



Ku-ring-gai Heritage Conservation Area Review



Prepared for Ku-ring-gai Council
October 2024

Cover

Bancroft Avenue by Broadhurst Post Card Publishers, ca 1900-1920s.
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Acknowledgement of Country



TKD Architects acknowledge the traditional custodians of the lands in which we practise, and we pay our respects to Elders past, present and emerging and express our gratitude for sharing of knowledge and culture.

We recognise that sovereignty has never been ceded and acknowledge the continuing unbroken connection to the land, water, and sky.

1 Introduction

1.1 Background and purpose of report

This Heritage Conservation Area Review has been prepared on behalf of Ku-ring-gai Council to confirm boundaries under the Heritage Council criteria for 28 conservation areas. The conservation areas are located around four of Ku-ring-gai's railway stations precincts: Gordon, Killara, Lindfield, and Roseville.

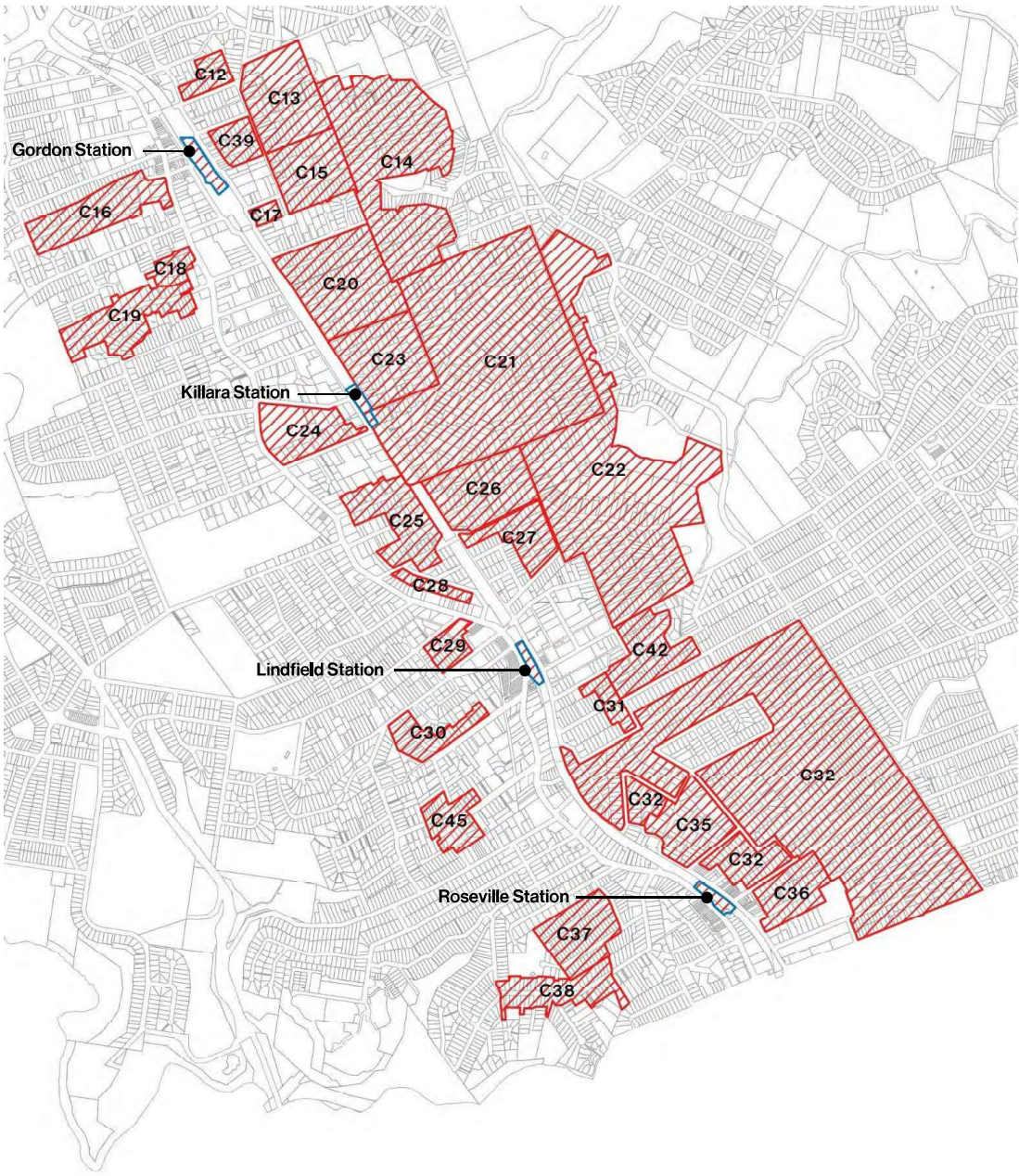
The review of these conservation areas is required as these four stations have been selected amongst 37 by the Department of Planning as areas which have enabling infrastructure capacity close to a train station to support additional housing growth. The 'Transport Oriented Development' State Environmental Planning Policy (or 'TOD SEPP') came into effect in May 2024. The TOD SEPP enacts new planning controls within 400 metres of these four train stations allowing residential apartment buildings in all residential zones, and residential apartment buildings and shop-top housing in local and commercial centres. The controls include changes to building height, FSR, lot size, active street frontages, and maximum parking rates.

Review of the boundaries of the conservation areas will help inform Ku-ring-gai Council's planning of alternative scenarios for identifying housing capacity within these general precincts. Ku-ring-gai is also undertaking other investigations spanning urban design, transport and the environment to support its future planning.

