



**HERITAGE REFERENCE COMMITTEE
TO BE HELD ON THURSDAY, 6 NOVEMBER 2025 AT 12:30 PM
TEAMS / LEVEL 3 ANTE ROOM**

A G E N D A

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WELCOME BY CHAIRPERSON

APOLOGIES

DECLARATIONS OF INTEREST

NOTING OF MINUTES

Minutes of Heritage Reference Committee

File: CY00413/13

Meeting held 2 October 2025

GENERAL BUSINESS

GB.1 **Her-story Project Update**

3

File: S13598

To update the Heritage Reference Committee on Ku-ring-gai's latest online inventories uploaded to the State Heritage Inventory.

Recommendation:

That the Heritage Reference Committee receive and note the heritage items with the uploaded inventories since the last report.

File: CY00069/17

To seek Committee comments on a heritage assessment seeking delisting.

Recommendation:

That the Heritage Reference Committee receive and note the report and attachments and provide comments on the heritage assessment at **Attachment A1**.

OTHER BUSINESS

**** ****

HER-STORY PROJECT UPDATE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To update the Heritage Reference Committee on Ku-ring-gai's latest online inventories uploaded to the State Heritage Inventory.

BACKGROUND:

Ku-ring-gai Council's project named 'her-story' is progressively improving the online heritage inventories on the State Heritage Inventory for Ku-ring-gai's existing heritage items and conservation areas.

Council's adopted Heritage Strategy set two priority actions for updating inventories. This project commenced in 2021. The April 2022 report to HRC detailed the project process and priorities. Updates and sample inventories have been provided to HRC at subsequent meetings.

COMMENTS:

To improve public access to information about Ku-ring-gai's 46 conservation areas and nearly 1,000 heritage items, Council is continuing to update its online heritage inventories.

This report updates the committee on inventories completed since the last report. The inventories are available by searching the State Heritage Inventory at [HMS - Start your search \(nsw.gov.au\)](https://hms.nsw.gov.au).

A total of 254 inventories for all 46 conservation areas and some heritage items have now been completed online, with 782 remaining.

RECOMMENDATION:

[Refer to the full Recommendation at the end of this report]

That the Heritage Reference Committee receive and note the heritage items with the uploaded inventories since the last report.

PURPOSE OF REPORT

To update the Heritage Reference Committee on Ku-ring-gai's latest online inventories uploaded to the State Heritage Inventory.

BACKGROUND

Ku-ring-gai Council's project named 'her-story' is progressively improving the online inventories on the State Heritage Inventory for Ku-ring-gai's existing heritage items and conservation areas.

The [State Heritage Inventory](#) (SHI) is a NSW government online database established and managed by Heritage NSW, with information and updates inputted by NSW councils for locally listed places.

An online inventory is not a mandatory requirement for listed places because it does not form part of the statutory listing or mandated planning process. Nevertheless, these online inventories become the first source of information about Ku-ring-gai's heritage places, used by multiple stakeholders. These inventories collectively tell the story of Ku-ring-gai's heritage or 'her-story'.

As many of Ku-ring-gai's listings predate the creation of the internet and SHI, most online inventories were originally near empty, generally just with an address, photo and general statements. Many of these listings originate from a 1980s study where resources were prioritised towards item identification rather than completing full inventories.

Before commencing this project, Ku-ring-gai's inventories and further research was only accessible to the public by request to Council and this information was not searchable on the online State Heritage Inventory. Completing these online inventories has now become standard best practice in NSW under the guidance of Heritage NSW.

Council's adopted Heritage Strategy set two priority actions for updating inventories. This project commenced in 2021. The April 2022 report to HRC detailed the project process and priorities. Updates and sample inventories have been provided to HRC at subsequent meetings.

COMMENTS

To improve public access to information about Ku-ring-gai's 46 conservation areas and nearly 1,000 heritage items, Council is continuing to update its online heritage inventories. Heritage items with updated online inventories since the last HRC report include:

- 34 Middle Harbour Road Lindfield, [HMS - ViewItem](#)
- 6 Lightcliff Avenue Lindfield, [HMS - ViewItem](#)
- 8 Lightcliff Avenue Lindfield, [HMS - ViewItem](#)
- 10 Park Crescent, Pymble, [HMS - ViewItem](#)

The inventories are available by searching the State Heritage Inventory at [HMS - Start your search \[nsw.gov.au\]](#). Full inventories are not attached due to size and online availability.

A total of 254 inventories have now been completed online for all 46 conservation areas and some heritage items, with 782 remaining item inventories to complete online.

Item GB.1

S13598

This project seeks to deliver the widest intended benefit through fewer near-empty inventories, in order to assist more stakeholders conserve listed places with better information and reduced research costs. The updated inventories provide information about the place including a researched history, summary description and significance statement, general management recommendations and illustrations. They also include standard content addressing common misconceptions about inventories.

It should be noted that these non-statutory inventories are not a comprehensive assessment and do not alter the legal listing, as set out in 'further comments' added to updated inventories, and Council's webpage at [Listing heritage Ku-ring-gai \(nsw.gov.au\)](https://www.nsw.gov.au/listing-heritage-ku-ring-gai). Changes to the statutory listing or further assessment requires a separate planning process and/or report. Owners, or their consultants, can provide more detail or assessment to Council when proposing development or a planning proposal.

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
Ku-ring-gai's heritage is protected, promoted and responsibly managed.	Strategies, plans and processes are in place to effectively protect and preserve Ku-ring-gai's heritage assets.	Implement, monitor and review Ku-ring-gai's heritage planning controls and Heritage Strategy. Promote local heritage in consultation with key stakeholders.

GOVERNANCE MATTERS

The Heritage Reference Committee includes Councillors, heritage practitioners and community members. The Committee provides advice on heritage matters and assists with the promotion, understanding and appreciation of heritage. While not a decision-making body, the Committee plays an important function in shaping Ku-ring-gai's future. This Committee is also an important link in Council's communication strategy with the community.

RISK MANAGEMENT

Consisting of seven members, the Committee provides advice on heritage matters and assists with the promotion, understanding and appreciation of heritage. While not a decision-making body, the Committee nevertheless plays an important function in shaping Ku-ring-gai's future. This Committee is also an important link in Council's communication strategy with the community.

FINANCIAL CONSIDERATIONS

The costs of running the Heritage Reference Committee are covered by the Strategy and Environment Department's budget.

SOCIAL CONSIDERATIONS

The aims of the Heritage Reference Committee are to provide advice to Council on heritage matters and to provide assistance to Council in promoting an understanding and appreciation of heritage, including matters of social heritage significance.

ENVIRONMENTAL CONSIDERATIONS

A role of the Heritage Reference Committee is to support Council in identifying and managing Ku-ring-gai's Cultural Heritage.

COMMUNITY CONSULTATION

The Heritage Reference Committee meets on a monthly basis, or as required, and notification of meetings is provided on Council's website.

INTERNAL CONSULTATION

The Heritage Reference Committee includes Councillors and heritage practitioners and is facilitated by Council staff. Where relevant, consultation with other Departments may occur with Council's heritage advisors in Development & Regulation.

SUMMARY

A total of 254 inventories have now been completed online for all 46 conservation areas and some heritage items.

RECOMMENDATION:

That the Heritage Reference Committee receive and note the heritage items with updated online inventories since the last report.

Craig Wyse
Team Leader Urban Planning

Claudine Loffi
Heritage Specialist Planner

Antony Fabbro
Manager Urban & Heritage Planning

HERITAGE ASSESSMENTS FOR COMMENT

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To seek Committee comments on a heritage assessment seeking delisting.
BACKGROUND:	At the 7 November 2024 meeting, the Heritage Reference Committee agreed to consider heritage assessments seeking delisting for comment. For Council to consider delisting following the conclusion of Council’s prior planning process for listing assessment, consultation and review, the proponent needs to submit a new planning proposal. This requires a heritage assessment to demonstrate the proposal’s justification based on local heritage significance. No formal planning proposal has been lodged at this time. A heritage assessment has been submitted with a request for pre-planning proposal lodgement meeting, to be held after drafting this report on 30 October 2025.
COMMENTS:	Committee comments are requested on the heritage assessment at Attachment A1 received by Council seeking delisting of a heritage item. To consider delisting, the heritage assessment needs to demonstrate that the existing place no longer has local heritage significance under the seven Heritage Council criteria in accordance with NSW heritage standards. Further attachments provide background information on the subject property.
RECOMMENDATION:	That the Heritage Reference Committee receive and note the report and attachments and provide comments on the heritage assessment at Attachment A1 .
[Refer to the full Recommendation at the end of this report]	

PURPOSE OF REPORT

To seek Committee comments on a heritage assessment seeking delisting.

