville HCA is aesthetically significant for its cohesive streetscape character and large number of high-quality Federation and Inter-war houses within established garden settings.

Objectives

- 1 *To conserve the existing character of this HCA.*
- 2 *To retain significant buildings and landscapes.*
- 3 *To ensure that any future development respects and retains the significance of the individual items and the conservation area as a whole.*



Controls

- 1 One and two-storey Federation and Inter-war residences, heritage-listed and contributory, must be retained.
- 2 Original face brickwork, sandstone and roughcast stucco to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.
- 3 Original finishes and details, where known, are to be retained and the reinstatement of missing elements is encouraged.
- 4 Concrete roof tiling is to be replaced with unglazed terracotta Marseilles pattern roof tiling where inappropriate retiling has occurred.
- 5 Slate roofs are to be conserved, repaired and retained wherever possible and replaced with modern equivalents when necessary.
- 6 Additions and alterations must respect the architectural and streetscape character.
- 7 Low brick or stone front fences matching the materials of the house are preferred.
- 8 Traditional front garden schemes that enhance the aesthetic significance of the HCA are encouraged.



19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend

-  Item - General
-  Conservation area - General

19G.5 C17 – Gordon Park, Gordon

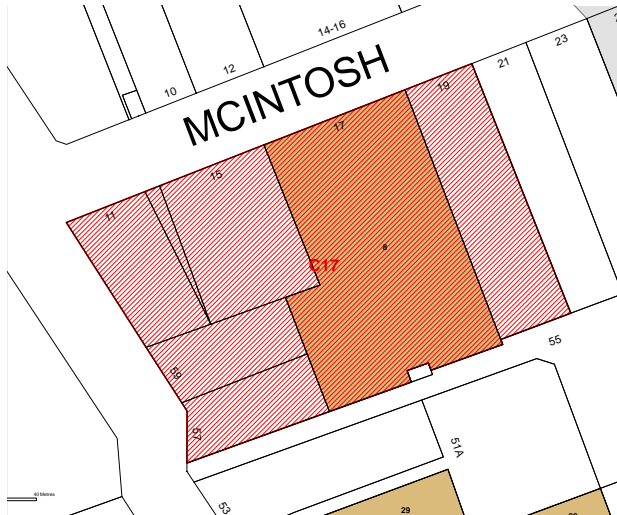


Figure 19G.5-1: Location map of C17 in Gordon Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation, Inter-war

Boundaries: Properties 11-19 McIntosh Street and 57-59 Werona Avenue

Description: McIntosh Street is a relatively level section of wide street with wide grassed verges and lined with mature Plane trees on both sides. Werona Avenue faces the North Shore railway corridor. The street has soft edge on the western (railway) side and concrete kerbing on the eastern side.

Built Character: The HCA includes high-quality examples of Federation and Inter-war houses with the outstanding feature of the HCA being the SHR-listed Eryldene at 17 McIntosh Street. Eryldene (1913-1926) is an example of the work of architect, William Hardy Wilson and includes a historically significant garden and outbuildings. The other houses in the HCA are high-quality Federation bungalows and Inter-war cottages with a high degree of intactness and established gardens on large allotments.

Materials: Predominately face brick with rendered brick at Eryldene, a Victorian Italianate house at 19 McIntosh Street and an early weatherboard house at 15 McIntosh Street. Roofing is generally terracotta Marseilles tiles with Eryldene’s roof clad with terracotta shingles. Timber windows with double-hung sashes or casements. Open verandahs with cast iron columns on the two houses on either side of Eryldene and with deep setbacks.

Historical Significance: The Gordon Park HCA is of historical significance in being able to demonstrate the history and development of Gordon.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.5 C17 – Gordon Park, Gordon (continued)

Aesthetic Significance: The Gordon Park HCA is of aesthetic significance in being a high-quality enclave of Federation and Inter-war houses centred on the SHR-listed Eryldene.

Objectives

- 1 To conserve the character of this HCA.
- 2 To retain significant buildings and landscapes.
- 3 To ensure new development enhances the existing character of the street.

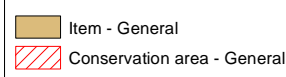
Controls

- 1 All properties in the HCA contribute to its significance and must be retained.
- 2 Original face brickwork and sandstone to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.
- 3 Original finishes and details, where known, are to be retained and the reinstatement of missing elements is encouraged.
- 4 Concrete roof tiling is to be replaced with unglazed terracotta Marseilles pattern roof tiling where inappropriate retiling has occurred.
- 5 Additions and alterations must respect the architectural and streetscape character.
- 6 Low brick or stone front fences matching the materials of the house are preferred.
- 7 Traditional front garden schemes that enhance the aesthetic significance of the HCA are encouraged.



19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend



19G.6 C12B – Gordondale Estate, Gordon

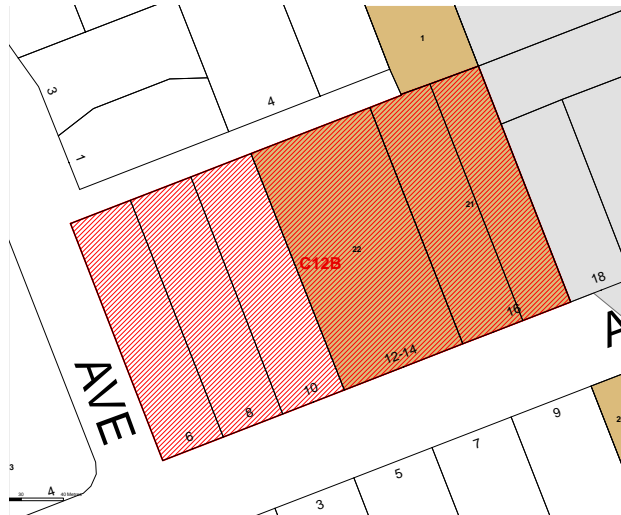


Figure 19G.6-1:

Location map of C12B in Gordon Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation and Inter-war.

Boundaries: Properties at 6-16 Park Avenue, Gordon.

Note: this HCA forms part of a larger draft HCA under Draft LEP 218.

Description: The topography is generally level. The street grid is regular running east/west with rectilinear allotments.

Built Character: A small group of high-quality houses from the late nineteenth and early twentieth centuries. 6-14 are a row of single-storey Federation bungalows and 16 Park Ave is a large, two-storey freestanding Victorian villa. 12-14 Park Avenue is a particularly impressive early bungalow with high-quality architectural features. Both 12-14 and 16 are locally listed heritage items. The consistent street setbacks and established gardens give the group an overall cohesion and streetscape presence.

Materials: Face brick, high-quality joinery, decorative facades, timber double-hung sash windows or casement windows, complex gabled and hipped roofs, slate and terracotta Marseilles tiled roofs, matching low front walls, leadlight windows, asymmetrical facades with open porches, winding front paths.

Historical Significance: The area is significant as part of the 1823 100acre land grant to Benjamin Clayton. The area is significant as part of the Gordondale Estate land release in 1883 anticipating the improved transport connections with the construction of the North Shore railway line. The area is significant as the subsequent 1922 subdivision of the Garden Square Estate Marshall.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.6 C12B – Gordondale Estate, Gordon (continued)

Aesthetic Significance: The area has aesthetic significance as an intact group of Victorian, Federation and Inter-war residences.

Objectives

- 1 *To conserve the character of this HCA.*
- 2 *To retain significant buildings and landscapes.*
- 3 *To ensure new development enhances the existing character of the street.*

Controls

- 1 Original face brickwork and sandstone to be retained and not rendered or painted.
- 2 Original finishes and details, where known, are to be retained and the reinstatement of missing elements is encouraged.
- 3 Slate roofs to be conserved, repaired and retained wherever possible and replaced with modern equivalents when necessary.
- 4 Traditional front garden schemes that enhance the aesthetic significance of the HCA are encouraged.
- 5 Existing side driveways to be retained. Carriage loop in front of 16 Park Avenue to be retained.
- 6 Garden features and front fencing where original or early, such as low brick and stone walling, curved paths and cement crazy paving to be retained.
- 7 Additions and alterations to the corner site at 6 Park Avenue to carefully consider impact on streetscape and view of the building from Park and Pearson Aves.