1.2 Study area

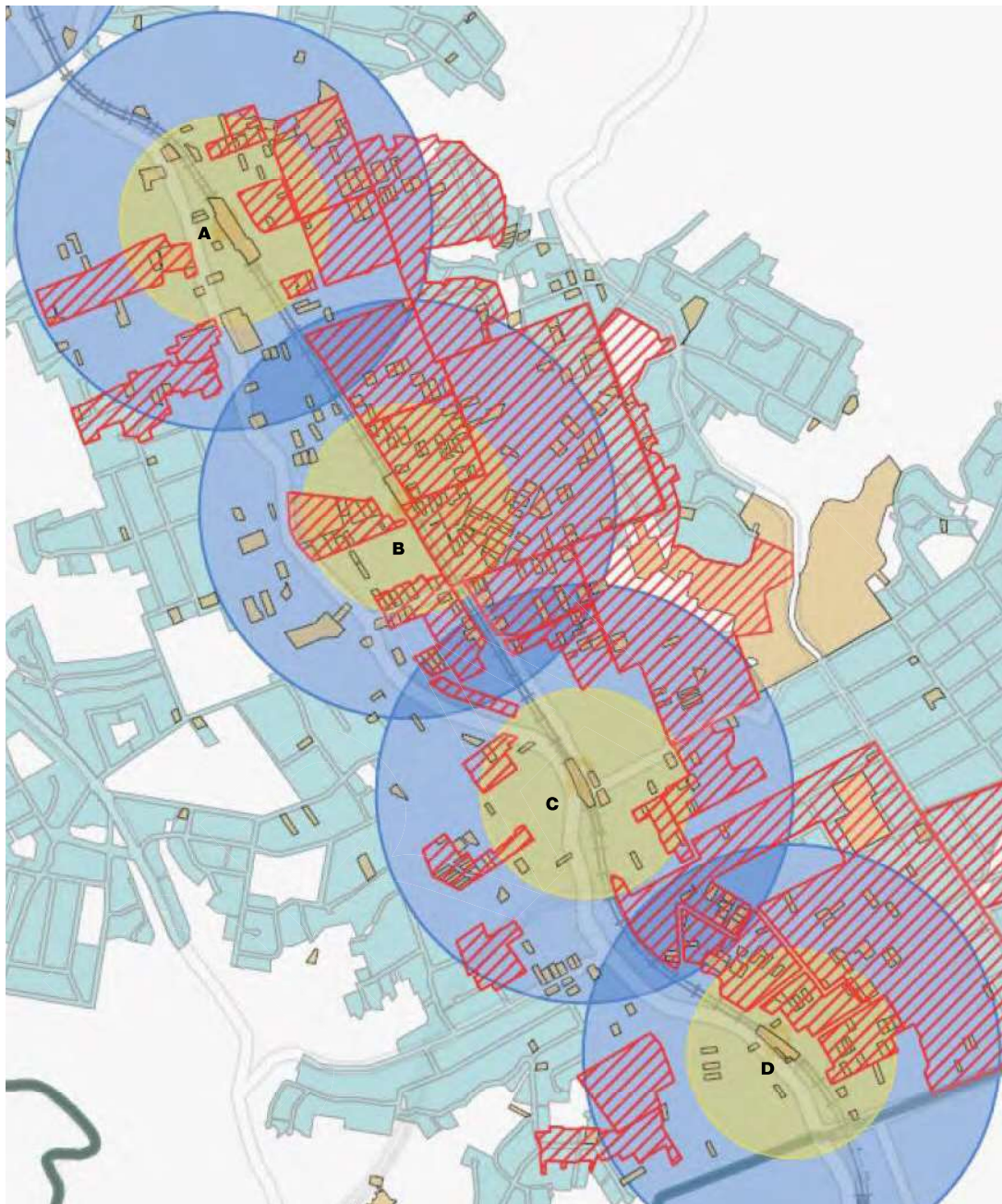
The study area is comprised of all of the land within 800m of Gordon, Killara, Lindfield and Roseville Train Stations. It includes heritage conservation areas which are partially and not wholly within the radius. These comprise:

Gordon	Killara	Lindfield	Roseville
C12 Gardendale Estate Conservation Area	C20 Greengate Estate Conservation Area	C27 Bleinheim Road Conservation Area	C31 Trafalgar Avenue Conservation Area
C13 Roberts Grant Conservation Area	C21 Springdale Conservation Area	C28 Wolseley Road Conservation Area	C32 Clanville Conservation Area
C15 Gordon Park Estate, McIntosh and Ansell Conservation Area	C22 Crown Blocks Conservation Area	C29 Balfour Street/Highfield Road Conservation Area	C35 The Grove Conservation Area
C16 St Johns Avenue Conservation Area	C23 Lynwood Avenue Conservation Area	C30 Frances Street Conservation Area	C36 Lord Street/Bancroft Avenue Conservation Area
C17 Gordon Park Conservation Area	C24 Marian Street Conservation Area	C42 Middle Harbour Road, Lindfield Conservation Area	C37 Garden of Roseville Estate Conservation Area
C18 Yarabah Avenue Conservation Area	C25 Stanhope Road Conservation Area	C45 Lindfield West Conservation Area	C38 Shirley Road Conservation Area
C39 Robert Street/Khartoum Avenue Conservation Area	C26 Oliver Grant Conservation Area		
C19 Smith Grant Conservation Area	C14 Love Estate, Thorne Grant Conservation Area		









1 Map of the twenty-eight conservation areas in the vicinity of the four TOD stations.
Source: TKD Architects,





2 Map of the stations affected by the TOD SEPP, with 400 metre and 800 metre radiuses shown. Letters denote: A—Gordon Station; B—Killara Station; C—Lindfield Station; D—Roseville Station.
Source: Ku-ring-gai Council

-  HCA - Heritage Conservation Areas
-  Item - General
-  400 metres*
-  800 metres*
-  R2
-  Local Government Area (LGA)



1.3 Defining a Heritage Conservation Area

As defined in 'Conservation Areas—Guidelines for Managing Change in Heritage Conservation Areas (1996)'...

A heritage conservation area is more than a collection of individual heritage items. It is an area in which the historical origins and relationships between the various elements create a sense of place that is worth keeping.

A heritage area is identified by analysing its heritage significance and the special characteristics which make up that significance. These may include its subdivision pattern, the consistency of building materials or the common age of its building stock. The least important characteristic is the 'look' of the place, although the commonly held community view is that this is the determining factor.

Heritage areas reveal many different aspects of our cultural history. They show how Australians have responded physically, emotionally, socially and architecturally to the environment and how places have been variously occupied, used, ignored, refined, degraded or associated with Australian society over time.¹

1.4 Methodology

This review was undertaken primarily through physical site inspections combined with some desktop analysis using existing research and assessment in area inventories, high resolution aerial maps, and other online sources including real estate listings and Google Streetview.

Individual properties were examined for their ability to demonstrate the identified values of the heritage conservation area and marked on survey sheets in order to understand how the individual sites combined to form a complete heritage conservation area. This also assisted in identifying sites around the edges of the areas which required inclusion or exclusion. Assessment included gardens, associated landscaping and street trees. The boundaries of each conservation area were checked against the available historical subdivision plans, deposited plans and auction notices where these were available.

Heritage item setting has been determined based on major contiguous property boundaries where future development on these lots has the potential to negatively affect the heritage item. This setting was only identified for the sites and heritage items within the area boundary.

1.5 Limitations of this review

The primary objective of this review was to provide a merit review to confirm the boundaries of the conservation areas in accordance with current Heritage Council criteria for local heritage significance. The following tasks were outside the scope of this study:

- > Revisiting the original basis for listing of the 28 heritage conservation areas.
- > Review of existing heritage items.
- > Assessment of significant views.
- > Contributory gradings for individual properties.
- > Land outside the Ku-ring-gai Council local government area (noting Roseville TOD radius extends into Willoughby).
- > Archaeological assessment.