BACKGROUND

At the 7 November 2024 meeting, the Heritage Reference Committee agreed to consider heritage assessments seeking delisting for comment.

For Council to consider delisting following the conclusion of Council's prior planning process for listing assessment, consultation and review, the proponent needs to submit a new planning proposal. This requires a heritage assessment to demonstrate the proposal's justification based on local heritage significance.

If supported in principle, delisting consideration requires repeating the full planning proposal process as for listing as set out by planning law. This involves preparation of a planning proposal to amend the local environmental plan, reporting to Council for approval to submit to NSW Government to request a gateway determination commence public exhibition, community notification, Council consideration of submissions in the report back to Council, final Council approval, then gazettal or notification of the local plan amendment.

No formal planning proposal has been lodged at this time. A heritage assessment has been received by Council with a request for pre-planning proposal lodgement meeting, to be held after drafting this report on 30 October 2025.

COMMENTS

Committee comments are requested on the heritage assessment at **Attachment A1** received by Council seeking delisting of a heritage item.

No formal planning proposal has been lodged at this time. The proponent has requested a pre-lodgement meeting for initial Council staff advice on documentation, yet to be held. The attached assessment has not been reviewed by Council staff at the time of drafting this report.

To consider delisting, the heritage assessment needs to demonstrate that the existing place no longer has local heritage significance under the seven Heritage Council criteria in accordance with NSW heritage standards.

The local listing threshold is satisfying one or more criteria within the local area for:

- Historic significance (criterion a)
- Associations significance (criterion b)
- Aesthetic/ technical significance (criterion c)
- Social significance (criterion d)
- Research significance (criterion e)
- Rarity (criterion f)
- Representative significance (criterion g)

The NSW heritage standards establish a place is to be assessed on its own merit and should not be excluded on the grounds that others with similar characteristics have already been heritage listed.

For background information on this property:

- Council's current online inventory is included at **Attachment A2**.
- Council's consultant's earlier heritage assessment is at **Attachment A3**.

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure

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A role of the Heritage Reference Committee is to support Council in identifying and managing Ku-ring-gai's Cultural Heritage.

COMMUNITY CONSULTATION

The Heritage Reference Committee meets on a monthly basis or as required and notification of meetings is provided on Council's website.

INTERNAL CONSULTATION

The Heritage Reference Committee includes Councillors and heritage practitioners and is facilitated by Council staff. Where relevant, consultation with other Departments may occur in particular with Council's heritage advisors in Development & Regulation.

SUMMARY

Committee comments are sought on the heritage assessment at **Attachment A1** circulated separately.

RECOMMENDATION:

- A. That the Heritage Reference Committee receive and note the report and attachments.
- B. That the Heritage Reference Committee provide comments on the heritage assessment at **Attachment A1**.

Claudine Loffi
Heritage Specialist Planner

Antony Fabbro
Manager Urban & Heritage Planning

Attachments:	A1	Heritage Assessment - Brad Vale - September 2025 - 10 Rosedale Road Gordon	2025/359533
	A2	Current Council online heritage inventory - 10 Rosedale Road Gordon	2024/322827
	A3	Council heritage assessment - EJE Consulting - 2000 - 10 Rosedale Road Gordon	2013/265711

HERITAGE ASSESSMENT

10 Rosedale Road, Gordon



September 2025

ISSUED	REVIEW	ISSUED BY
3 October 2025		Brad Vale

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HERITAGE ASSESSMENT FOR 10 ROSEDALE ROAD, GORDON

1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Assessment of 10 Rosedale Road, Gordon (the site) has been prepared in accordance with the standard guidelines of Heritage NSW following the dramatic change to the planning controls around the site since 2024. The site contains an Inter-War California Bungalow facing Rosedale Road.

The house is listed as an item of local heritage significance on Schedule 5 of the *Ku-ring-gai Local Environmental Plan 2015* (LEP), heritage number I26. It is also located within the Robert Street/Khartoum Avenue Conservation Area Conservation Area.

This assessment has been prepared in the context of changing planning controls over the conservation area as the Transport Oriented Development (TOD) regulations in the State Environmental Planning Policy Housing (Housing SEPP) has put pressure on Ku-ring-gai Council to establish precincts dedicated for high density housing close to railway stations in the southern half of the municipality. Council's submission to the Department of Planning would place high density housing on some conservation areas in Gordon and Lindfield as a means of protecting more significant conservation areas in Killara and Roseville. In this context, this heritage assessment seeks to evaluate whether it could be worthwhile retaining the subject house as an exception from prospective high density housing over this conservation area.

1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and 'Assessing heritage significance Guidelines for assessing places and objects against the Heritage Council of NSW criteria' prepared for the Department of Planning and Environment, 2023.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter.

1.3 SITE LOCATION

The site of 10 Rosedale Road, Gordon is located on the western side of Rosedale, on the corner with Khartoum Lane, Gordon. It is identified as Lot 3 in Deposited Plan 167041 by the NSW Land Registry Services (LRS) (see Figure 1-1 and Figure 2-1. below).

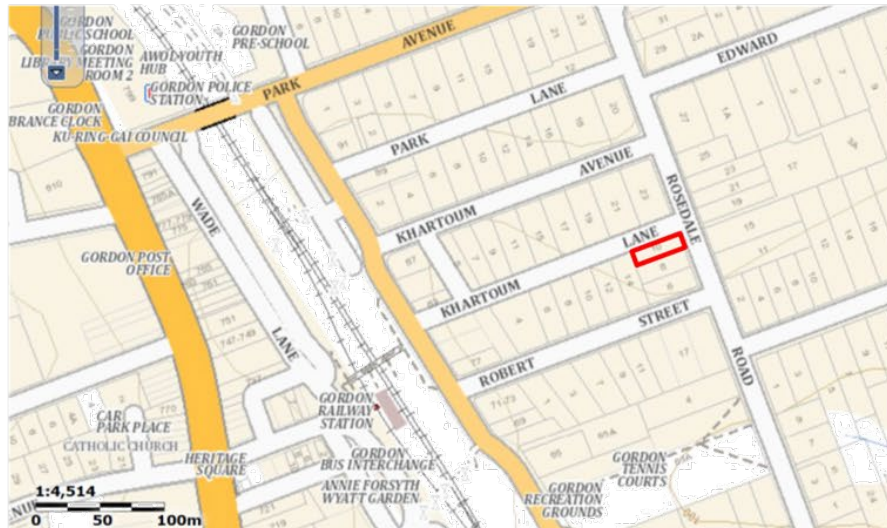


Figure 1-1: Street map with the subject site outlined in red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)



Figure 1-2: Aerial map with the subject site outlined in blue. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

1.4 AUTHORSHIP

This report was prepared by Brad Vale, heritage consultant. (Bachelor of Architecture UNSW, Masters of Heritage Conservation) bradvale@gmail.com

The site history was researched by the Ku-ring-gai Historical Society.

1.5 LIMITATIONS

This report is limited to the assessment of the European cultural heritage values of the site and does not include Aboriginal or Archaeological assessment.

2.0 DOCUMENTARY EVIDENCE

2.1 DEVELOPMENT OF GORDON

Prior to the arrival of Europeans, the suburb of Gordon formed part of the traditional lands of the Guringai people.

The subject site is within the 1823 land grant to Benjamin Clayton of 100 acres. Clayton accompanied by his mother arrived free in the Colony in 1816. His father Samuel, a convict on the same ship, had been sentenced to seven years. Following a request by Clayton, in 1823 Governor Brisbane issued a Crown grant of 100 acres bounded in the south by the farm of Michael Ansell and on the west by Lane Cove Road (now the Pacific Highway). William Henry McIntosh purchased 90 acres of Clayton's land in 1853. "Gordondale" was the name given to the holding of the McIntosh family.

Subdivision of the Gordondale Estate into large holdings occurred in the 1880s and was one of the earliest residential subdivisions in Ku-ring-gai. Major subdivision occurred after 1890, with further subdivision between 1910 and 1920.

On 4 March 1903 Lots 13 and 14 in a plan lodged with Application No. 12087 was transferred to one of RE McIntosh's daughters, Grace Jane McIntosh of Gordon, spinster. The land totalled one rood, 35 $\frac{3}{4}$ perches of land, (Certificate of Title Volume 1455 Folio 124). Grace McIntosh sold Lot 14 on 11 Sept 1918 William Walker, who resold the property to Albert Victor Shaw of Sydney, warehouseman 10 Oct 1919 Certificate of Title Volume 2874 Folio 240). Later that same year, Shaw also purchased the adjoining Lot 13 (Certificate of Title Volume 3003 Folio 169).