19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.7 C40 – Hillview, Turramurra

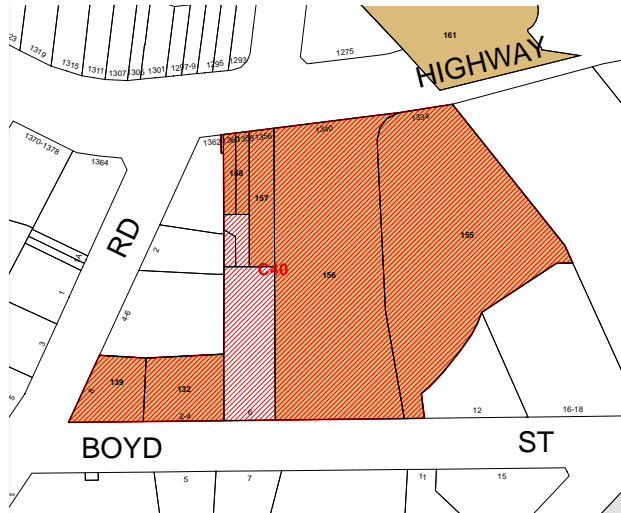
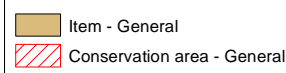


Figure 19G.7-1:

Location map of C40 in Turramurra Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: late nineteenth century, pre-war Federation, 1920s-1930s Art Deco.

Boundaries: Pacific Highway (north), Kissing Point Road (west), Boyd Street (south) and the North Shore rail corridor (east).

Description: The Hillview Conservation Area includes the Hillview group, two Federation shops and a 1930s Art Deco bank building on the Pacific Highway and 1890s-1900 houses and duplex on Kissing Point Road and Boyd Street. The Hillview Group includes the original cottage, the c1913 guesthouse, garages, stone wall and gates to the Pacific Highway, carriage loop, croquet lawn, terracing and mature landscape setting.

Built Character: Hillview group comprises several buildings and a landscaped setting developed in several stages. The c1913 two-storey guesthouse is of particular note for its size, design and quality detailing. The boundary fence to the Pacific Highway is sandstone with metal chains. The original wrought iron entrance gates are installed on the site.

The commercial buildings on the Pacific Highway comprise a pair of face brick pre-WWI two-storey shop buildings. One retains its bronze and leadlight shopfront windows. The Art Deco bank building is rendered brick with decorative grillework.

The buildings along Kissing Point Road and Boyd Street were built in the late 1890s to 1900 following partial subdivision of Hillview.

Materials: Original face brick, quality timber joinery, terracotta roof tiles and ridge cappings, timber bargeboards, brick chimneys, exposed eaves, timber double-hung sash windows, gable and hipped roofs. The Art Deco

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.7 C40 – Hillview, Turramurra (continued)



bank building features rendered and painted brick façade with decorative metal grillework.

Historical significance: The Hillview Conservation Area is historically significant as a substantially intact group of buildings constructed within a short period of time demonstrating the history of Turramurra. The Hillview Group is a rare example of a grand private boarding house complex built following the opening of the railway. The bank and shop buildings on the Pacific Highway reflect the growth of Turramurra shopping centre and the houses on Kissing Point Road and Boyd Street demonstrate the later development of Turramurra following the partial subdivision of Hillview.

Aesthetic significance: The Hillview Group of buildings displays high-quality construction and decorative detailing throughout. They are prominently located adjacent to the railway line with spectacular views. The pre-WII shop buildings are the only early shop buildings on the south side of the Pacific Highway. The bronze and leadlight shopfront is rare on the Upper North Shore. The bank building is a good representative example of an Art Deco bank building. The early bungalows on Kissing Point Road and Boyd Street form a group of architecturally similar houses and cohesive streetscape.

Objectives

- 1 *To conserve the character of the HCA.*
- 2 *To retain significant buildings, landscape and streetscape items and the relationships between them.*
- 3 *To ensure that any future development respects and retains the significance of the individual items and the HCA as a whole.*

Controls

- 1 All individually listed heritage items to be retained.
- 2 Additions and alterations must respect the existing character and setting of the buildings and to be sympathetic in terms of form, scale, character, bulk, materials, colours and textures.
- 3 Significant decorative and architectural details (iron grillework, terracotta roofs and tiles, timberwork, bronze shopfront, glazed tiles, leadlights, timber shingle cladding, bay windows etc) must be retained and reinstated where missing.
- 4 Original face brickwork and sandstone to be retained and not rendered or painted. Encourage removal of paint from original face brick.
- 5 Gardens, gardens structures and landscaping which contribute to the significance of individual items and the conservation area as a whole must be retained and conserved.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend

- Item - General
- Conservation area - General

19G.8 C6B – Ku-ring-gai Avenue, Turramurra



Figure 19G.8-1: Location map of C6B in Turramurra Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation.

Boundaries: Properties from the Pacific Highway on the southern side and from No 8 on the northern side of Ku-ring-gai Avenue until it intersects with Turunga Street, then all properties on the western side of Ku-ring-gai Avenue up to the intersection with Boomerang Street.

Note: this HCA forms part of a larger draft HCA under Draft LEP 218.

Description: Ku-ring-gai Avenue from the corner of Womerah Street to Boomerang Street features spectacular and highly significant mature Brush Box street tree planting interspersed with Jacarandas. The street is wide with concrete kerbing on both sides and includes substantial gardens that obscure the many fine house that line the street.

Built Character: A predominance of fine large two storey Federation period mansions on large lots with large gardens, interspersed with a smaller number of later one and two storey houses.

Materials: The buildings from the key period of significance for the area (late nineteenth century and Federation period 1901-1914) and the 1920s are predominantly brick with slate or terracotta tile roofs and timber-framed windows. Later housing is frequently rendered brick or non-traditional (e.g. blond) brickwork, with concrete tiled roofs. Traditional front fencing is generally timber picket, brick, cast iron palisade or sandstone. Front fences to later houses are frequently high timber lap and cap or brush fencing, however many later houses have no front fences.

Historical Significance: Ku-ring-gai Avenue HCA is of historical significance as one of the most prestigious Federation-period streets in the Sydney metropolitan area, which evidences the lifestyles of Sydney

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.8 C6B – Ku-ring-gai Avenue, Turramurra (continued)

society's elite in the period from the 1890s to the 1920s.

Aesthetic Significance: Ku-ring-gai Avenue is of aesthetic significance as one of the most prestigious Federation period streets in Sydney. It derives its fine aesthetic qualities from its collection of grand, frequently architect designed Federation period residences set in generous and well-proportioned garden settings which blend into the mature Brush Box avenue street tree planting.

Objectives

- 1 To conserve the character of this HCA.
- 2 To retain significant buildings and landscapes.
- 3 To ensure new development enhances the existing character of the street.

Controls



- 1 Conserve significant buildings and gardens from all periods.
- 2 Maintain and enhance Brush Box street tree planting fronting Ku-ring-gai Avenue. Replacement of other tree species (e.g. Jacaranda) with Brush Box in Ku-ring-gai Avenue is encouraged.
- 3 Retain and conserve significant historic planting and trees.
- 4 Provide hedging without front fencing to modern or infill housing in the street.
- 5 Ensure that a landscape buffer is provided to adjacent sites outside the HCA.



Image 8

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend

-  Item - General
-  Conservation area - General

19G.9 C5 – Laurel Avenue/ King Street, Turramurra

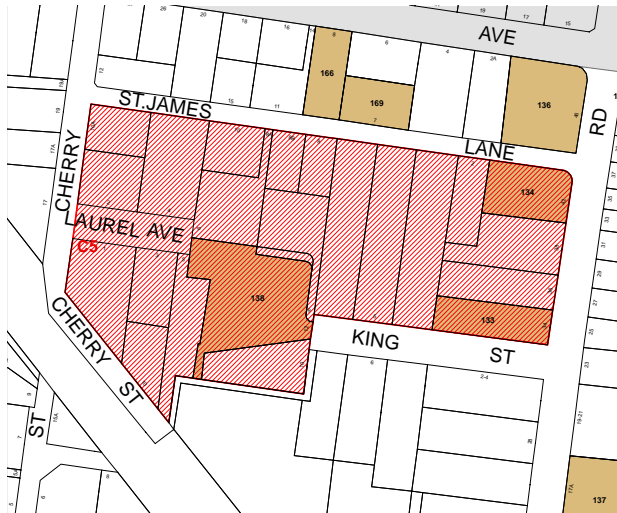


Figure 19G.9-1: Location map of C5 in Turramurra Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation, Inter-war

Boundaries: King Street (north side only) Eastern Road from 34 to 42, St James Lane (south side only), Cherry Street (east side, from corner of St James Lane to 10 Cherry Street, and includes Laurel Avenue.