The contributory status of individual properties within HCAs are not provided in this study – they should be assessed at development application (DA) stage.

¹ Sheridan Burke and Robert Moore, *Conservation Areas: guidelines for managing change in heritage conservation areas*, p.3.

2 Gordon

2.1 Gordondale Estate Conservation Area (C12)

Existing statement of significance

Historically, the area represents the fine residential development of Gordon during the nineteenth and twentieth centuries. The area provides evidence of the 1823 land grant to Benjamin Clayton and the subsequent subdivision of this grant by the McIntosh family in the 1880s. This subdivision demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century. It has historic significance as an overlay inter-war subdivision of the 1922 Garden Square Estate.

The area retains a grouping of mostly intact houses from the Federation to inter-war period. The houses and heritage items within the conservation area are of high quality exhibiting fine detailing and quality workmanship. The conservation area has aesthetic significance as an intact and consistent late nineteenth century development. The 1922 Garden Square Precinct has aesthetic significance as an inter-war overlay. The area is of aesthetic significance for the high proportion of quality houses.

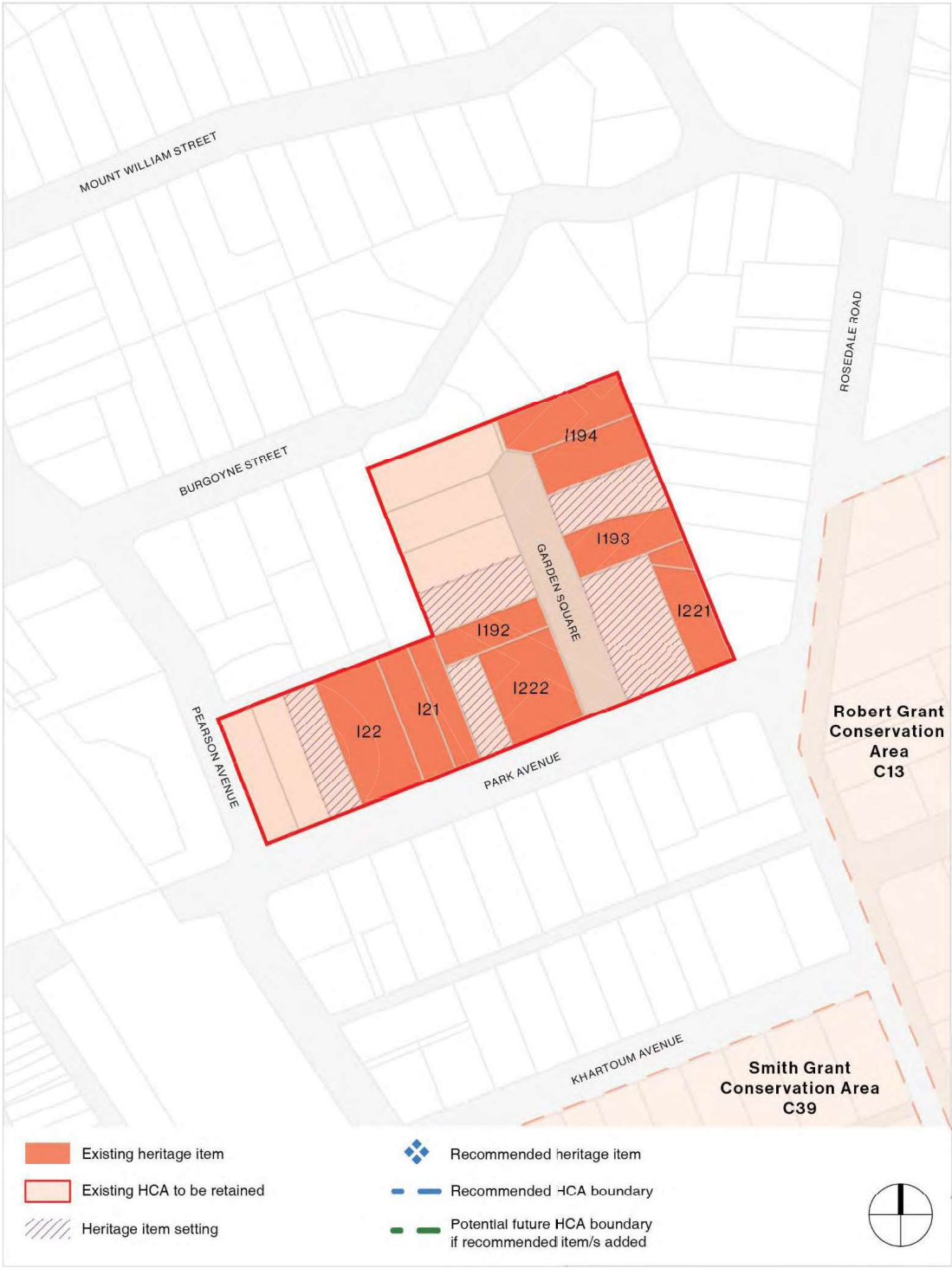
The area is of local heritage significance in terms of its historical and aesthetic value. This satisfies two of the Heritage Council criteria of local heritage significance for local listing.

Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Mostly intact housing stock, dating to primary period of development (early twentieth century). These early houses and Spanish Mission style church are highly intact in their form and detailing/style. Modern residential development at 2A and 5 Garden Square does not respond to or demonstrate the heritage values of the area although their allotments form part of the setting of 4 Garden Square, which they adjoin. Recent development at 20-22 Park Avenue (to the immediate south-west of the Gordon Baptist Church) also does not respond to or demonstrate the heritage values of the area.
Integrity of subdivision pattern	Boundaries of original subdivision intact. Lot layout has been altered; the north-eastern lots have been merged; the north-east and north-west lots at the bottom of Garden Square have been re-subdivided. Western allotments are associated with a different subdivision to that associated with Garden Square.
Quality of setting (including gardens)	Generally fair to good gardens, with streetscape plantings. The collection of houses other than those at 2A and 5 Garden Square within the area contribute to the setting. No front garden to 5 Garden Square, pool at front of 2A Garden Square obscured by fence and large transparent screen above. Several Federation and interwar era houses on the southern side of Park Avenue, along with planting in front gardens, contribute to the setting of the conservation area.
Overall integrity	Moderate

Recommendation

The area is notable, given its size, for its large number of heritage items. The area retains a moderate degree of integrity overall, comprised of housing stock of a similar period and style. It is recommended that the boundaries of the conservation area are **retained**.