Figure 2-1 The 1881 Parish of Gordon cartographic map. Approximate location circled

Source: SLNSW Call number: Z/M2 811.144/1881/1

Gordon underwent gradual development, with the first post office opened in 1860 and a new St John's Church erected in 1873, following the loss of the former in a bushfire in 1862. The suburb was re-named Gordon in 1879. On the 1st of January 1890, the extension of the Hornsby to St. Leonards railway branch was launched with the opening of the Gordon Railway Station. This coming of the railway line resulted in an increased in land values in Gordon and encouraged the subdivision of property. The earliest subdivisions in the suburb took place in 1879 and continued past 1900. Many of the earliest farming properties, which had been primarily focused on fruit orchards or pastoral paddocks, were divided into varied sized lots for private ownership. Smaller lots were purchased for the construction of cottages, with the 'rural' setting appealing to businessmen and their families who wanted to move away from polluted or diseased areas near the Sydney city centre. In the 1920s the Sydney Harbour Bridge was under construction, promising an improved transport link to the city. New subdivisions were released in the area and the population of Gordon again increased.

2.2 HISTORY OF THE SUBJECT SITE

Albert Shaw subdivided the two lots which were facing Robert Street into three lots fronting Elizabeth Street (later Rosedale Road) under DP 167041. Shaw retained Lots 2 and 3 and applied to Ku-ring-gai Council to construct two similar brick cottages on 10 May 1920 (now Nos. 8 and 10 Rosedale Road). These Inter-War California Bungalows have different arrangements of gables in their front facades, but the same original plan. The house at No. 8 retains its original joinery more so than No. 10. The remaining Lot 1, on the corner of Robert and Elizabeth

Streets was transferred to Harriett Australia Robbins on 11 August 1920 (Certificate of Title Volume 3085 Folio 226), and again to Sydney Thomas Dixon of Gordon, builder on 21 January 1923. Dixon applied to build a brick cottage in 1923 and a garage in 1924 (now No. 6 Rosedale Road).

Presumably following the construction of the two cottages, Shaw sold No. 8 to Elizabeth, Florence, Kathleen and Ellen Allen on 30 September 1921. Shaw retained Lot 3, with the subject dwelling, as his own residence. Shaw was the first resident on the western side of Elizabeth Street, listed in the *Sands Directory* of 1922 as "Shaw AV 'Huddersfield'". However, there were other larger and older houses on the western side of the road between Park Avenue and Robert Street with addresses to side streets and so are not recorded in the *Sands Directory*.

From 1929, Elizabeth Street was renamed as "Rosedale Road". Shaw remained the owner of the property until its sale in 1941 to Annie Agnes Vindin, wife of Alfred John Vindin of Turramurra, retired bank manager. The house was subsequently named 'Rosebank'.

On 26 February 1948 the property was transferred to Marguerite Mary Miles of Gordon, married woman. On 12 May 1955 Miles transferred an undivided half share to John Balfour Miles (Certificate of Title Volume 7031 Folio 184; Residue Volume 7101 Folio 186).

3.0 PHYSICAL EVIDENCE

3.1 SITE CONTEXT

The property at 10 Rosedale Road, Gordon is a relatively small housing allotment in Gordon. It contains an Inter-War California Bungalow. There is a double garage in the backyard accessing Khartoum Lane. The garage was built between 1998 and 2004. The house is surrounded by small gardens with plants of a low scale. The verge is planted with three callistemon trees. There are other houses nearby from the inter-war period, though many are altered less sympathetically than the subject house. The contemporaneous house at No. 8 has a more intact interior.



Figure 3-1 The house at 10 Rosedale Road, with Khartoum Lane on the right (northern side)



Figure 3-2 The garage, looking west

The timber picket front fence is built in an early Federation style, featuring acorn profiles at the top of each picket. It is from recent decades. A Victorian style reproduction lamp stands in the front garden. There is a front meandering path from the gate to the verandah, also typical of the Bungalow period.

3.2 THE HOUSE

Typical of houses built in the inter-War California Bungalow style, the house is a single-storey detached dwelling, constructed of full brick walls, timber framed floor and roof, and terra cotta tile roof cladding. The house has the typical form with a hip roof to the rear and several feature gables facing the street. The gables are faced for the most part with fibre-cement sheets and timber battens. The upper most sections of each gable have a timber lattice, evidently as ventilation. The bargeboards and rafter ends are visible under the roof cladding, consistent with the style.

The bricks have a smooth texture and red-brown colour. The brickwork has been replacement tuckpointing in the front façade. The verandah piers and balustrade are finished in rock-faced sandstone. The slender timber colonnettes contrast with the heavy masonry. The windows are timber framed, with casements facing the street. Windows facing the streets have leadlight.



Figure 3-3 The front elevation facing east to Rosedale Road



Figure 3-4 The northern side of the house facing Khartoum Lane. Note the non-original skylight



Figure 3-5 The front veranda, which includes a modern door in a Victorian style

3.3 THE HOUSE INTERIOR

The house retains several of its original internal rooms and the layout in its front rooms, but the planning has changed considerably behind the front rooms. A

room was adapted to become the ensuite serving the south-eastern bedroom. The rear service rooms have all been changed. In several case, the changes were undertaken with near-matching joinery.



Figure 3-6 The entry hall, with early Federation style screen that is date marked as 1995



Figure 3-7 The modern ensuite and modern stair to the attic space

3.4 VIEWS

The house is well visible from the public domain along Rosedale Road and Khartoum Lane, but it is not visible from distant places and does not have distant views because nearby houses are of a similar height or are taller. The house does not have a landmark character because it is not distinctly different to other houses along Rosedale Road.

4.0 ESTABLISHED HERITAGE SIGNIFICANCE

4.1 HERITAGE STATUS

The subject house is listed as an item of local heritage significance on Schedule 5 of the *Ku-ring-gai Local Environmental Plan (LEP) 2015* as 'Dwelling House', heritage item number I26. It is also located within the Robert Street/Khartoum Avenue Conservation Area C39 listed in Schedule 5 of the *Ku-ring-gai LEP 2015*. There are no other heritage items in the vicinity.

The property was listed as a heritage item at the instigation of the owner.

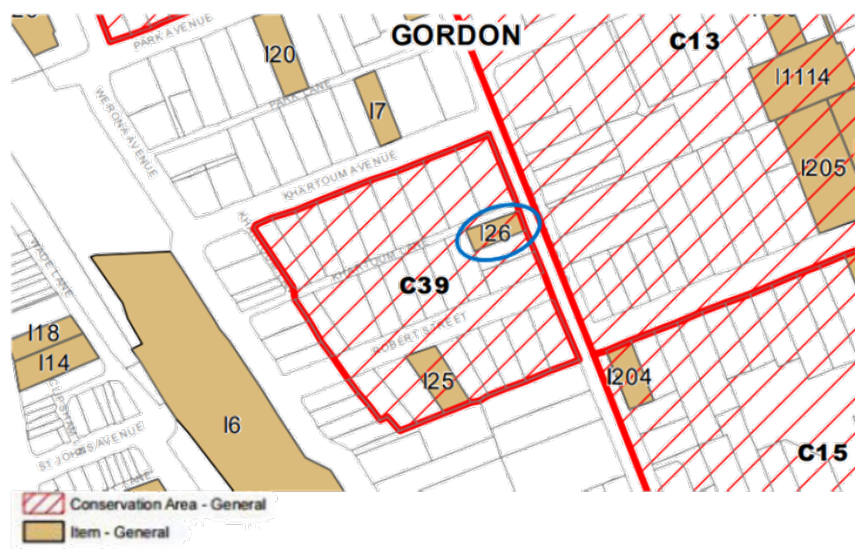


Figure 4-1: Excerpt from the Ku-ring-gai LEP 2015 heritage map 014. This site is circled in blue.
(Source: Ku-ring-gai LEP 2015, Heritage Map HER_014)

4.2 SIGNIFICANCE OF THE SUBJECT SITE

The following statement of significance is taken from the State Heritage Inventory.

The property contains an intact Bungalow dwelling which survives from the "transition" period between Federation to inter-war architecture and generally predates its neighbours. It was the first house to be constructed on the western side of Elizabeth Street (now Rosedale Road).