Description: It was noted in 2002 that “recent demolition of Inter-war period housing has begun to erode the cohesiveness of the area. Nonetheless the Federation and Inter-war subdivision and development characteristics still predominate...”

Built Character: King Street on its northern side encompasses St James Anglican Church and rectory, and The Manse at 34 Eastern Road. The area also includes the collection of Laurel Avenue inter-war houses (2, 4, 6 and 3 Laurel Avenue) which include two dwellings designed by architect Leith McCredie, and listed Heritage items at 12 King Street and 42 Eastern Road.

Materials: Federation period housing in the area generally features face brick walls with unglazed terracotta tile or slate roofing and timber-framed windows (either casement or double-hung). Inter-war period housing features a mix of brick or rendered brick, generally with terracotta tile roofs and timber-framed windows (either casement or double-hung). Traditional front fences are generally low brick or timber picket, however hedging also occurs in lieu of front fencing, particularly in Laurel Avenue. Modern housing within the area is frequently rendered brick, with concrete tiled roofs and aluminium framed windows.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.9 C5 – Laurel Avenue/ King Street, Turramurra (continued)

Historical Significance: The Laurel Avenue/King Street HCA is of historical significance as its subdivision pattern and collection of Federation and Inter-war period housing and church illustrates the complex subdivision history of the area, following the opening of the railway in 1890 and the intensification of suburban development in the Inter-war period.

Aesthetic Significance: The Laurel Avenue/King Street HCA is considered to be of aesthetic significance for its collection of Federation and Inter-war period housing.

Objectives

- 1 *To conserve the character of this HCA.*
- 2 *To retain significant buildings and landscapes.*
- 3 *To ensure new development enhances the existing character of the street.*



Controls

- 1 One and two storey Federation and Inter-war period residences, heritage-listed and contributory, must be retained and conserved. In addition, St James Anglican Church must be retained.
- 2 Hedging without front fencing is to be provided to infill housing in the area, or to earlier houses where there is no evidence of original types of front fencing.
- 3 Ensure a landscape buffer on adjacent sites outside the HCA separates development within the Turramurra Local Centre from Laurel Avenue/King Street HCA.



19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend

-  Item - General
-  Conservation area - General

19G.10 C36 – Lord Street/Bancroft Avenue, Roseville



Figure 19G.10-1: Location map of C36 in Roseville Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation, Inter-war

Boundaries: Boundary excludes Roseville College, but otherwise follows the Roseville Local Centre boundary on the eastern side following Glencroft Road. The northern boundary follows Lord Street to include 7A to 37 Lord Street. The western boundary runs west of 7a and then follows Bancroft Lane, crosses Bancroft and runs along the western boundary of 3a Bancroft Avenue, then along the rear boundary of 1-23 Bancroft Avenue returning to Glencroft Road.

Description: The proposed area is an intact portion of the wider draft HCA, characterised by single storey Federation Queen Anne style housing.

Materials: The Federation period housing features brick and roughcast stuccoed walls, sometimes with sandstone foundations, terracotta or slate roofing, and timber framed windows, casement or double-hung.

Historical Significance: The Lord Street/Bancroft Avenue HCA is of historical significance as the area reflects its historical development following the 1903 Clanville Estate subdivision.

Aesthetic Significance: The Lord Street/Bancroft Avenue HCA is of aesthetic significance for its intact streetscapes of Federation one and two storey housing.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.10 C36 – Lord Street/Bancroft Avenue, Roseville (continued)

Objectives

- 1 To conserve the character of this HCA.
- 2 To retain significant buildings and landscapes.
- 3 To ensure new development enhances the existing character of the street.





Controls

- 1 One and two storey Federation residences, heritage-listed and contributory, must be retained.
- 2 Original face brick, sandstone and roughcast stucco to Federation period housing to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.
- 3 Concrete roof tiling to be replaced with unglazed terracotta Marseilles pattern roof tiling where inappropriate retiling has occurred.
- 4 Open front verandahs, where enclosed, to be reinstated.
- 5 Low brick fencing or infill housing in the area is encouraged.
- 6 Maintain and enhance street tree planting throughout the HCA. Reinforce Brush Box avenue planting where it occurs - for example in Lord Street and Bancroft Avenue.
- 7 Ensure a landscape buffer on adjacent sites outside the HCA, particularly in Lord Street, Hill Street and Victoria Street.



19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend

-  Item - General
-  Conservation area - General

19G.11 C10B – Orinoco Street, Pymble

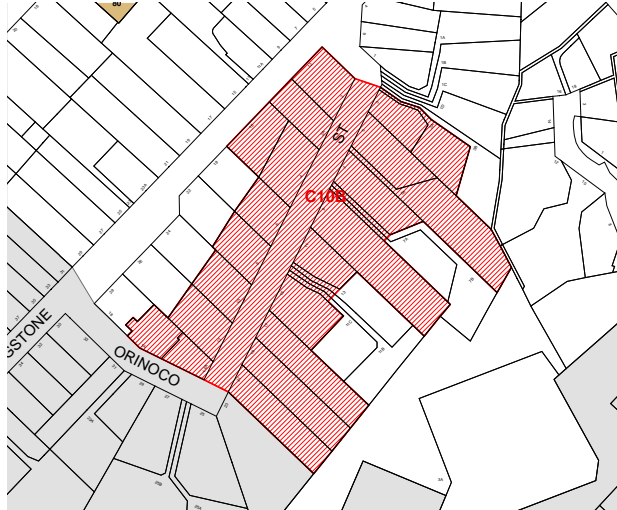


Figure 19G.11-1:
Location map of C10B in Pymble Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation, Inter-war

Boundaries: The area encompasses 3-21 Orinoco Street (including 5a Orinoco Street) and 2-14 Orinoco Street, and 12-16 Livingstone Avenue, Pymble.

Note: this HCA forms part of a larger draft HCA under Draft LEP 218.

Description: Orinoco Street joins Livingstone Avenue at its northern end, turns a right angle and rejoins Livingstone Avenue at its southern end. The street is relatively wide, concrete kerbed and with footpaths on both sides, and slopes down to the south. The street has mixed street trees.

Built character: Generally single storey Federation and inter-war houses with large gardens.

Materials: The majority of houses from the key historical periods (Federation and Inter-war) are brick (often painted) and roughcast stuccoed brick, with terracotta tiled roofs and timber framed windows, either casements or double-hung. 3 Orinoco Street features a gabled terracotta shingled roof.

Historical Significance: The Orinoco Street HCA is of historical significance as a highly intact area of Federation and Inter-war housing, representative of the development of the Hamilton Estate after the opening of the North Shore railway line in 1890. A significant portion of the houses, (six houses) were designed between 1913 and 1930 by a single architectural firm, and therefore illustrate changing designs from the same firm over this period.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.11 C10B – Orinoco Street, Pymble (continued)



Aesthetic Significance: The Orinoco Street HCA is considered to be of high aesthetic significance for its concentration of architect-designed houses (seven in total in the area). The street contains six houses designed by the architectural firm Peddle Thorp or Peddle Thorp & Walker between 1913 and 1930, and these houses illustrate changing designs from a single prominent Sydney architectural firm over this period.

16 Livingstone Street, included within the HCA, is a house built 1956/57 to a design by the architectural firm Morrow & Gordon for Grace Irene Gordon, wife of Percy J. Gordon architect, principal of the firm at the time, as his family residence. Both Peddle Thorp (later Peddle Thorp & Walker), now Peddle Thorp again, and Morrow & Gordon were prominent Sydney architectural firms. The Peddle Thorp architectural firm still continues in practice today. Morrow & Gordon were the designers of the former Grace building (now the Grace Hotel) and former AWA buildings in the City of Sydney (both buildings still extant and heritage listed).