3 Existing HCA Boundary for Gordondale Estate Conservation Area (C12), recommended to be retained.

Photographs of typical development which illustrates the values of the area

3 Garden Square, Gordon



2A Park Avenue, Gordon



12-14 Park Avenue, Gordon



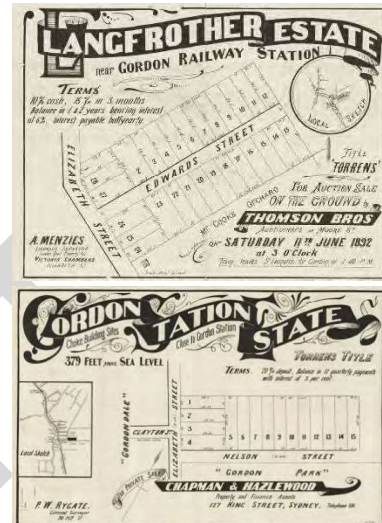
2.2 Roberts Grant Conservation Area (C13)

Existing statement of significance

Historically, the area represents the fine residential development of Gordon during the nineteenth and twentieth centuries. The area provides evidence of the 1856 land grant to William Roberts, whose boundaries are evident through Nelson Street, Melkin End, and Rosedale Road, and the subsequent subdivisions of this grant by James George Edwards. These late nineteenth century subdivisions of 1892 "Langfrother" Estate and 1893 "Gordon Railway Station Estate" demonstrate the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

The area has aesthetic significance as a reasonably intact and consistent late nineteenth century subdivision of development and has significance for its overlay of Interwar development evident in, Joseland & Gillings Burnham Thorpe (new Gowrie Village) in Edward Street. The area has aesthetic significance for the high proportion of quality houses.

The area is of local heritage significance in terms of its historical and aesthetic value. This satisfies two of the Heritage Council criteria of local heritage significance for local listing.



Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Mostly intact housing stock, dating to primary period of development during the late nineteenth/early twentieth century and consolidated during the interwar period. These early houses are generally intact in their form and detailing/style although a number have been enlarged and in several cases additions replicate the original style of the houses. In other cases, additions, including garages and carports in front yards, obscure the character of the early dwelling. Modern residential development such as that at 12 and 16-18 Nelson Street and two storey buildings facing Edward Street associated with Roden Cutler Lodge obscure the heritage values of the conservation area because of their bulk, scale and architectural expression.
Integrity of subdivision pattern	Boundaries of original subdivisions are intact, apart from the northern boundary of the Langfrother Estate, modified as part of the historic development of the Roden Cutler Lodge site with the acquisition of land included in the subdivision of Lot 26 in Deposited Plan 1894. Three other allotments in the conservation area facing Rosedale Road were also included in Lot 26. Various allotments in the Langfrother and Gordon Railway Station Estate were subdivided after the initial sales but development on these lots is consistent with early development in the conservation area.
Quality of setting (including gardens)	Intact early houses and established gardens on the southern side of Nelson Street contribute positively to the setting of the conservation area.
Overall integrity	High

Recommendation

Stage 1: It is recommended that 39 Rosedale Road be **investigated as a potential heritage item**.

Stage 2: If the potential heritage item at stage 1 is listed, it is recommended that the boundaries of the area be **reduced** to exclude the Roden Cutler Lodge site (which would remain an item). The new institutional development of the site does not make a meaningful contribution to the conservation area and its values.



- 4 Recommended heritage item and potential future HCA Boundary for the Roberts Grant Conservation Area (C13). The recommended heritage item at 39 Rosedale Road must be investigated and acted upon prior to the implementation of the new HCA boundary.

Photographs of typical development which illustrates the values of the area

23 Nelson Street, Gordon



25 Nelson Street, Gordon



24 Nelson Street, Gordon



2.3 Gordon Park Estate, McIntosh and Ansell Conservation Area (C15)

Existing statement of significance

Historically, the area represents the fine residential development of Gordon during the nineteenth and twentieth century. The area provides evidence of the 1823 land grant to Michael Ansell and the subsequent subdivision of this grant by Robert McIntosh as the Gordon Park Estate. This subdivision demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

The area largely retains the overall form and layout of the original subdivision pattern with consistent streetscapes of houses in their garden setting. The building stock includes a high proportion of quality houses, representing examples of late federation and inter-war architecture. The buildings survive reasonably intact within mature gardens.

The conservation area is of local heritage significance in terms of its historical, aesthetic and representative values. This satisfies three of the Heritage Council criteria of local heritage significance for local listing.



Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Mostly intact housing stock, dating to primary period of development in the early twentieth century and some during consolidation and the interwar period. Some later twentieth century development interspersed. Houses are generally intact in their form and detailing/style. Some houses on McIntosh Street in particular have been the subject of later upper storey additions. Nelson Street is more intact.
Integrity of subdivision pattern	Boundaries and overall layout relate to a re-subdivision of the original Gordon Park Subdivision (1896) into smaller (half original size) lots. Original lots evident at 23 and 25 Nelson Street. Some blocks have been further subdivided or amalgamated, with a large battle-axe block at number 34 McIntosh (appears to contain a pre-1943 house, subsequently modified and enlarged).
Quality of setting (including gardens)	Generally fair gardens, with streetscape plantings. Substantial high-quality gardens to 34 McIntosh. The development within the adjoining conservation areas to the north and east form part of the setting of the conservation area and contributes positively to it.
Overall integrity	Moderate-High

Recommendation

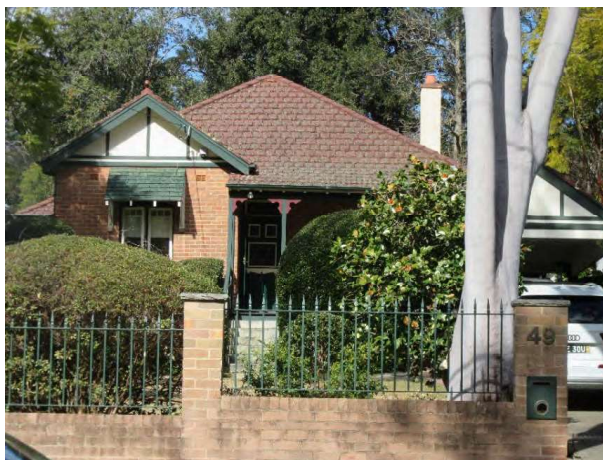
The area retains a moderate degree of integrity overall, comprised of housing stock largely dating to the early twentieth century with some quality interwar examples. It is recommended that the conservation area be **extended** by two properties (21 and 23 McIntosh Street) and **amalgamated** with the related, smaller Gordon Park HCA (C17) since the two conservation areas relate to the same original subdivision and have similar historic and aesthetic values.