The dwelling is a good and aesthetically significant example of domestic architecture in the transitional period between the federation and inter-war periods.

The building clearly demonstrates the design and details typical of dwellings bridging the Federation and Bungalow periods. Because of this it has the potential to provide additional information about the designers and builders of this period in Gordon.

Comment

The above statement of significance should be rewritten because it is not accurate.

The subject house is a typical Inter-War California Bungalow. It was built around 1922. This style began in Australia in 1915, but it was not popular until house construction boomed after 1918. The house is typical of the inter-war period, and is not a transition style. There are many neo-Victorian and Federation features that have been added to the house in recent decades, which may have confused the writer of the listing's statement of significance. California Bungalows remain so numerous in Ku-ring-gai that this altered house has little research potential.

The earliest houses on the western side of Rosedale Road between McIntosh Street and Park Avenue were the Bradfield House remaining at 23 Park Avenue, and a large sprawling Federation Queen Anne house that was at 17 Robert Street until it was demolished close to 1980. These grander Federation houses were from a distinctly earlier phase than the subject house.

4.3 SIGNIFICANCE OF THE ROBERT STREET/KHARTOUM AVENUE CONSERVATION AREA C39

The following Statement of Significance for the Robert Street/Khartoum Avenue Conservation Area C39 is sourced from Ku-ring-gai Council:

The Robert Street/Khartoum Avenue Heritage Conservation Area is significant as an intact portion of the Gordondale subdivision developed after 1883, illustrative of 1890s post-railway development in Gordon. It has a predominant Federation to Interwar period character, with some good examples of mid to late 20th century development.

The house 'Rosebank' at 10 Rosedale Road falls within this description as a contributory property in the conservation area.

It should be noted that Ku-ring-gai Council in their latest planning submission to the NSW State Government in response to the Transport Oriented Development (TOD) has designated the entire HC39 Conservation Area for high density development or R4. A decision has been made to obliterate this conservation area that other conservation areas in Roseville and Killara with more remarkable buildings can be retained. The house at No. 10 Rosedale Road is not an exemplary building, or from an early period in the statement of significance for

the conservation area. The conservation area does not provide a reasoning to retain this house in this changed planning circumstance.

5.0 ASSESSMENT OF CULTURAL SIGNIFICANCE

5.1 ASSESSMENT AGAINST SIGNIFICANCE CRITERIA

An assessment of how the subject site relates to the criteria established by Heritage NSW is provided below. It considers the historical context and physical evidence of the subject place as detailed in section 2.0 and 3.0.

Criterion (A) Historical Importance		
An item is important in the course, or pattern, of NSW's cultural or natural history (State significance); OR An item is important in the course, or pattern, of the local area's cultural or natural history (local significance).		
Significance indicator	State significance threshold	Local significance threshold
Association with an event, or series of events, of historical, cultural or natural significance	Demonstrates the occurrence of an event(s) at the place that was significant in NSW history	Demonstrates the occurrence of an event(s) at the place that was significant to the local area
	Demonstrates the influence of an event(s) that occurred elsewhere and was significant in NSW history	Demonstrates the influence of an event(s) that occurred elsewhere and was significant to the local area
Demonstration of important periods or phases in history	An early example of settlement within NSW	An early example of settlement within the local area
	A notable example of regional settlement that demonstrates an important period or phase in the wider settlement and development of NSW	
	Demonstrates an important period or phase in the history of NSW (see Heritage Council of NSW, 2001)	Demonstrates an important period or phase in the history of the local area
	Demonstrates a prominent period of economic prosperity or decline/ depression in NSW	Demonstrates the influence on the local area of a prominent period of economic prosperity or decline
	Demonstrates a notable period in the governance and administration of NSW	Demonstrates a notable period in the governance and administration of the local area
Association with important cultural phases or movements	Notable association with changing demographic factors across NSW, through colonisation, forced/free migration, and human loss due to epidemic, war, etc.	Notable association with changing demographic factors in the local area

	Notable association with an important phase of social development including migration and social reform, interaction between Aboriginal and non-Aboriginal communities, and the transformation of convicts into free settlers	Notable association with an important phase of social development in the local area
	Association with the development of an ideology derived from ethnic, religious, aesthetic, political, educational or other social beliefs, which resulted in the establishment or change of social values or behaviours across NSW	Association with the development of an ideology derived from ethnic, religious, aesthetic, political, educational or other social beliefs, which had a notable influence on the local area
Demonstration of important historical, natural or cultural processes or activities	Notable example of the harvesting and trade of natural and cultural resources, such as mining, forestry, pastoralism, agriculture, fishing, entertainment, tourism	Notable example of the harvesting and trade of natural and cultural resources associated with the key local historical themes of the area
	Notable example of industrialisation extending across/beyond a region or state-wide	Notable example of industrialisation associated with the key local historic themes of the area
	Notable example of the development of maritime and terrestrial civil infrastructure, transport and communications in NSW	Notable example of civil infrastructure, transport and communications associated with the key local historical themes of the area
	Notable example of the development and application of technology in NSW	Notable example of the development and application of technology in the local area
	Notable example of the development of centres for trade and governance, and the provision of community services across NSW	Notable example of the development of centres for trade and governance, and the provision of community services in the local area
	Notable example of patterns of domestic life across NSW	Notable example of patterns of domestic life in the local area
Symbolism and influence of place for its association with an important historical, natural or	The place possesses symbolic meaning to the broader NSW community, irrespective of whether the related activity is demonstrated at the place	The place possesses symbolic meaning to the local community, irrespective of whether the related activity is demonstrated at the place

<i>cultural event, period, phase or movement</i>	<i>The place or activity had a notable influence on other places or activities elsewhere in the state</i>	<i>The place or activity had a notable influence on physical or social outcomes in the local area</i>
Heritage Assessment		
The house is not associated with significant local events. It is not an example of early settlement in Ku-ring-gai and it does not demonstrate any an important period or phase in the history of Ku-ring-gai in a manner better than hundreds of other inter-war houses in Ku-ring-gai. The inter-war phase of building California Bungalows and other houses in the inter-war period can be demonstrated by the houses to the east of Rosedale Road that are not affected by the TOD planning changes. The property does not satisfy this criterion.		

Criterion (B) Historical Associations		
An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (State significance); OR An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (local significance).		
Significance indicator	State significance threshold	Local significance threshold
<i>A key phase(s) in the establishment or subsequent development at the place or object was undertaken by, or directly influenced by, the important person(s) or organisation</i> <i>An event or series of events of historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organisation</i> <i>One or more achievements for which the person(s) or organisation are considered important are directly linked to the place or object</i>	<i>The person(s) or organisation has made an important contribution to the history of NSW. Achievements should relate to the influence of the person(s) upon physical change to the place, or the occurrence of important events or activities at the place</i> <i>The person(s) or organisation has made an important contribution to the history of NSW and has a direct association with the place over an extended period</i>	<i>The person(s) or organisation has made an important contribution to the history of the local area The person(s) or organisation has made an important contribution to the history of the local community and has a direct association with the place over an extended period</i>
Heritage Assessment		
The property is connected to development by the Shaw family, but it is not associated with any person or organisation of cultural significance in Ku-ring-gai. The house does not satisfy this criterion.		

Criterion (C) Aesthetic Values		
An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (State significance); OR An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area (local significance).		
Significance indicator	State significance threshold	Local significance threshold
Recognition as a landmark or distinctive aesthetic natural environment	Distinctive and unique in its formation, qualities, nature, scale, geology, botanical values in NSW	Distinctive in its formation, qualities, nature, size, or application within a local context or otherwise of particular interest in a local comparison of similar places
Recognition of artistic or design excellence	Critical acclaim of a place within a relevant art, design or technological discipline as a notable NSW example	Critical acclaim of a place as a notable local example by prominent members of a discipline
	Acknowledgement of merit in statewide or national publications or media	Acknowledgement of merit in local media
	Prominent use of imagery in media promoting the artistic or built environment of the state	Prominent use of imagery in media promoting the artistic or built environment of the local area
Represents a breakthrough or innovation in design, fabrication or construction technique, including design/technological responses to changing social conditions	Creative and technical achievements that influenced techniques used within the discipline/industry or influenced outcomes at other places or changing social, economic or political conditions	Example of creative and technical achievements that influenced techniques used within the discipline/industry or influenced outcomes at other places or changing social, economic or political conditions in the local area
Distinctiveness as a design solution, treatment or use of technology	Unusual in its nature, size, or application within such a context or otherwise of particular interest in a state-wide comparison of similar places	Unusual in its nature, size, or application within such a local context or otherwise of particular interest in a local comparison of similar places
	Notable or distinctive construction response due to the availability of certain building materials at the time (known as 'vernacular' construction)	Notable or distinctive construction response to local constraints due to the availability of certain building materials at the time (known as 'vernacular' construction)
	Notable example of an adaptation or extension to the characteristics of a class of place	Example of an adaptation or extension to the characteristics of a class of place, or blending of

	<i>or blending of the characteristics of different classes in NSW</i>	<i>the characteristics of different classes in the local area</i>
<i>Adapts technology in a creative manner or extends the limits of available technology</i>	<i>Notable example of an unorthodox use or adaptation of the technology of the period in NSW</i>	<i>Notable example of an unorthodox use or adaptation of the technology of the period in a local area</i>
Heritage Assessment		
The California Bungalow at 10 Rosedale Road is largely intact at the front, but it is not notable or distinctive, it has never been critically acclaimed, is not an example of creative or technical achievements that influenced anyone, and it is not unusual in any way. The property is less intact towards the rear of the house, and in the backyard. The property does not satisfy this criterion at any level.		