Objectives



- 1 *To conserve the character of this HCA.*
- 2 *To retain significant buildings and landscapes.*
- 3 *To ensure new development enhances the existing character of the street.*

Controls

- 1 One and two storey Federation and Inter-war period residences, heritage-listed and contributory, must be retained.
- 2 Original face brick, sandstone and roughcast stucco to Federation period housing to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.
- 3 Concrete roof tiling is to be replaced with unglazed terracotta Marseilles pattern roof tiling where inappropriate retiling has occurred.
- 4 Terracotta shingled roofs and terracotta tile roofs must be conserved.
- 5 Low brick front fencing is preferred.
- 6 Single storey development is preferred. New two storey houses will only be permitted where the upper floor is designed within the roof and where they are in keeping with the height, mass and proportions of the existing built fabric.
- 7 Ensure a landscape buffer on adjacent sites outside the HCA, particularly in Livingstone Avenue, and blocks behind Orinoco Street properties, and adjacent to the Pymble Town Centre.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend

-  Item - General
-  Conservation area - General

19G.12 C7 – Park Estate, Pymble

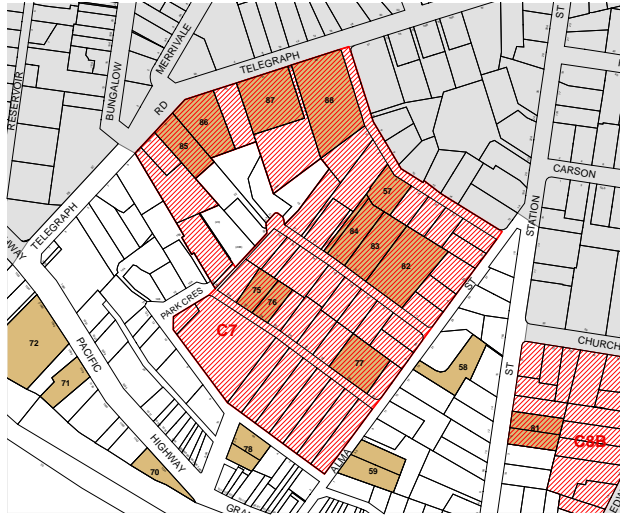


Figure 19G.12-1: Location map of C7 in Pymble Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation, Inter-war

Boundaries: Boundary runs around the southern, eastern and western sides of Robert Pymble Park, along the northwestern side of Alma Street, along Graham Avenue to Telegraph Road, and along Telegraph Road to 11 Telegraph Road. It encompasses Robert Pymble Park and the northwestern side of Alma Street from 6-10 Alma Street, 5-17 Graham Avenue, 11 to 29 Telegraph Road, and 18 to 40 Park Avenue, 2-18 Taunton Street and 1-17 Taunton Street, specifically excluding battleaxe lots accessed from the western end of Taunton Street.

Description: Alma Street: Long street of variable topography (hilly). No street planting except for low shrubs, grass, agapanthus and similar in narrow verges. Narrow carriageway. Concrete kerbs both sides. A hilly street with steep rises and dips.

Graham Avenue: a gently curved street with oleander bushes in verge near intersection with Alma Street, little other street planting other than grass. No footpaths. Concrete kerbs both sides. Some large trees in front gardens.

Park Crescent: Unusual “U” shaped street wrapping around Robert Pymble Park. Narrow carriageway, some soft edges, some concrete kerbing, and no footpaths, parking both sides. Little street planting.

Taunton Street: Narrow straight no through road. Concrete kerbing both sides, narrow grassed verges with low planting and few street trees.

Telegraph Road: Wide street with grassed verges, concrete kerbing, footpaths on both sides. Mature Liquidamber as street trees.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.12 C7 – Park Estate, Pymble (continued)



Built Character: The area's large 1890s villa estates were further subdivided in the inter-war period for the construction of substantial houses, many fine examples of inter-war architectural styles on the heights above Robert Pymble Park (northern side of Park Crescent, Taunton Street, Graham Street) and along Telegraph Road.

Materials: Predominantly face brickwork for Federation and Inter-war housing with slate or terracotta tile roofing and timber framed windows, casement or double hung.

Historical Significance: The Park Estate HCA is of historical significance as a late nineteenth century subdivision which retains largely intact development from the Federation and Inter-war periods.

Aesthetic Significance: The Park Estate HCA is considered to be of high aesthetic significance for its fine collection of substantial Federation and Inter-war housing, including fine examples of the Federation Queen Anne, Federation Arts & Crafts, Inter-war Old English, Inter-war California Bungalow, Inter-war Functionalist and Inter-war Georgian Revival styles. The topography also adds to the area's aesthetic significance, as the land rises from Robert Pymble Park to the north, resulting in the area's houses overlooking the park. Houses on the even side of Taunton Street overlook the houses in Park Crescent below.

Controls



- 1 One and two storey Federation and Inter-war period residences, heritage-listed and contributory, must be retained.
- 2 Original face brick, sandstone and roughcast stucco to Federation period housing to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.
- 3 Concrete roof tiling is to be replaced with unglazed terracotta Marseilles pattern roof tiling where inappropriate re-tiling has occurred.
- 4 Terracotta shingled roofs, terracotta tile roofs and slate roofing must be conserved.
- 5 Low brick front fencing is preferred.
- 6 Ensure a landscape buffer on adjacent sites outside the HCA.
- 7 Proposals to increase the height of houses at 18-40 Park Crescent must provide details on how they affect views and setting between Robert Pymble Park and houses at 2-18 Taunton Street.

Objectives

- 1 To conserve the character of this HCA.
- 2 To retain significant buildings and landscapes.
- 3 To ensure new development enhances the existing character of the street.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend

-  Item - General
-  Conservation area - General

19G.13 C8B – Pymble Heights, Pymble

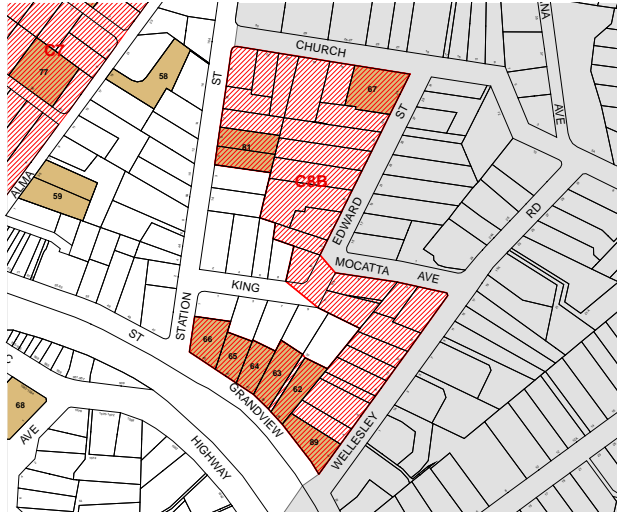


Figure 19G.13-1: Location map of C8B in Pymble Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Victorian, Federation, Inter-war

Boundaries: The area encompasses properties at 35-45 Grandview Street, 2-14 Wellesley Road, 2 & 4 Mocatta Avenue, 11 and 11A King Edward Street, 10 -24 King Edward Street, 16-22 Church Street, and 5-9 Station Street, Pymble.

Note: this HCA forms part of a larger draft HCA under Draft LEP 218.

Description: Grandview Street: runs parallel to the railway. Wide street, with the railway on the southern side, concrete kerbing on both sides. Slopes down from intersection with Pacific Highway. View of railway platform from the street. The retail/commercial section of the street (western end) is predominantly 2 storey c. 1920s shops, in various states of alteration, plus two larger commercial buildings, c. 1980s. The eastern end is dominated by a group of late nineteenth century and early twentieth century heritage-listed houses.

Station Street: Relatively wide steep street, concrete kerbing both sides, footpath only on western side, scattered street trees.

Church Street, King Edward Street, Mocatta Avenue, Wellesley Road: relatively wide streets with concrete kerbing both sides, scattered and mixed street trees.