5 Recommended adjustment to the boundary of the Gordon Park Estate McIntosh Ansell Conservation Area (C15), showing amalgamation with Gordon Park Conservation Area (C17) and extension by two properties.

Photographs of typical development which illustrates the values of the area

49 McIntosh Street, Gordon



1 Nelson Street, Gordon



17 Nelson Street, Gordon



2.4 St Johns Avenue Conservation Area (C16)

Existing statement of significance

Historically, the area represents the fine residential development of Gordon during the nineteenth and twentieth centuries. The area provides evidence of the 1816 land grant to John Brown and the subsequent subdivision of this grant by the McIntosh family in the late 1800s. This subdivision demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

The area retains some distinct high-quality intact significant Federation and inter-war buildings with medium to large mature private gardens and significant avenue plantings. The importance of the historic St Johns Church, its associated buildings and cemetery grounds adds to the visual and historic quality of the area. St Johns Avenue is important as the first paved street in the municipality and a streetscape containing significant Federation and inter-war buildings, enhanced by avenue planting.

The visual quality created by the area's vegetation is high and contributes to the precinct through its remnant eucalypts and consistent lush character of its streets and private gardens.

The area is of local heritage significance in terms of its historical, associations, aesthetic, social, research, and representative value. This satisfies six of the Heritage Council criteria of local heritage significance for local listing.

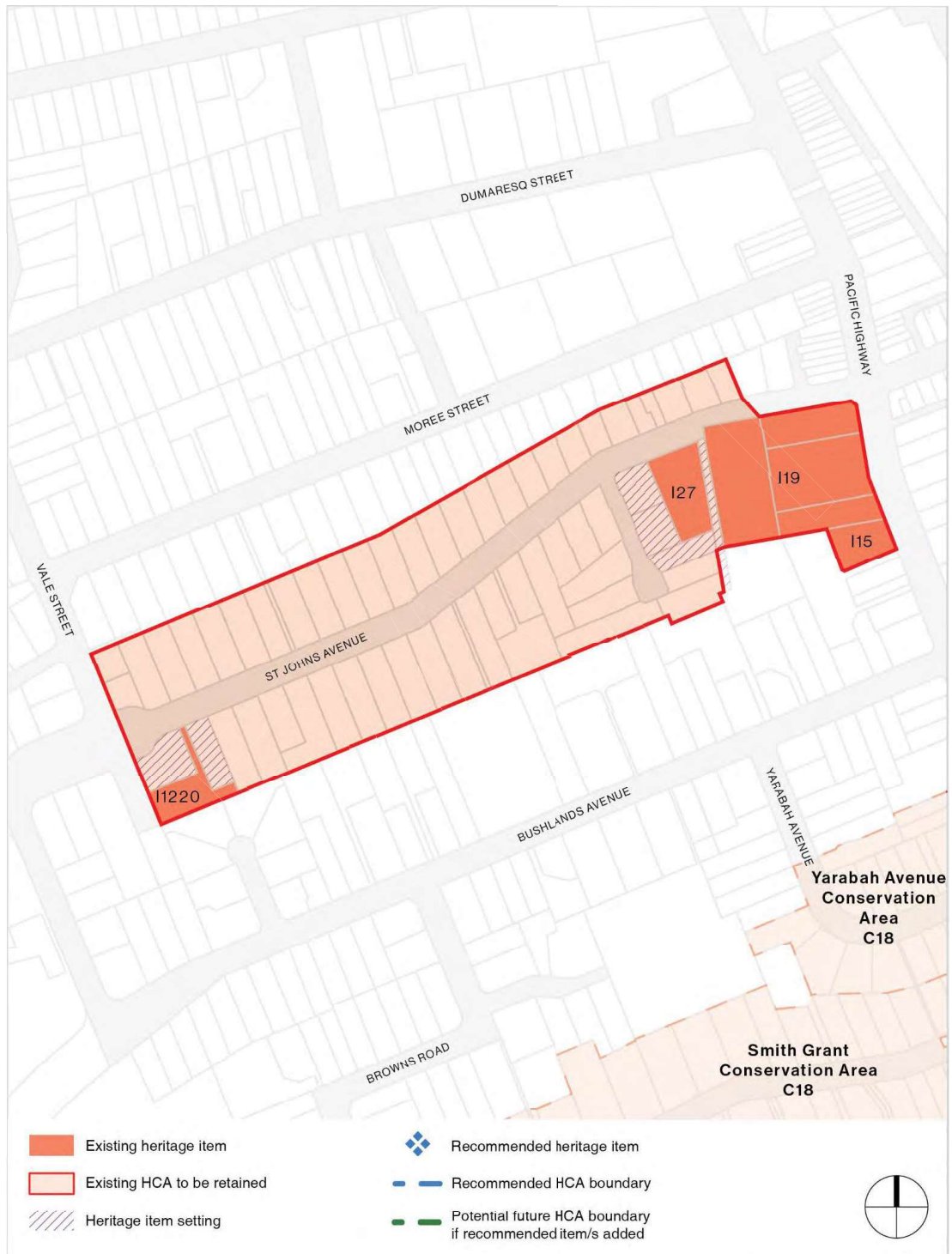


Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Generally intact streetscape of early twentieth century/interwar houses with occasional post-war houses of good quality complementing earlier dwellings. Houses retain their form and detailing/style. Oberon Crescent contains a group of substantially intact 1920s houses (excepting No. 2; highly modified, originally part of a pair with No. 26 St Johns). Very few houses in the HCA have been subject to any substantial additions; where these exist, they are mostly well set-back.
Integrity of subdivision pattern	Subdivision pattern and configuration remains largely intact, with some modification on the southern side. Oberon Crescent part of a slightly later re-subdivision. Original subdivision included Moree Street to the north; although it retains several early houses demonstrating varying degrees of integrity, it has otherwise undergone substantial change in recent decades and does not contribute to the setting of the St Johns Avenue Conservation Area.
Quality of setting (including gardens)	Generally fair gardens, complemented by streetscape plantings. Mature trees along edge of St Johns Old Cemetery land. Consistent plantings along street below Oberon Crescent
Overall integrity	High

Recommendation

The area contains a high proportion of largely intact early twentieth century houses, with the original subdivision pattern and lot size remaining legible. The area is complemented by consistent streetscape plantings. There is no compelling justification for reduction or extension to Moree Street, given the change this section of the estate has undergone. It is recommended that the boundaries of the conservation area are **retained**.