Criterion (D) Cultural Associations		
An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (State significance); OR An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons (local significance).		
Significance indicator	State significance threshold	Local significance threshold
Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment	A landmark that is visually prominent and possesses picturesque attributes or aesthetic qualities acknowledged by many people in NSW	A landmark that is visually prominent and possesses picturesque attributes or aesthetic qualities acknowledged by the local community
	Use of imagery in media promoting the artistic or built environment of NSW	Use of imagery in media promoting the artistic or built environment of the local area
Important as a place of symbolic meaning and community identity	A place that symbolically represents some aspect of the past that a statewide community or cultural group feels contributes to the identity of NSW	A place that symbolically represents some aspect of the past that a local community or cultural group feels contributes to the local identity
	A place in which a community or cultural group gathers for rituals or ceremonies	A place in which a local community or cultural group gathers for rituals or ceremonies
Important as a place of public socialisation	A place in which a community or cultural group regularly gathers for social or recreational interaction	A place in which a local community or cultural group regularly gathers for social or recreational interaction
Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums)	Public places that form the hub of state-wide community services and cultural institutions	Public places that form the hub of local community services and cultural institutions
Important in linking the past affectionately to the present	A place that is known, used and valued as a link between the past and present by many people in NSW	A place that is known, used and valued as a link between the past and present by the local community
Heritage Assessment		
The house is not a landmark, and it is not acknowledged by the local community as a significant place. The property <u>became a heritage item at the initiative of the property owner</u> , not through a community campaign. The property does not satisfy this criterion at any level.		

Criterion (E) Cultural or Natural Research Value		
An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (State significance); OR An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).		
Significance indicator	State significance threshold	Local significance threshold
Comparative analysis	A comparative analysis suggests that further research at the place or of an object could improve our understanding of NSW's past histories and environments	A comparative analysis suggests that further research of the place or of an object could improve our understanding of local history or archaeology
Potential to improve knowledge of a little-recorded aspect of an area's past or to fill gaps in our existing knowledge of the past	Has potential archaeological/ environmental or architectural evidence, through analysis and interpretation, to provide information about a place, practice or people that could not be derived from any other source and that contributes to the understanding of that place and its environment, fabric and relics, and is important to understanding NSW's past	Has potential archaeological/ environmental or architectural evidence, through analysis and interpretation, to provide information about a place, practice or people that could not be derived from any other source and that contributes to the understanding of that place and its environment, fabric and relics, and is important to understanding the past of the local area
Potential to inform/confirm unproven historical concepts or research questions relevant to our past	The place or object has high research merit in that the relevant historical concepts or research questions relevant to NSW's past have not been explored	The place or object has high research merit in that the relevant historical concepts or research questions relevant to the local area's past have not been explored
Potential to provide information about single or multiple periods of occupation or use	The place, collection or object contains relics and remains that may illustrate a significant pattern in state history. A benchmark or reference site or object with potential to represent a period, occupation, practice or tradition important to NSW or its people	The place, collection or object contains relics and remains that may illustrate a significant pattern in local history. A benchmark or reference site or object with potential to represent a period, occupation, practice or tradition important to the local area or its people
Potential to yield site-specific information that would contribute to an understanding of significance against other criteria	Archaeological, environmental or fabric remains may have particular associations with individuals, groups and events that may transform mundane places or objects into significant items through the association with historical occurrences important to NSW The place, collection or objects is likely to embody an architectural or	Archaeological, environmental or fabric remains may have particular associations with individuals, groups and events that may transform mundane places or objects into significant items through the association with historical occurrences important to the local area The place, collection or objects is likely to embody an architectural or

	<i>engineering style or pattern/layout that is distinctive in NSW</i>	<i>or engineering style or pattern/layout that is distinctive in the local area</i>
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Heritage Assessment

The house is one of many hundreds of California Bungalows in the Sydney middle-ring suburbs. There is nothing unique or unusual about the house or the property that would give it more research value than hundreds of other similar sites across Sydney. There are very many other sites that could be used for research into inter-war housing, and California Bungalows in particular.

Criterion (F) Rarity

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (State significance); OR An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).

Significance indicator	State significance threshold	Local significance threshold
<i>Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area's history that continues to be practised or is no longer practised</i>	<i>One of few comparable places across NSW that demonstrates any evidence of this event, etc., a place that is unusually extensive, intact or undisturbed that demonstrates evidence of this event, etc., or the movement, custom or way of life is of particular interest to a community group</i>	<i>One of few comparable places in the local area that demonstrates any evidence of this event, etc., a place that is unusually extensive, intact or undisturbed that demonstrates evidence of this event, etc., or the movement, custom or way of life is of particular interest to a community group</i>
<i>Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred</i>	<i>One of few comparable places across NSW that is associated with or demonstrates an activity that was distinctive for what it achieved, or was so unusual in its nature it is now of particular interest to a group or community across NSW</i>	<i>One of few comparable places in the local area that is associated with or demonstrates an activity that was distinctive for what it achieved, or was so unusual in its nature it is now of particular interest to a group or community in the local area</i>
<i>Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest</i>	<i>Demonstrates a distinctive attribute that is unique or uncommon in its occurrence across NSW</i>	<i>Demonstrates a distinctive attribute that is rare within the local area</i>
<i>Demonstrates an unusual composition of historical, natural, architectural, archaeological, scientific, social or technical attributes that are of</i>	<i>Demonstrates a composition of attributes that is unique or uncommon in its occurrence across NSW</i>	<i>Demonstrates a composition of attributes that is unique within the local area</i>

greater importance or interest as a composition/collection		
Heritage Assessment		
The property contains a California Bungalow that is very similar to scores, if not hundreds, of other California Bungalows in conservation areas of Ku-ring-gai. The property does not satisfy this criterion at any level.		

Criterion (G) Representativeness		
An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (State significance); OR An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places; or cultural or natural environments (local significance).		
Significance indicator	State significance threshold	Local significance threshold
A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance	A particularly fine example of the class in a state-wide context, demonstrating a broad range of characteristics that are typical of the class	A particularly fine example of the class in the local area, demonstrating a range of characteristics that are typical of the class
	A particularly intact example of the class in a state-wide context, demonstrating a range of physical characteristics that typify the class, and which remain mostly unchanged since built/created	A particularly intact example of the class in the local area, demonstrating a range of physical characteristics that typify the class, and which remain mostly unchanged since built/created
	A pivotal example of the class in a state-wide context, being a place that notably influenced subsequent examples of the class, or encapsulates a key evolutionary stage in the development of the class, or incorporates notable variations to the characteristics of the class that are of special interest	A clear/pivotal example of the class in a local context, being a place that notably influenced subsequent examples of the class, or encapsulates a key evolutionary stage in the development of the class, or incorporates notable variations to the characteristics of the class that are of special interest
Representative of a class of places that demonstrate a construction method, engineering design, technology, or use of materials, of historical importance	A fine, intact or pivotal example (as per above) on a state-wide basis	A fine, intact or pivotal example (as per above) in the local area

<i>Representative of a class of places that demonstrate an historical land use, environment, function, or process, of historical importance</i>	<i>A fine, intact or pivotal example (as per above) on a state-wide basis</i>	<i>A fine, intact or pivotal example (as per above) in the local area</i>
<i>Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance</i>	<i>A fine, intact or pivotal example (as per above) on a state-wide basis</i>	<i>A fine, intact or pivotal example (as per above) in the local area</i>
Heritage Assessment		
While the property contains a California Bungalow that is reasonably intact at the front, though the house is not a particularly fine example of the class in the local area, and nor is it a clear/pivotal example of the class in a local context, or a place that notably influenced subsequent examples of the class, or encapsulates a key evolutionary stage in the development of the class, or incorporates notable variations to the characteristics of the class that are of special interest. The property does not satisfy this criterion at any level.		