Built Character: The area encompasses a group of Heritage items in Grandview Street, which include large 1890s houses, and a number of substantial Federation-period Heritage items in Station Street, Church St and Wellesley Road. The southern side of Church Street, while not intact, includes one listed Heritage item (corner King Edward St) and faces the large group of Heritage items on the northern side of Church Street.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.13 C8B – Pymble Heights, Pymble (continued)

Materials: Late nineteenth century dwellings in Grandview Street have rendered brick walls, later housing predominantly brick walls. Roofs are variously slate, unglazed terracotta tiled or concrete tiled, with unglazed terracotta tiling predominant. Windows are timber-framed either casements or double hung, except to late twentieth century housing, which often feature aluminium framed windows.

Historical Significance: The Pymble Heights HCA is of historical significance as a late nineteenth century subdivision which retains largely intact development from the 1880s through to the Inter-war period.

Aesthetic Significance: The Pymble Heights HCA is of aesthetic significance for its late nineteenth century to Federation heritage items, particularly 35-45 Grandview Street and 2 Wellesley Road (corner Grandview Street), and its largely intact (with the exception of Church Street) streetscapes of Federation to Inter-war housing, which occupy hilly topography rising from Grandview Street to Church Street.

Objectives

- 1 To conserve the character of this HCA.
- 2 To retain significant buildings and landscapes.
- 3 To ensure new development enhances the existing character of the street.

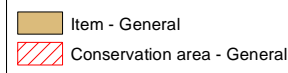
Controls

- 1 One and two storey Victorian, Federation and Inter-war period residences, heritage-listed and contributory, must be retained and conserved.
- 2 Original face brick, sandstone and roughcast stucco to Federation period housing to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.
- 3 Concrete roof tiling is to be replaced with unglazed terracotta Marseilles pattern roof tiling where inappropriate retiling has occurred.
- 4 Terracotta shingled roofs, terracotta tile roofs and slate roofing must be conserved.
- 5 Low brick front fencing or hedging in lieu of fencing in King Edward Street and Church Street, particularly for modern or infill housing is preferred.
- 6 Ensure a landscape buffer on adjacent sites outside the HCA, particularly in King Edward Street and at Nos 1A and 3 Station Street, and adjacent to the Pymble Town Centre.



19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend



19G.14 C39 – Robert Street/Khartoum Avenue, Gordon

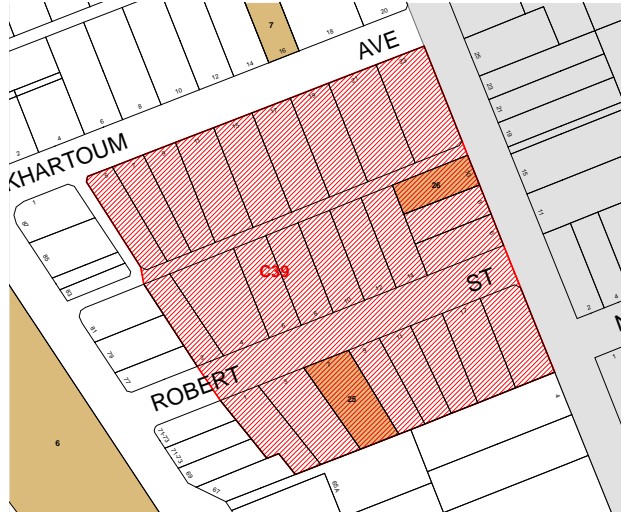


Figure 19G.14-1:

Location map of C39 in Gordon Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation and Inter-war.

Boundaries: Properties on the southern side of Khartoum Avenue, Khartoum Lane, both sides of Robert Street and including Khartoum Lane, the properties on the western side of Rosedale Road between Khartoum Avenue and Robert Street.

Description: Khartoum Avenue and Robert Street feature concrete kerbing and mixed tree planting including Brush Box and Jacarandas. Khartoum Lane is a narrow rear lane with soft edges. It has a leafy character with overhanging trees. The houses are low-scale within garden settings, many on large allotments.

Built Character: The area is predominantly single-storey, Federation and Inter-war period houses within garden settings on large allotments.

Materials: The area is predominantly face brickwork walling (some now painted), built on a sandstone base, with rough cast render finish and half-timbering to street facing gables, hipped roof clad in slate, and timber framed windows of vertical proportion.

Historical Significance: The area is significant as an intact portion of the Gordondale subdivision of McIntosh's Estate, anticipating the improved transport connections with the construction of the North Shore railway line. The area is also representative of the slow development of an 1883 subdivision, the first buildings appearing after the opening of the railway in 1890.

Aesthetic Significance: The area is significant as a largely intact collection of Federation and Inter-war period houses, enhanced by Brush Box street tree plantings.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.14 C39 – Robert Street/Khartoum Avenue, Gordon (continued)

Objectives

- 1 *To conserve the character of this HCA.*
- 2 *To retain significant buildings and landscapes.*
- 3 *To ensure new development enhances the existing character of the street.*

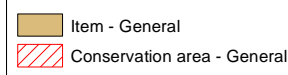
Controls

- 1 One and two-storey Federation and Inter-war residences, heritage-listed and contributory, must be retained.
- 2 Original face brick, sandstone and roughcast stucco to Federation period housing to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.
- 3 Original finishes and details, where known, are to be retained and the reinstatement of missing elements is encouraged.
- 4 Concrete roof tiling is to be replaced with unglazed terracotta Marseilles pattern roof tiling where inappropriate retiling has occurred.
- 5 Slate roofs are to be conserved, repaired and retained wherever possible and replaced with modern equivalents when necessary.
- 6 Single-storey development on infill sites is preferred. New two-storey houses will only be permitted where the upper floor is designed within the roof and where they are in keeping with the height, mass and proportions of the existing built fabric.
- 7 First-floor additions to heritage-listed and contributory items will generally not be permitted. Attic rooms to extensions behind the main roof of the house may be allowed, subject to impact assessment on the original building and adjacent buildings.
- 8 Additions and alterations must respect the architectural and streetscape character.
- 9 Low brick or stone front fences matching the materials of the house are preferred.
- 10 Original garden features such as gates, winding front paths, crazy paving and garden edging to be retained and conserved.
- 11 Traditional front garden schemes that enhance the aesthetic significance of the HCA are encouraged.



19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend



19G.15 C16B – St Johns Avenue, Gordon

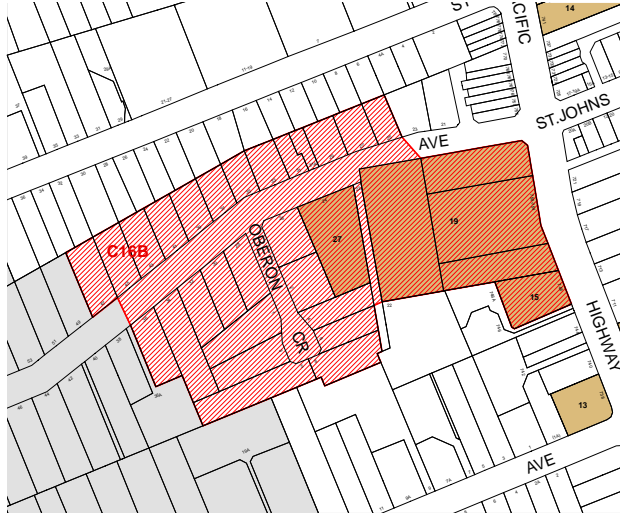


Figure 19G.15-1:

Location map of C16B in Gordon Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation, Inter-war

Boundaries: Rear 25 to 47 St Johns Avenue, boundary of Gordon Town Centre, southern boundary of 5, 8 and 6 Oberon Crescent, southern boundary of St Johns Church and Cemetery site and encompassing 748 and 750-754 Pacific Highway.

Note: this HCA forms part of a larger draft HCA under Draft LEP 218.

Description: St Johns Avenue: a gently curving street sloping down from Pacific Highway. Unusual and dramatic for its narrow carriageway and wide grassed street verges planted with mature Brush Box street trees on both sides. Limited street parking due to narrow carriageway.

Oberon Crescent: a narrow cul de sac off St Johns Avenue, with parking on both sides. Circular planting bed in carriageway at end of the street defining a turning circle, containing one street tree and groundcover planting. No footpaths. Low shrubs as street planting.