6 Existing HCA Boundary for St Johns Avenue Conservation Area (C16), recommended to be retained.

Photographs of typical development which illustrates the values of the area

53 St Johns Avenue, Gordon



26 St Johns Avenue



5 Oberon Crescent



2.5 Gordon Park Conservation Area (C17)

Existing statement of significance

Historically, the area represents the fine residential development of Gordon during the nineteenth and twentieth centuries. The area provides evidence of the 1823 land grant to Michael Ansell and the subsequent subdivision of this grant by the family of Robert McIntosh in 1895. This subdivision demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

The area retains a grouping of mostly intact Victorian, Federation and inter-war period housing, including the State Heritage Register listed "Eryldene" at 17 McIntosh Street, which illustrates the subdivision history and development of the area. The area has aesthetic significance for the high proportion of quality houses with established gardens on large allotments. "Eryldene" is a focus for admirers of Professor Waterhouse's life and works, and also a remarkable evocation of a way of life and philosophy of living, increasingly remote from contemporary society. It also reflects cultured, intellectual life in Sydney from the First World War to the Modern period.

The camellia collection at Eryldene is of research significance for its potential to reveal further botanical knowledge and understanding of the species.

The area 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.



Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Substantially intact housing stock dating to primary period of development (early twentieth century). Houses are highly intact in their form and detailing/style. One representative example of post-war infill at 59 Werona Avenue.
Integrity of subdivision pattern	Generally intact to 1913 Gordon Park subdivision: Eryldene site has been enlarged from the original lot. Adjoining lots to the east and south-west corners have been subdivided.
Quality of setting (including gardens)	Generally good quality gardens and streetscape plantings. Exceptional quality garden at Eryldene. The collection of houses within the area contribute to the setting.
Overall integrity	High

Recommendation

The boundaries of the conservation area are logically defined by roads and form a buffer around the state-listed heritage item of Eryldene. It is recommended that the conservation area be **extended** by two properties to the east (21 and 23 McIntosh Street) and **amalgamated** with the related, larger Gordon Park Estate, McIntosh and Ansell Conservation Area (C15) since the two conservation areas relate to the same original subdivision and have similar historic and aesthetic values.



7 Recommended adjustment to the boundary of the Gordon Park Conservation Area (C17), showing amalgamation with the Gordon Park Estate McIntosh Ansell Conservation Area (C15) and extension by two properties.

Photographs of typical development which illustrates the values of the area

11 McIntosh Street, Gordon



15 McIntosh Street, Gordon



17 McIntosh Street, Gordon



2.6 Yarabah Avenue Conservation Area (C18)

Existing statement of significance

Historically, the area represents the fine residential development of Gordon during the nineteenth and twentieth centuries. The area provides evidence of the 1821 land grant to Joseph Smith and the subsequent subdivision of this grant by Robert Callaghan and Walter McClelland in 1893. This subdivision demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century. The area is of historical significance as it contains a very consistent, refined and intact group of inter-war houses in a single subdivision pattern flanked by two very fine heritage items.

The area is of aesthetic significance as a highly cohesive group which forms one of the best examples of inter-war residential development in the locality and within the council area.

The area is of local heritage significance in terms of its historical and aesthetic value. This satisfies two of the Heritage Council criteria of local heritage significance for local listing.



Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Substantially intact housing stock dating to primary period of development during the 1920s. Houses are highly intact in their form and detailing/style. Limited evidence of modification: contemporary development at No. 5 Yarabah Avenue included rebuilding of the existing house and construction of a block of four flats behind it during 2016-2017. While the property does not demonstrate the values of the conservation area, the detached residence is in character with older houses and the flats are appropriately set back on the site and sympathetic in design. All other properties demonstrate the values and significance of the HCA. Listed heritage items at 17 Yarabah Avenue and 724-726 Pacific Highway, although earlier than other buildings in the conservation area and located in a different subdivision, contribute to its architectural quality and character.
Integrity of subdivision pattern	Substantially intact to 1922 Callaghan Estate subdivision (street originally 'Har Norm Avenue'), including public footpath/walk connecting to Cecil Street. 5 Yarabah Avenue remains on one title (SP89292). 18 Yarabah Avenue is excluded though it is part of the original Estate subdivision. The single storey house at No. 18 was built after World War II but is sympathetic in scale and materials. 17 Yarabah and 724-726 Pacific Highway are included, but do not relate to the Callaghan subdivision.
Quality of setting (including gardens)	Generally good quality front gardens and streetscape plantings. The collection of houses and associated gardens within the area contribute to the setting. The mature and lush landscaping along the northern section of Yarabah Avenue, which is part of the 1914 Har-Norm Estate, contributes to the setting of the conservation area and that of the heritage item at 17 Yarabah Avenue.
Overall integrity	High

Recommendation

The area retains a high degree of integrity overall, with substantially intact housing stock related to the primary period of development in the 1920s. The 1920s Callaghan Estate subdivision remains legible, and the building stock is complemented by good gardens and street plantings. We recommend that the conservation area be **extended** to include 18 Yarabah Avenue, which is part of the original subdivision. Though the single storey house was built after World War II, it is sympathetic and consistent in scale and materials. It is also recommended to **reduce** the northern boundary to exclude 17 Yarabah Avenue, 724 and 726 Pacific Highway as they relate to a different subdivision and are adequately protected by local heritage listing.



8 Recommended adjustment to the boundary of Yarabah Avenue Conservation Area (C18), showing reduction to northern extent and extension at north-western corner to include 18 Yarabah Avenue

Photographs of typical development which illustrates the values of the area

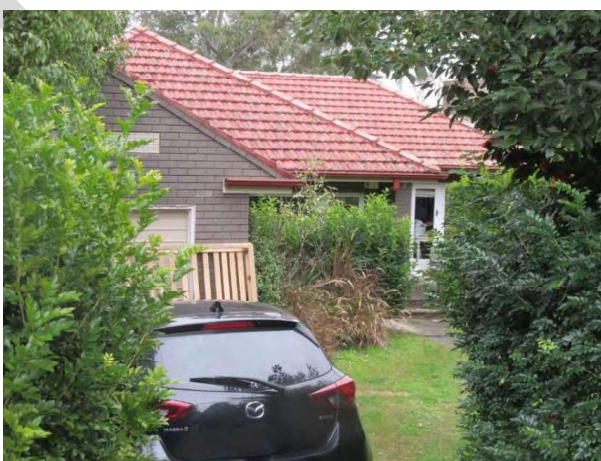
6 Yarabah Avenue, Gordon



14 Yarabah Avenue, Gordon



18 Yarabah Avenue, Gordon



2.7 Robert Street/Khartoum Avenue Conservation Area (C39)

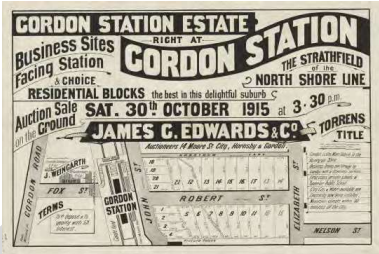
Existing statement of significance

Historically, the area represents the fine residential development of Gordon during the nineteenth and twentieth centuries. The area provides evidence of the 1823 land grant to Benjamin Clayton and the subsequent subdivision of this grant by the McIntosh family in 1883 as the "Gordondale Estate". This subdivision demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

The area has aesthetic significance as a largely intact area of Federation and inter-war housing. The predominance of brush box in street tree plantings within the area reinforces the area's visual appeal.