6.0 CONCLUSION

The house at 10 Rosedale Road, Gordon is a typical Inter-War California Bungalow. It was listed as a local heritage item at the instigation of its owner, but not as a result of a heritage study looking for the best California Bungalows across Ku-ring-gai. The house was likely listed as a typical California Bungalow satisfying criterion (g) 'representative' using the criteria in the 2001 publication 'Assessing heritage significance' by The NSW Heritage Office. The house does not satisfy the new heritage criteria developed for Heritage NSW in 2023, particularly criterion (g). The house is not a particularly fine example, or a clear/pivotal example, or a place that notably influenced subsequent examples of California Bungalows.

The house remains contributory in the Robert Street/Khartourn Avenue Conservation Area C39 for as long as the conservation area endures. This conservation area has been **identified by the planning authorities** as an area for high density housing under the Transport Oriented Development provisions in the State Environmental Planning Policy (Housing) 2021. The house does not have enough heritage significance for it to be appropriate to be an isolated low-density dwelling in a planned precinct of high-density housing. Much as Council has planning policies preferring to avoid properties becoming isolated when the precinct is upzoned, the State Government has already indicated to Council they will be reviewing isolated properties. The subject property is one of those that would likely be reviewed.

The house at 10 Rosedale Road has insufficient heritage significance to be retained as an isolated heritage item in a planning regime that will have high density blocks of apartments between Werona Avenue and Rosedale Road. California Bungalows remain common in Ku-ring-gai conservation areas that are not threatened by Transport Oriented Development. Such conservation areas include C1, C3, C14, C18, C19, 21, C22, C30, C31, C32, C33, C34, C37, C38, C42, and C45.

I recommend that the property at 10 Rosedale Road, Gordon be removed from Schedule 5 Environmental heritage, 'Part 1 Heritage items' due to the property not meeting the current heritage criteria for local heritage listing. In the context of high density housing likely to come to the precinct, this property does not have sufficient heritage significance to be retained as an isolated exception to the likely surrounding development type.



Brad Vale
Heritage Consultant

7.0 APPENDIX A

7.1 UNDERSTANDING THE ARTS AND CRAFTS MOVEMENT

California bungalows were commonly built as part of the last phase of the Arts and Crafts Movement.

The **Arts and Crafts Movement** originated in the late 19th century in Britain and quickly spread across the world, including to the United States and Australia. The movement was a reaction against industrialization and mass production, emphasizing handcrafted quality, simplicity, and the use of natural materials. It sought to return to traditional craftsmanship, where artisans took pride in their work, and products were built to last. Key figures in this movement include William Morris, Charles Voysey, Gustav Stickley, and Frank Lloyd Wright, the latter of whom incorporated Arts and Crafts principles into his Prairie School designs.

At the core of the movement were several principles:

1. **Emphasis on Craftsmanship:** The movement celebrated the skill of artisans and the intrinsic value of handcrafted objects, moving away from the factory-driven products of the Industrial Revolution.
2. **Use of Natural Materials:** There was a preference for materials like wood, stone, and brick, all of which could blend harmoniously with the surrounding environment.
3. **Functional Design:** Arts and Crafts designs prioritized practicality and comfort, avoiding unnecessary ornamentation that was common in earlier architectural styles.
4. **Harmony with Nature:** Buildings were designed to complement their natural surroundings, often incorporating gardens and natural light into their structure.

The Bungalow Style in Domestic Architecture

Several bungalow styles of architecture are associated with the Arts and Crafts Movement. The bungalow origins trace back to the Hindi word "bangla," referring to a single-story house with a thatched roof, commonly found in South Asia. However, this style was adapted in the late 19th and early 20th centuries in Britain and the United States, evolving into various regional interpretations.

Some key features of bungalow homes include:

1. **Single or One-and-a-Half Stories:** These homes were compact and efficient in their use of space, making them ideal for small families.
2. **Low-Pitched Roofs:** These roofs often had wide eaves and exposed rafters, which were both aesthetically pleasing and functional in a warm climate.
3. **Large Front Porch:** A prominent feature of bungalows, the porch served as an outdoor living space and often connected the home to the natural surroundings.
4. **Open Floor Plans:** The interiors of bungalows that were influenced by the Prairie School promoted fluidity and connectivity, creating open spaces that enhanced family living.
5. **Natural Materials and Colours:** Bungalows used wood, stone, and earthy tones to harmonize with the surrounding environment, further reflecting the Arts and Crafts movement's values.

The Bungalow Moment: Intersection with Arts and Crafts

The **bungalow moment** refers to the period in the early 20th century when the bungalow style became the expression of the Arts and Crafts movement in domestic architecture. This moment was particularly prominent in the United States, where architects like Gustav Stickley popularized the Craftsman bungalow style, which emphasized simplicity, handcrafted details, and the integration of indoor and outdoor spaces. The Gamble House in Los Angeles, designed by Charles and Henry Greene, is one of the most iconic examples of a Craftsman bungalow, showcasing the aesthetics and principles of the Arts and Crafts movement.

Bungalows of this period featured attention to detail, including built-in furniture, handcrafted woodwork, and intricate tile work, reflecting the movement's dedication to quality. Sustainable design was another hallmark, with an emphasis on durable materials and timeless principles that ensured the homes' longevity. The Inter-War California Bungalow was an approach to building affordable houses imported from the United States into Australia in the early decades of the twentieth century, but the 1920s was the boom time for this housing type. California bungalows were typically designed by their builders and have individuality in their details, but a certain sameness in form, material selection and detailing.

Legacy and Modern Influence of Bungalows

The bungalow's emphasis on simplicity, functionality, and harmony with nature continues to resonate in modern architecture. In contemporary homes, many of the elements that were first pioneered by Arts and Crafts bungalows, such as open floor plans and sustainable practices, remain in use. The bungalow style has influenced modern minimalist trends in later generations, which prioritize clean lines and uncluttered spaces, as well as modern sustainable architecture, which focuses on the use of natural materials and long-lasting designs.

Origins of the Arts and Crafts Movement in Australia

The **Arts and Crafts movement** made its way to Australia in the early 20th century, where architects adapted its ideals to suit the local climate, materials, and cultural context. Figures like **Walter Burley Griffin** and **Harry Norris** were instrumental in introducing Arts and Crafts principles to Australian architecture. In Australia, the movement primarily influenced domestic architecture, promoting homes that were not only aesthetically pleasing but also functionally suited to the Australian lifestyle. These homes typically used natural materials like timber and stone, featured detailed woodwork, and were designed to complement the Australian landscape.

Towards the end of the nineteenth century, there was a break with the Victorian way of design and construction. New methods were tried, such as the cavity wall (an Australian invention which became standard practice in 1895) as were new materials, such as the use of terra coat tiles (the Marseilles tile first appeared in Australia in 1886)

At the same time in Britain, many reacted against the style of High Victorian architecture, and as early as the 1860s, the work of Phillip Webb and Norman Shaw who reinterpreted historical style in a new and creative way, were particularly influential. **William Morris** and the Arts and Crafts Movement looked back to a simpler way of life. They rejected the mass-produced factory goods of the industrial cities and the cluttered interiors they encouraged. A number of influential British architects settled in Australia. In addition to **John Sulman**, also **Spencer Stansfield**, who designed most of the houses in Haberfield, and the Canadian Anglophile, John Horbury Hunt. Their work influenced Australian architects who were to design houses in Ku-ring-gai.

From the end of World War I, Sydney and Ku-ring-gai experienced a second wave of suburban development. In Ku-ring-gai, this included domestic construction using the latest architectural ideals, including the Arts and Crafts style with work by Halligan, Colonial Revival works by **Hardy Wilson**, Californian Bungalow works by **Walter and Marion Burley Griffin** and **Alexander Jolly**.

Bungalows, partly derived from the California bungalow style, were imported and promoted by builders and architects from approximately 1907. Built of wood and stone, bungalows were simply designed, with shallow pitched roofs, broad overhanging gables and cool, cavernous verandas. They were called the in brochures and magazines of day – *"bungalows and cottages for the working class"*

The Interwar Years: Post-WWI Housing Boom in Australia

After World War I, Australia faced a housing shortage, and the government established programs to rapidly build new homes, often using standardized designs. The **California Bungalow style** became a popular choice for these homes, especially in the form of affordable, mass-produced houses known as **track homes**. These homes were typically built along tram and railway lines to provide easy access to urban centres, reflecting the needs of returning servicemen and the rapidly growing suburban population.