Pacific Highway: includes two heritage-listed properties – St Johns church at 750-754 Pacific Highway and a Federation/Queen Anne house at 748 Pacific Highway.

Built Character: A mix of single and two-storey Federation and Inter-war single-storey buildings. Notable buildings include the two-storey, c1950s Inter-war Functionalist house on the corner of Oberon Crescent, the Brackett-designed St Johns church group from the 1870s and 1890s, and a Queen Anne style house at 24 St Johns Avenue.

Materials: Generally face brickwork for walls, unglazed terracotta tile roofs, and timber-framed windows.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.15 C16B – St Johns Avenue, Gordon (continued)

Historical Significance: St Johns Avenue HCA is historically significant for its association with St John the Evangelist Church, rectory and cemetery. St Johns Avenue was also the first paved road in Ku-ring-gai. The sandstone church was designed by Edmund Blackett and built in 1872 with later additions. The Brush Box street trees along St Johns Avenue are significant as tree plantings by the residents of the street in 1928. St Johns cemetery is the earliest cemetery in Ku-ring-gai.

Aesthetic Significance: St Johns Avenue HCA is aesthetically significant for the visually dramatic streetscape of St Johns Avenue defined by its narrow road surface, wide grassy verges and mature Brush Box street trees and the predominately intact collection of high-quality Federation and Inter-war housing.

Objectives

- 1 To conserve the character of this HCA.
- 2 To retain significant buildings and landscapes.
- 3 To ensure new development enhances the existing character of the street.





Controls

- 1 One and two-storey Federation and Inter-war residences, heritage-listed and contributory, must be retained.
- 2 Retain high-quality later housing from the 1940s and 1950s.
- 3 Original face brick, sandstone and roughcast stucco to Federation period housing to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.
- 4 Original finishes and details, where known, are to be retained and the reinstatement of missing elements is encouraged.
- 5 Concrete roof tiling is to be replaced with unglazed terracotta Marseilles pattern roof tiling where inappropriate retiling has occurred.
- 6 Slate roofs are to be conserved, repaired and retained wherever possible and replaced with modern equivalents when necessary.
- 7 Single-storey development on infill sites is preferred. New two-storey houses will only be permitted where the upper floor is designed within the roof and where they are in keeping with the height, mass and proportions of the existing built fabric.
- 8 First-floor additions to heritage-listed and contributory items will generally not be permitted. Attic rooms to extensions behind the main roof of the house may be allowed, subject to impact assessment on the original building and adjacent buildings.
- 9 Low brick or stone front fences matching the materials of the house are preferred.
- 10 Original garden features such as gates, winding front paths, crazy paving and garden edging to be retained and conserved.
- 11 Traditional front garden schemes that enhance the aesthetic significance of the HCA are encouraged.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend

-  Item - General
-  Conservation area - General

19G.16 C25B – Stanhope Road, Lindfield

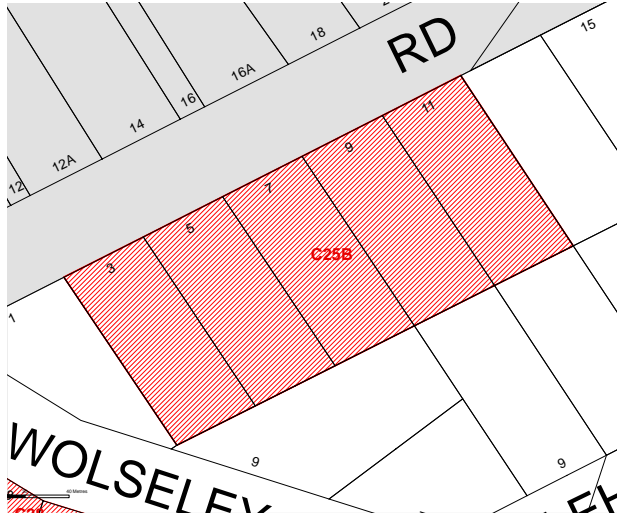


Figure 19G.16-1:
Location map of C25B in Lindfield Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Interwar

Boundaries: Nos 3-11 Treatts Road, Killara are included within this HCA.

Note: this HCA forms part of a larger draft HCA under Draft LEP 218.

Description: The broader Stanhope Road HCA lies within the 160-acre Springdale grant to Jane Bradley in 1839. The current street layout was formed when the grant was subdivided in the late nineteenth century following the construction of the North Shore Railway line. Later interwar development on smaller allotments reflects increased population and improved transport (electrification of the railway in 1927 and the opening of the Sydney Harbour Bridge in the 1932).



Built Character: The HCA is relatively flat and predominately residential. There are several large freestanding late Victorian villas with the majority of the houses being single-storey Federation and interwar bungalows within garden settings on large allotments. The larger HCA includes several heritage items. The large number of intact Victorian and Federation houses creates streetscapes with high-level architectural consistency. The area includes established gardens, street tree plantings and avenues, especially along Stanhope Road.

This row of buildings on Treatts Road reflects the more intensive development of the inter-war period in being on smaller allotments with reduced street setbacks. The row sits below the street with a footpath in front of several properties. The verge retains early concrete edging, driveway culverts and concrete steps.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.16 C25B – Stanhope Road, Lindfield (continued)



These properties are good representative examples of Inter-war bungalows and form a row with others on the opposite side of the road. No 9 is a recent development. No 11 was built in c1950s and contributes to the conservation area.

Materials: Face brick, high-quality joinery, timber shingles, timber double-hung sash windows or casement windows, gabled roofs, terracotta tiled roofs, matching low front walls, asymmetrical facades with open porches, winding front paths.

Historical significance: The larger Stanhope Road Conservation Area has historic significance in demonstrating the late nineteenth century subdivision of the Springdale Estate. Later development is evident in the consistent streetscapes created by Federation and inter-war housing.

Aesthetic significance: The larger Stanhope Road Conservation Area has aesthetic significance for the high quality of its original housing and consistent use of traditional building styles and materials from the late Victorian, Federation and inter-war periods. The allotment pattern, built forms, established gardens and avenue plantings combine to form highly cohesive and architecturally significant streetscapes.

Objectives

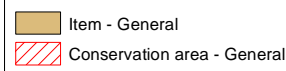
- 1 To conserve the character of the HCA.
- 2 To retain significant buildings, landscape and streetscape items and the relationships between them.
- 3 To ensure that any future development respects and retains the significance of the individual items and the HCA as a whole.

Controls

- 1 Inter-war houses and the later c1940s-1950s house at 11 Treatts Road to be retained.
- 2 Original face brick, sandstone and roughcast stucco to Federation period housing to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.
- 3 Original finishes and details, where known, are to be retained and the reinstatement of missing elements is encouraged.
- 4 Additions and alterations must respect the architectural and streetscape character.
- 5 Low brick or front fences matching the materials of the house are preferred.
- 6 Original garden and footpath features such as gates, winding front paths, crazy paving and garden edging to be retained and conserved.
- 7 Traditional front garden schemes that enhance the aesthetic significance of the HCA are encouraged.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend



19G.17 C19B – Smith Grant, Gordon

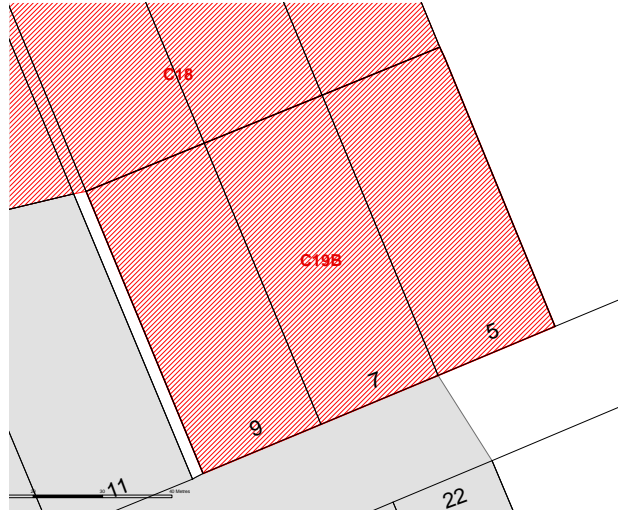


Figure 19G.17-1:

Location map of C19B in Gordon Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation and inter-war housing

Boundaries: Nos 5, 7 and 9 Cecil Street are included within this DCP.