The Robert Street/Khartoum Avenue area is representative of the slow development of an 1883 subdivision, the first buildings appearing in the Federation period after the opening of the railway in 1890, and the intensification of development in the inter-war period.

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



Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Largely intact building stock dating to the primary periods of development: Federation and Inter-War. Houses are largely intact in their form and detailing/style. There is a small number of late twentieth century infill and 8 Robert St has been subject to an upper storey addition.
Integrity of subdivision pattern	Layout generally intact to original subdivision, though some site amalgamation has taken place. Potentially early re-subdivision on eastern side of subdivision between Robert Street and Khartoum Lane fronting Rosedale Road.
Quality of setting (including gardens)	Fair to good front gardens, with street trees including brush boxes on the north side of Khartoum Avenue which enhance the setting of the conservation area. The fine houses on the northern side of Khartoum Avenue also contribute to the identified values of the area.
Overall integrity	High

Recommendation

The area retains a high degree of integrity overall, with a collection of good quality housing dating to the primary periods of development. The original subdivision remains legible, and the building stock is complemented by established plantings in front gardens and fine street trees.

The northern side of Khartoum has similarly fine houses and street trees which enhance the setting of the conservation area and are of the same quality as those inside. We recommended **expanding** the conservation area to include the northern side of Khartoum Avenue.

We also recommended that properties adjoining the conservation area on Werona Avenue – especially the apartment block at 81 Werona Avenue – are investigated for **individual heritage listing** as part of the history and consolidation of the locality and some good examples of other building typologies (flats, shops).



9 Recommended adjustment to the boundary of Robert Street/Khartoum Avenue Conservation Area (C39), showing extension to north, Note recommended heritage item in the vicinity.

Photographs of typical development which illustrates the values of the area

2 Robert Street



5 Khartoum Avenue



Khartoum Avenue



2.8 Smith Grant Conservation Area (C19)

Existing statement of significance

Historically, the area represents the residential development of Gordon during the nineteenth and twentieth centuries. The area provides evidence of the 1821 land grant to Joseph Smith and the subsequent subdivision of this grant by Robert Samuel Callaghan in 1893. This subdivision demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.



The local area was 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 area retains as significant collection of early twentieth century and inter-war housing with several heritage items and street trees creating streetscapes with high-level architectural consistency and intactness.

The area is of local heritage significance in terms of its historical and aesthetic value. This satisfies two of the Heritage Council criteria of local heritage significance for local listing.

Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Mostly intact housing stock dating to primary period of development – Federation and mostly Interwar period housing demonstrating several of the styles that were fashionable during the period. Houses are mostly intact in their form and detailing/style. 51 Norfolk Street is a very good example of post-World War II Modernism. Some late twentieth and twenty first century redevelopment that does not compromise the integrity of the conservation area.
Integrity of subdivision pattern	Streetscape generally intact, but area is comprised of parts of several subdivision(s) including Fairmont Estate around Norfolk Street (substantially intact), others have been modified and re-subdivided. There is little evidence of the historic grant which extended to Lane Cove Road.
Quality of setting (including gardens)	Generally well maintained front gardens and streetscape plantings. The collection of houses and associated gardens within the area contribute to the setting.
Overall integrity	High

Recommendation

The area retains a high degree of integrity overall, with good quality housing stock related to the primary periods of development in the early twentieth century. Some evidence of the subdivision pattern of the Fairmont estate remains legible, and the building stock is complemented by good gardens and street plantings. We recommend that the conservation area and its current boundaries be **retained**.



10 Existing HCA Boundary for Smith Grant Conservation Area (C19), recommended to be retained.

Photographs of typical development which illustrates the values of the area

55 Cecil Street



62 Cecil Street



51 Norfolk Street



3 Killara

3.1 Greengate Estate Conservation Area (C20)

Existing statement of significance

Historically, the area represents the fine residential development of Killara during the nineteenth and twentieth century. The area provides evidence of the 1821 land grants to William Foster and Edwin Booker, whose boundaries are evident through the Pacific Highway, Greengate Road, Bruce Avenue and Powell Street. The area demonstrates the subsequent subdivision of these grants into residential lots, as the 1902 "Greengate Estate" subdivision evident in Greengate Road. The subdivision reflects improved transport connections due to the construction of the North Shore rail line. The subsequent subdivision of several of the larger lots within the conservation area occurred during the inter-war period, resulting in a secondary layer of inter-war period housing.

The area is significant for its historic association with the important local identities James George Edwards, the acknowledged "father of Killara", and with William Foster and Edwin Booker as the original Crown grantees.

The area is of aesthetic significance as a reasonably/highly intact and consistent inter-war (1918-1958) development and for the high proportion of quality houses.

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

Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Mostly intact housing stock dating to primary period of development, circa 1910s to 1930s. The conservation area contains a mix of single storey and substantial two storey dwellings. Most houses are mostly intact in their form and detailing/style although many have been subjected to substantial alterations and additions. Some late twentieth century redevelopment on some allotments. Recently completed houses do not demonstrate the values of the conservation area but do not impact unduly on its overall cohesion.
Integrity of subdivision pattern	Understood to be generally intact, relating to different releases of the Greengate and Gordon-Killara Bungalow Estate by JG Edwards and Co. Some further subdivision or amalgamation of lots.
Quality of setting (including gardens)	Private gardens provide an appropriate setting for individual houses and contribute to the setting of the conservation area, along with mature street planting, which includes fine individual specimens.
Overall integrity	High

Recommendation

The area retains a high degree of integrity overall, with good quality housing stock related to the primary periods of development in the early twentieth century. Some evidence of the subdivision pattern of the estate remains legible, and the building stock is complemented by good gardens and street plantings. We recommend that the conservation area and its current boundaries be **retained**.