Bungalows built during this period demonstrated the Arts and Crafts Movement's emphasis on simplicity, functionality, and the use of natural materials, with clear repeated styling. They were typically single or one-and-a-half-story homes with feature gable roofs, front porches, and fluid floor plans that invited some flexibility in the use of spaces. These homes were often built using exposed timber, face brick, and local sandstone, which allowed them to blend comfortably with their natural surroundings, when the trees were retained.

Key Features and Design Elements in Australian Homes

Australian bungalows were adapted to the country's climate, with some large windows facing the street, and verandas designed to maximize natural light and airflow. Lightweight materials that could withstand the local weather conditions were often used in construction. Despite their common production, many of these homes featured detailed woodwork and built-in furniture, reflecting the Arts and Crafts movement's attention to craftsmanship.

These bungalows had their own sense of formality based on unpretentious firmness. Important social mores, proper methods for social interaction. They spoke of middle-class virtues of industriousness and thrift, of sobriety and sensible pleasures, practical choices and avoidance of the outrageous, and above all, putting on and maintaining a respectable face. They also rejected historical styles from several centuries earlier, and welcomed decorative invention.

In addition to their aesthetic appeal, these homes were also practical. They were affordable, easy to build, and scalable for any builder, which made them ideal for rapidly expanding suburban areas.

Conclusion on the Arts and Crafts Movement and Bungalows

The **Arts and Crafts movement** played a pivotal role in shaping Australian domestic architecture during the interwar years. The adoption of the California Bungalow style provided affordable, functional, and aesthetically pleasing housing for the rapidly growing suburban population. These homes embodied the movement's core principles of craftsmanship, simplicity, and harmony with nature, and their influence continues to be felt in modern architecture.

In the period following World War II, architectural innovation continued in Kuring-gai, with the post-war work of **Harry Seidler, Sydney Ancher, Allan Jack & Cottier** rejecting the work of the Arts and Crafts Movement in favour of a more abstracted Modernism. A softer, more organic Modernism was promoted in the design work of **Bruce Rickard, and the Petit + Sevitt** "*nuts and berries* or *Sydney School style*" houses of the nineteen seventies, frequently located on the edge of the bushland reserves.

Item Details

Name

Dwelling house

Other/Formal Names

"Rosebank"
"Huddersfield"

Address

10 Rosedale Road GORDON NSW 2072

Local Govt Area

Ku-Ring-Gai

Group Name

Item Classification

Item Type

Built

Item Group

Residential buildings (private)

Item Category

House

Statement Of Significance

The property contains an intact Bungalow dwelling which survives from the “transition” period between Federation to inter-war architecture and generally predates its neighbours. It was the first house to be constructed on the western side of Elizabeth Street (now Rosedale Road).

The dwelling is a good and aesthetically significant example of domestic architecture in the transitional period between the federation and inter-war periods.

The building clearly demonstrates the design and details typical of dwellings bridging the Federation and Bungalow periods. Because of this it has the potential to provide additional information about the designers and builders of this period in Gordon.

The item is of local heritage significance in terms of its historical, aesthetic and research value. This satisfies three of the Heritage Council criteria of local heritage significance for local listing.

Assessed Significance Type

Local

Endorsed Significance

Local

Date Significance Updated

07/30/2024

File Number

Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette Page	Gazette Number
Local Environmental Plan		Ku-ring-gai Local Environmental Plan 2015	l26			

Heritage Item ID

1882432

Source

Local Government

Location

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
10	Rosedale Road	GORDON/NSW/2072	Ku-Ring-Gai	Unknown			Unknown	Primary Address

Title Information

Title Information Updated 10/19/2021

Records Retrieved: 1

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	3		DP	167041

Aboriginal Area

Hectares

Latitude

Longitude

Location Validity

Spatial Accuracy

Map Name

Scale

Unknown

Description

Designer

Builder/Maker

Unknown

Unknown

Construction Year Start & End

Circa

Period

- 1922

YES

1901 to 1950

Physical Description

Updated 07/30/2024

The property contains an inter-war dwelling built in the California Bungalow style with some Federation bungalow features. Constructed c.1922, it is set well back from the street and is bordered by a laneway (Khartoum Lane) to the north which provides access to the garage. The roof is of terracotta tile and the three prominent street-facing gables feature a half-timbered effect with upper gable lattice infill. A tall roughcast chimney with geometric pattern detail and terracotta chimney pot is evident on the northern elevation. The main roof gable extends over the deep front verandah and the wide-spreading roof forms of the bungalow style. The verandah posts and balustrading are of brick with stone capping typical of the bungalow style. The verandah posts are topped with short, simple sturdy timber posts to support the roof. The front elevation features two sets of casement windows featuring geometric leadlight glazing.

The front timber picket fence is more typical of a Federation bungalow than inter-war dwelling, which would have been a low brick wall to match the house. There is a front meandering path from the gate to the verandah, also typical of the Bungalow period.

Physical Condition

Updated 07/30/2024

Good

Physical Condition Summary

Good

Archaeological Potential

Updated

Archaeological Potential
Summary

Updated

Unknown

Modifications And Dates

No DAs listed

Further Comments

These inventories are not comprehensive and should be regarded as a summary and general guide only. Council staff progressively update these inventories as further information becomes available. An inventory sheet with little information may indicate that the place was listed before inventories became common or there has been no building work or updates to the online information recently. It does not mean that the listed place is not significant. Further research is always recommended as part of preparation of development proposals for heritage items. This is necessary for preparing a heritage impact statement and conservation management plan, so that the significance of a listed place can be fully assessed prior to submitting development applications.

A heritage item listing generally covers the whole property including buildings, interiors and grounds. While not all listed features will be significant and warrant conservation, the full listing ensures the significance of features and heritage impacts on the whole place are assessed through the development application process before major changes proceed.

History

**Historical Notes or
Provenance**

Updated 07/30/2024

Early development of the locality:

For thousands of years before European settlement, the Ku-ring-gai area was home to the Darramurragal people and other First Nations clans, the traditional custodians of land within the Ku-ring-gai Council boundaries. Due to the impact of colonisation on the Indigenous population and lack of records, the exact clan area boundaries in this region are not known. (Aboriginal Heritage Office, Aboriginal Heritage and History within the Ku-ring-gai local Government Area, 2015)

The subject site is within the 1823 land grant to Benjamin Clayton of 100 acres. Clayton accompanied by his mother arrived free in the Colony in 1816. His father Samuel, a convict on the same ship, had been sentenced to seven years. Following a request by Clayton, in 1823 Governor Brisbane issued a Crown grant of 100 acres bounded in the south by the farm of Michael Ansell and on the west by Lane Cove Road (now the Pacific Highway). William Henry McIntosh purchased 90 acres of Clayton's land in 1853. "Gordondale" was the name given to the holding of the McIntosh family.

Subdivision of the Gordondale Estate into large holdings occurred in the 1880s and was one of the earliest residential subdivisions in Ku-ring-gai. Major subdivision occurred after 1890, with further subdivision between 1910 and 1920.

On 4 March 1903 Lots 13 and 14 in a plan lodged with Application No. 12087 was transferred to one of RE McIntosh's daughters, Grace Jane McIntosh of Gordon, spinster. The land totalled one rood, 35 ¾ perches of land, (Certificate of Title Volume 1455 Folio 124). Grace McIntosh sold Lot 14 on 11 Sept 1918 William Walker, who resold the property to Albert Victor Shaw of Sydney, warehouseman 10 Oct 1919 Certificate of Title Volume 2874 Folio 240). Later that same year, Shaw also purchased the adjoining Lot 13 (Certificate of Title Volume 3003 Folio 169).

Albert Shaw subdivided the two lots which were facing Robert Street into three lots fronting Elizabeth Street (later Rosedale Road) under DP 167041. Shaw retained Lots 2 and 3 and applied to Ku-ring-gai council to construct two brick cottages on 10 May 1920 (now Nos. 8 and 10 Rosedale Road). The remaining Lot 1, on the corner of Robert and Elizabeth Streets was transferred to Harriett Australia Robbins on 11 August 1920 (Certificate of Title Volume 3085 Folio 226), and again to Sydney Thomas Dixon of Gordon, builder on 21 January 1923. Dixon applied to build a brick cottage in 1923 and a garage in 1924 (now No. 6 Rosedale Road).