Note: this HCA forms part of a larger draft HCA under Draft LEP 218.

Description: The Smith Grant Conservation area lies within the former 40-acre land grant to Joseph Smith in 1823. There was little development in the area until the construction of the North Shore Railway in the 1893. Smith's grant and others were progressively subdivided in the early years of the twentieth century with a social and economic boost given to the area with the creation of the new Ku-ring-gai Shire Council at Gordon in 1906.

The larger conservation area includes Federation and interwar housing with several heritage items creating streetscapes with high-level architectural consistency and intactness. These three properties are good representative examples of inter-war bungalows and form a row with others adjacent and opposite.

Built Character: Gently undulating topography, winding streets, concrete footpaths and grassy verges, some remnant bushland trees, consistent front and side building setbacks, predominately single-storey (inter-war) with several two-storey buildings (Federation), gabled and pitched roofs, side driveways, established street trees and gardens. Several later houses (1940s-1950s) contribute to the streetscape and do not detract from the conservation area. One early two-storey weatherboard house on prominent corner site. Several battle-axe entrances leading to later development at rear. Architectural emphasis on individual cottages within garden settings.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.17 C19B – Smith Grant, Gordon (continued)



Materials: Face brick, high-quality joinery, decorative brickwork, leadlight windows either timber double-hung sash windows or casement windows, terracotta tiled roofs, single-storey bungalows with matching low front walls in brick or sandstone, sandstone foundations, asymmetrical facades with open porches, winding front paths.

Mature gardens with typical plantings from late nineteenth and early twentieth centuries: palms, jacarandahs, crepe myrtles, lawn, flowering bulbs.

Historical significance: A substantially intact group of buildings and streetscapes which reflect the early twentieth century development of Gordon and Killara following the opening of the North Shore Railway Line in 1893.

Aesthetic significance: Intact and architecturally cohesive group of Federation and inter-war residential houses with a large number of high-quality examples and significant street trees.

Objectives



- 1 *To conserve the character of the HCA.*
- 2 *To retain significant buildings, landscape and streetscape items and the relationships between them.*
- 3 *To ensure that any future development respects and retains the significance of the individual items and the HCA as a whole.*

Controls

- 1 One and two-storey Federation and Inter-war residences, heritage-listed and contributory, must be retained.
- 2 Retain high-quality later housing from the 1940s and 1950s.
- 3 Original face brick, sandstone and roughcast stucco to Federation period housing to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.
- 4 Original finishes and details, where known, are to be retained and the reinstatement of missing elements is encouraged.
- 5 First-floor additions to heritage-listed and contributory items will generally not be permitted. Attic rooms to extensions behind the main roof of the house may be allowed, subject to impact assessment on the original building and adjacent buildings.
- 6 Additions and alterations must respect the architectural and streetscape character.
- 7 Low brick or stone front fences matching the materials of the house are preferred.
- 8 Original garden features such as gates, winding front paths, crazy paving and garden edging to be retained and conserved.
- 9 Traditional front garden schemes that enhance the aesthetic significance of the HCA are encouraged.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend

-  Item - General
-  Conservation area - General

19G.18 C35 – The Grove, Roseville



Figure 19G.18-1:

Location map of C35 in Roseville Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation, Inter-war

Boundaries: Area bounded by Clanville Road, Trafalgar Avenue, Oliver Road, Hill Street, Rawhiti Street and the boundary of HCA C23B.

Description: The Grove is a relatively wide street with mature Brush Box street planting, sloping down from Clanville Road, kerbed and guttered on both sides with grassed verges. Clanville Road from north side of Rawhiti St intersection on the west, and from 1 (corner Hill St) to The Grove, on the south side is a wide street with wide grassed verges and mixed street trees including Brush Boxes.

Built Character: both the section of Clanville Road within the area and The Grove consists of a largely intact group of single storey Federation Queen Anne, Federation Bungalow and Inter-war California Bungalow style single storey houses within garden settings on large allotments. 13 Clanville Road (Corner The Grove) is a two storey Inter-war Mediterranean style residential flat building.

Materials: Housing from the key historical periods (Federation, Inter-war) have brick walls, sometimes with sandstone foundations, unglazed terracotta tile roofs and occasionally slate roofs, and timber framed windows, casement or double-hung. The area includes a few Inter-war period residential flat buildings, which also contribute to the area's character - 13 and 21 Clanville Road and 15 The Grove – the Clanville Road examples feature rendered brick walls, which appear original.

Historical Significance: The Grove HCA is of historical significance as the area reflects its historical development following both the 1903 Clanville Estate subdivision and resubdivision in 1922 as part of Hordern's Roseville Estate.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.18 C35 – The Grove, Roseville (continued)

Aesthetic Significance: The Grove HCA is of aesthetic significance for its intact streetscapes of Federation to Inter-war period housing, largely single storey, with mature street tree planting (predominantly Brush Box) characteristic of the same period.

Objectives

- 1 *To conserve the character of this HCA.*
- 2 *To retain significant buildings and landscapes.*
- 3 *To ensure new development enhances the existing character of the street.*



Controls

- 1 One and two-storey Federation and Inter-war residences and flat buildings, heritage-listed and contributory, must be retained.
- 2 Original face brick, sandstone and roughcast stucco to Federation period housing to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.
- 3 Original finishes and details, where known, are to be retained and the reinstatement of missing elements is encouraged.
- 4 Concrete roof tiling is to be replaced with unglazed terracotta Marseilles pattern roof tiling where inappropriate retiling has occurred.
- 5 Open front verandahs, where enclosed, to be reinstated.
- 6 Low brick fencing that matches the materials of the house is preferred.
- 7 Single-storey development on infill sites is preferred. New two-storey houses will only be permitted where the upper floor is designed within the roof and where they are in keeping with the height, mass and proportions of the existing built fabric.
- 8 Additions and alterations must respect the architectural and streetscape character.
- 9 Original garden features such as gates, winding front paths, crazy paving and garden edging to be retained and conserved.
- 10 Traditional front garden schemes that enhance the aesthetic significance of the HCA are encouraged.
- 11 Maintain and enhance street tree planting throughout the HCA, especially the Brush Box avenues and remove other tree species.
- 12 Ensure a landscape buffer on adjacent sites outside the HCA, particularly in Clanville road, Rawhiti Street and Oliver Street.



19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend

	Item - General
	Conservation area - General

19G.19 C31 - Trafalgar Avenue, Lindfield

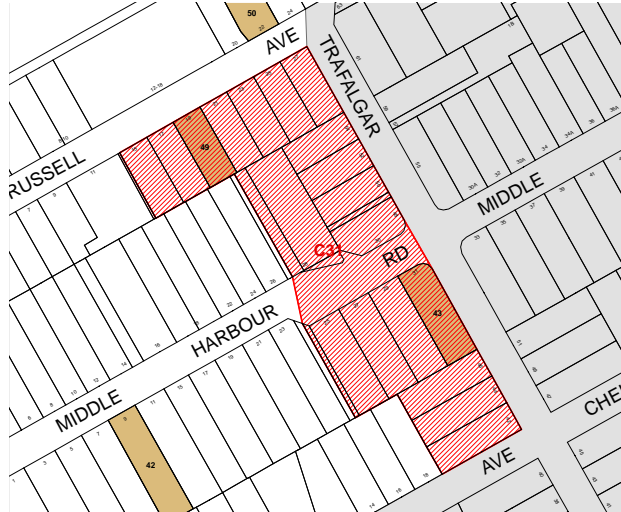


Figure 19G.19-1:

Location map of C31 in Roseville Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation, Inter-war

Boundaries: Properties at 15-27 Russell Avenue, 28-30 and 25-31 Middle Harbour Road and 42-54 Trafalgar Avenue.

Description: This is an “edge” area that takes in portions of Russell Avenue, Middle Harbour road and the western side of Trafalgar Avenue.

Materials: Houses from the key historical periods of significance (Federation, Inter-war) have brick and roughcast stuccoed walls, often with sandstone foundations, and slate or unglazed terracotta tile roofing. Windows are timber framed, either casements or double-hung.