Presumably following the construction of the two cottages, Shaw sold No. 8 to Elizabeth, Florence, Kathleen and Ellen Allen on 30 September 1921. Shaw retained Lot 3, with the subject dwelling, as his own residence. Shaw was the first resident on the western side of Elizabeth Street, listed in the Sands Directory of 1922 as "Shaw AV 'Huddersfield'".

From 1929, Elizabeth Street was renamed as "Rosedale Road". Shaw remained the owner of the property until its sale in 1941 to Annie Agnes Vindin, wife of Alfred John Vindin of Turramurra, retired bank manager.

On 26 February 1948 the property was transferred to Marguerite Mary Miles of Gordon, married woman. On 12 May 1955 Miles transferred an undivided half share to John Balfour Miles (Certificate of Title Volume 7031 Folio 184; Residue Volume 7101 Folio 186).

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Uses**Current Use**

Residential

Former Use/s

Residential

Thematic Listings Program**Theme**

Unknown

Assessment

Criteria a)**Historical Significance**

This dwelling survives from the "transition" period between Federation to inter-war architecture and generally predates its neighbours. It was the first house to be constructed on the western side of Elizabeth Street (now Rosedale Road).

Meets this criterion at a local level.

Criteria b)**Historical Association
Significance****Criteria c)****Aesthetic/Technical Significance**

The dwelling is a good and aesthetically significant example of domestic architecture in the transitional period between the federation and inter-war periods.

Meets this criterion at a local level.

Criteria d)**Social/Cultural Significance**

Criteria e)**Research Potential**

The building clearly demonstrates the design and details typical of dwellings bridging the Federation and Bungalow periods. Because of this it has the potential to provide additional information about the designers and builders of this period in Gordon.

Meets this criterion at a local level.

Criteria f)**Rarity****Criteria g)****Representative**

Integrity/Intactness

Updated

References

References

Records Retrieved: 0

Title	Author	Year	Link	Type
No Results Found				

Heritage Studies

Records Retrieved: 0

Title	Year	Item Number	Author	Inspected By	Guidelines Used
No Results Found					

Recommended Management

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Management Summary

Retain and conserve the building in its setting.

Conserve original or significant early features, internally and externally. Limit alterations to significant features to maintenance and repair. Consider alternatives to demolition, where-ever possible.

Design additions to respect the form and style, without visually dominating, the original building.

Before lodging applications for works, contact Council's duty planner for pre-application advice on the most efficient process, information requirements and the planned works.

Prepare a heritage impact statement for development applications. When planning more substantial work, consider preparing a conservation management plan.

Refer to the heritage provisions in Ku-ring-gai Council's Development Control Plan for more detailed development guidelines for heritage items.

Custom

Custom Field1 Custom Field2

Custom Field3 Custom Field4

Custom Field5 Custom Field6

Admin Code1 Admin Code2

Admin Code3

Stakeholders

Records Retrieved: 0

Stakeholder Category	Stakeholder Type	Stakeholder Name	Organisation	Position	Mobile	Email
No Results Found						

Notes

Records Retrieved: 0

Application ID / Stakeholder ID	Type	Date	Added By	Notes	Attachments
No Results Found					

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Ku-ring-gai Council	1882432
Internet Available	Item Redundant	
True		

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to kmc@kmc.nsw.gov.au

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Merged Heritage Items

Merged Heritage Items

Records Retrieved: 0

Name	Address	Date Merged
No Results Found		

Images



Caption: Garden - 10 Rosedale Road, Gordon - May 2024

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 5/28/2024 12:00:00 AM



Caption: Front path 2024

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 5/28/2024 12:00:00 AM



Caption: Front fence - 10 Rosedale Road, Gordon - May 2024

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 5/28/2024 12:00:00 AM



Caption: Front elevation from laneway - 10 Rosedale Road, Gordon - May 2024

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 5/28/2024 12:00:00 AM



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ITEM DETAILS									
Name of Item	Rosebank								
Other Name/s Former Name/s	Rosebank								
Item type (if known)	Built								
Item group (if known)									
Item category (if known)	Dwelling								
Area, Group, or Collection Name	Early Californian Bungalow Cottages of Gordon								
Street number	10								
Street name	Rosedale Road								
Suburb/town	Gordon						Postcode	2072	
Local Government Area/s	KU-RING-GAI								
Property description	To be provided by council								
Location - Lat/long	Latitude	N/A				Longitude	N/A		
Location - AMG (if no street address)	Zone		Easting		Northing				
Owner	Mr DS Lane								
Current use	Residence								
Former Use	Residence								
Statement of significance	LOCAL AESTHETIC significance HIGH LOCAL TECHNICAL significance								
Level of Significance	State ☐			Regional ☐			Local ☒		



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DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	A building dating from the transitional period between Federation and Californian Bungalow styles, set well back for the street boundary, and with a typically deep front verandah and the wide-spreading roof forms of the Bungalow style. Brick and stone capped balustrading more typical of the Bungalow style than Federation style and the meandering path, also typical of the Bungalow period. Timber framed, cantilevered "Bay" window (see photos). Well detailed picket fence, more typical of Federation Period (ie not Bungalow period).					
Physical condition and Archaeological potential	Excellent condition, including masonry, timber work (& new picket fence), tessellated tiling and stone sills and copings of balustrade, front path and chimney.					
Construction years	Start year	c. 1920	Finish year	c. 1920	Circa	☐
Modifications and dates	- o New paint - o New picket fence and side paling fence (probably last 5 years). Paling fence earlier. - o Possibly new roof tiling - o New free-standing light standard and street number (probably last five years) - o New landscape plantings					
Further comments	All original fabric, including brickwork (and brick wall vents of terracotta), timber windows, timber detailing, stonework and verandah tiling is in outstanding condition. The front path and pathway edgings remain intact.					



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HISTORY	
Historical notes	This building was assessed on a visual basis only, since it was considered that the intact nature of physical fabric from its original date of construction was sufficient to qualify the building for listing from both Aesthetic and Technical standpoints.

THEMES	
National historical theme	Housing
State historical theme	Housing
Local historical theme	The Late Federation Bungalows of second decade of The 20th Century in Gordon



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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a) & (b)	This dwelling survives from the "transition" period (see previous) and generally pre-dates its neighbours. The attractive new fencing provides streetscape interest, although the building would have had just as sufficient streetscape significance with its original fencing.
Aesthetic significance SHR criteria (c)	Although the interpretability of the whole has been slightly compromised by the new fencing, the remaining dwelling and landscape detail is of quality construction and design. The house has strong streetscape presence and thus LOCAL AESTHETIC significance.
Social significance SHR criteria (d)	-
Technical/Research significance SHR criteria (e)	The building clearly demonstrates the design and details typical of dwellings bridging the Federation and Bungalow periods. Because of this it has the potential to provide additional information about the designers and builders of this period in Gordon. It has HIGH LOCAL TECHNICAL significance.
Rarity SHR criteria (f)	MEDIUM LOCAL
Representativeness SHR criteria (g)	REPRESENTATIVE
Integrity	MEDIUM-HIGH



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HERITAGE LISTINGS	
Heritage listing/s	Nil

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
	N/A			

RECOMMENDATIONS	
Recommendations	Include No. 10 Rosedale Road Gordon on the inventory of items of heritage significance to the LEP. Review option of making a Conservation Area including this item.

SOURCE OF THIS INFORMATION			
Name of study or report	Ku-Ring-Gai Heritage Assessments	Year of study or report	1999-2000
Item number in study or report	4		
Author of study or report	Ian Grant		
Inspected by	Ian Grant		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Ian Grant BScARCH, M.U.R.P., M.R.A.P.I.	Date	Dec 2000



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IMAGES - 1 per page

Image caption	1. House, fence and garden from road. Note terracotta tiled roof				
Image year	1999	Image by	Ian Grant	Image copyright holder	EJE





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IMAGES - 1 per page

Image caption	2. Detail of street elevation, including path and verandah				
Image year	1999	Image by	Ian Grant EJE	Image copyright holder	EJE





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Image caption	3. Shot along laneway from topside, front. Original chimney and tiled roof.				
Image year	1999	Image by	Ian Grant EJE	Image copyright holder	EJE





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IMAGES - 1 per page

Image caption	4. Across from 10 Rosedale Road – context. Later 1920's dwelling				
Image year	1999	Image by	Ian Grant EJE	Image copyright holder	EJE