Historical Significance: The Trafalgar Avenue HCA is of historical significance as an intact portion of a number of subdivisions from the period 1893 to 1912.

Aesthetic Significance: The Trafalgar Avenue HCA is of aesthetic significance as a predominantly intact area of Federation and Inter-war housing.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.19 C31 - Trafalgar Avenue, Lindfield (continued)

Objectives

- 1 *To conserve the character of this HCA.*
- 2 *To retain significant buildings and landscapes.*
- 3 *To ensure new development enhances the existing character of the street.*



Controls

- 1 One and two storey Federation and Inter-war period residences, heritage-listed and contributory, must be retained.
- 2 Original face brick, sandstone and roughcast stucco to Federation period housing to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.
- 3 Concrete roof tiling is to be replaced with unglazed terracotta Marseilles pattern roof tiling where inappropriate retiling has occurred.
- 4 Reinstatement of open front verandas where they have been enclosed is encouraged.
- 5 Low brick front fencing or hedging in lieu of fencing is preferred.
- 6 New two storey houses are discouraged in this area.
- 7 Ensure a landscape buffer on adjacent sites outside the HCA, particularly in Chelmsford Avenue, Middle Harbour Road and Russell Avenue.



19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend

-  Item - General
-  Conservation area - General

19G.20 C28 – Wolseley Road, Lindfield

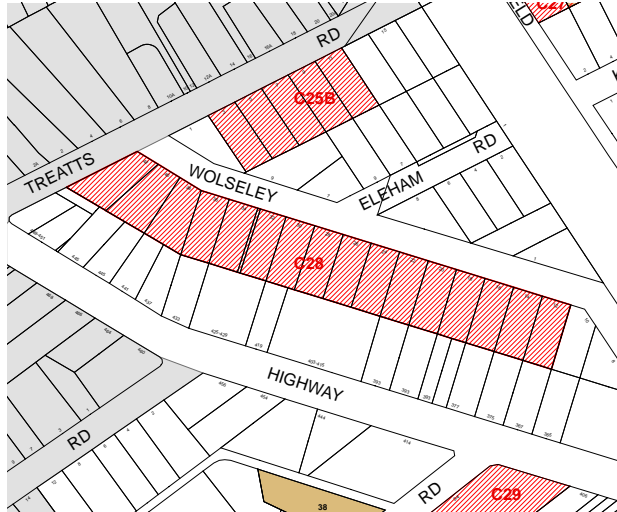


Figure 19G.20-1: Location map of C28 in Roseville Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation, Inter-war

Boundaries: Even-numbered properties from 12-42 Wolseley Road.

Description: Wolseley Road retains a high proportion of intact housing from the Federation and Inter-war periods.

Materials: Housing from the key historical periods (Federation, Inter-war) have brick walls, sometimes with sandstone foundations, unglazed terracotta tile roofs and occasionally slate roofs, and timber framed windows, casement or double-hung.

Historical Significance: Wolseley Road is of historical significance for its collection of Federation and Inter-war period housing, built following subdivision as part of the 1911 Heart of Lindfield Estate, and representative of suburban development in Lindfield following the opening of the North Shore railway line in 1890, and the intensification of development in the inter-war period.

Aesthetic Significance: Wolseley Road is of aesthetic significance for its intact collection of Federation and Inter-war single storey housing and for its magnificent avenue of mature Brush Box trees .

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.20 C28 – Wolseley Road, Lindfield (continued)

Objectives

- 1 *To conserve the character of this HCA.*
- 2 *To retain significant buildings and landscapes.*
- 3 *To ensure new development enhances the existing character of the street.*



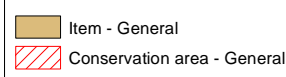
Controls

- 1 One storey Federation and Inter-war period residences, heritage-listed and contributory, must be retained.
- 2 First floor additions will not be permitted to key residences. Attic rooms to extensions behind the main roof of the house may be allowed, subject to impact assessment on the original building and adjacent buildings.
- 3 Original face brick, sandstone and roughcast stucco to Federation period housing to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.
- 4 Concrete roof tiling is to be replaced with unglazed terracotta Marseilles pattern roof tiling where inappropriate retiling has occurred.
- 5 Reinstatement of open front verandas where they have been enclosed is encouraged.
- 6 Low brick fencing or hedging in lieu of fencing to modern or infill housing in the area is the preferred option.
- 7 New two storey houses are not permitted in this area except where they incorporate the second storey within a roof area and maintain the single storey appearance and bulk consistent with the locality.
- 8 Maintain and enhance street tree planting throughout the HCA, in addition, the Brush Box avenue should be reinforced by replacing other species such as Jacarandas with new plantings of Brush Box.
- 9 Ensure a landscape buffer on adjacent sites outside the HCA, particularly along the Pacific Highway, Treatts Road and Wolseley Road (odd-numbered side).



19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

Legend



19G.21 C18 – Yarabah Avenue, Gordon

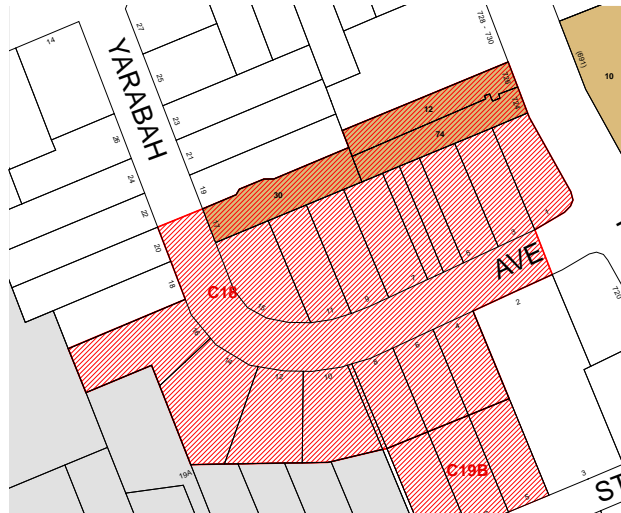


Figure 19G.21-1:

Location map of C18 in Gordon Local Centre. The above map is indicative only. Refer to the Heritage Map in KLEP (Local Centres) 2012 for the location and extent of HCAs.



Key Historical Periods: Federation, Inter-war

Boundaries: Heritage items at 724 and 726 Pacific Highway, and properties at 1 to 17 Yarabah Avenue, and 4 to 16 Yarabah Avenue.

Description: A curved street coming off the Pacific Highway, turning and descending to the intersection with Bushlands Avenue. Houses on the northern and eastern sides are generally sited above street level, those on the southern and western sides of the street below street level. No footpaths. Concrete kerbing, relatively wide street with mixed street tree planting.

Built Character: largely intact single storey inter-war California Bungalows including the heritage-listed “Nebraska” at 17 Yarabah Avenue.

Materials: All houses within the area are face brick, however some have been painted. Roofs are generally unglazed terracotta tiled, however replaced with concrete roof tiling in a few instances, and windows are timber framed, either casements or double-hung.

Historical Significance: The Yarabah Avenue HCA is of historical significance as an intact portion of a 1920s subdivision.

Aesthetic Significance: Yarabah Avenue is of aesthetic significance as an intact streetscape of a 1920s residential subdivision, interesting for its curving street pattern.

19G LOCAL CENTRE HERITAGE CONSERVATION AREAS (continued)

19G.21 C18 – Yarabah Avenue, Gordon (continued)

Objectives

- 1 *To conserve the character of this HCA.*
- 2 *To retain significant buildings and landscapes.*
- 3 *To ensure new development enhances the existing character of the street.*

Controls

- 1 One storey Inter-war period residences, heritage-listed and contributory, in Yarabah Avenue, and one and two storey Federation period residences at 724 and 726 Pacific Highway must be retained wherever possible.
- 2 Original face brick to Federation and Inter-war housing to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.
- 3 Concrete roof tiling is to be replaced with unglazed terracotta Marseilles pattern roof tiling wherever possible.
- 4 Low brick front fencing or hedging in lieu of fencing in Yarabah Avenue is the preferred option.
- 5 All development within this HCA is to be restricted to one to two storeys in height and incorporate a landscape buffer.
- 6 Ensure a landscape buffer on adjacent sites outside the HCA.



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