11 Existing HCA Boundary for Greengate Estate Conservation Area (C20), recommended to be retained.

Photographs of typical development which illustrates the values of the area

44 Elva Avenue



62 Cecil Street



30 Powell Street



3.2 Springdale Conservation Area (C21)

Existing statement of significance

Historically, the area represents the fine residential development of Killara during the nineteenth and twentieth century. The area provides evidence of the 1839 land grant to Jane Bradley, and the subsequent subdivision of this grant by local real estate agent James George Edwards in 1885. Edwards created the "Springdale Estate" subdivision which formed the basis of the suburb of Killara.

The area retains a significant collection of grand high-quality residences, predominantly from the Federation and inter-war periods. Many of these were the residences of prominent families of the period, often designed by prominent architects. Mature extensive private gardens and significant avenue planting combine to form special streetscapes and groups of substantial, intact, significant houses from the Federation and inter-war periods.

The area contains several important civic sites, including St Martins Anglican Church and Killara Uniting Church, the Killara Lawn Tennis Club and Killara Bowling Club, and Dalcross Private Hospital on Stanhope Road.

The area is of local heritage significance in terms of its historical and aesthetic value. This satisfies two of the Heritage Council criteria of local heritage significance for local listing.

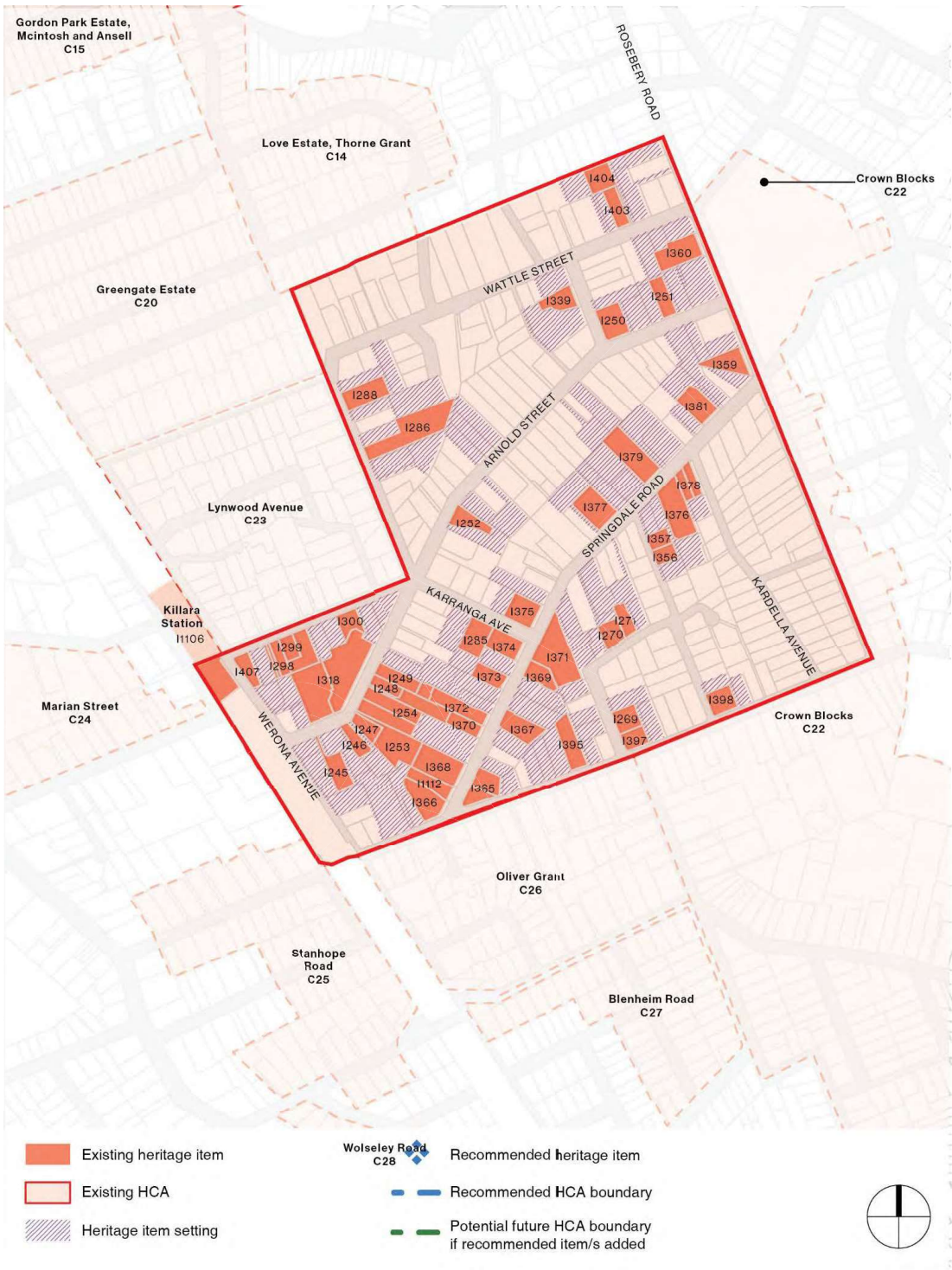


Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	The Springdale Conservation Area contains numerous fine houses from the Federation and interwar periods, along with two aesthetically significant early twentieth century churches. Interwar houses demonstrate many of the architectural styles that were fashionable during this period. The conservation area is notable for the numbers of aesthetically significant houses within its boundaries.
Integrity of subdivision pattern	The conservation area contains numerous battle axe blocks, reflecting the ongoing subdivision of land following the initial subdivision of the Springdale Estate. However, an understanding of the early subdivision pattern can be gained from allotments along the various streets in the conservation area.
Quality of setting (including gardens)	The setting of the conservation area is established by its hilly and varied topography. Generous high quality formal gardens and mature street planting combine with the overall high standard of housing stock to present as a very fine and distinctive townscape. The Killara Bowling Club provides contrast because of its large area of open space.
Overall integrity	High

Recommendation

The conservation area retains a high degree of integrity overall, with high quality Federation and interwar housing stock, fine gardens and mature street planting over a varied and undulating topography. It is recommended that the boundaries of the conservation area are **retained**.



12 Existing HCA Boundary for Springdale Estate Conservation Area (C21), recommended to be retained.

3.3 Crown Blocks Conservation Area (C22)

Existing statement of significance

Historically, the area represents the fine residential development of Killara during the nineteenth and twentieth centuries. The area is of local historic and aesthetic significance as a good and largely intact residential precinct characterised by streetscapes of good, high-quality examples of single detached houses from the Federation, inter-war and post-war periods. The built context is enhanced by large garden settings, wide street proportions, street plantings and remnant and planted native trees and reserve areas which are synonymous with the Ku-ring-gai area.

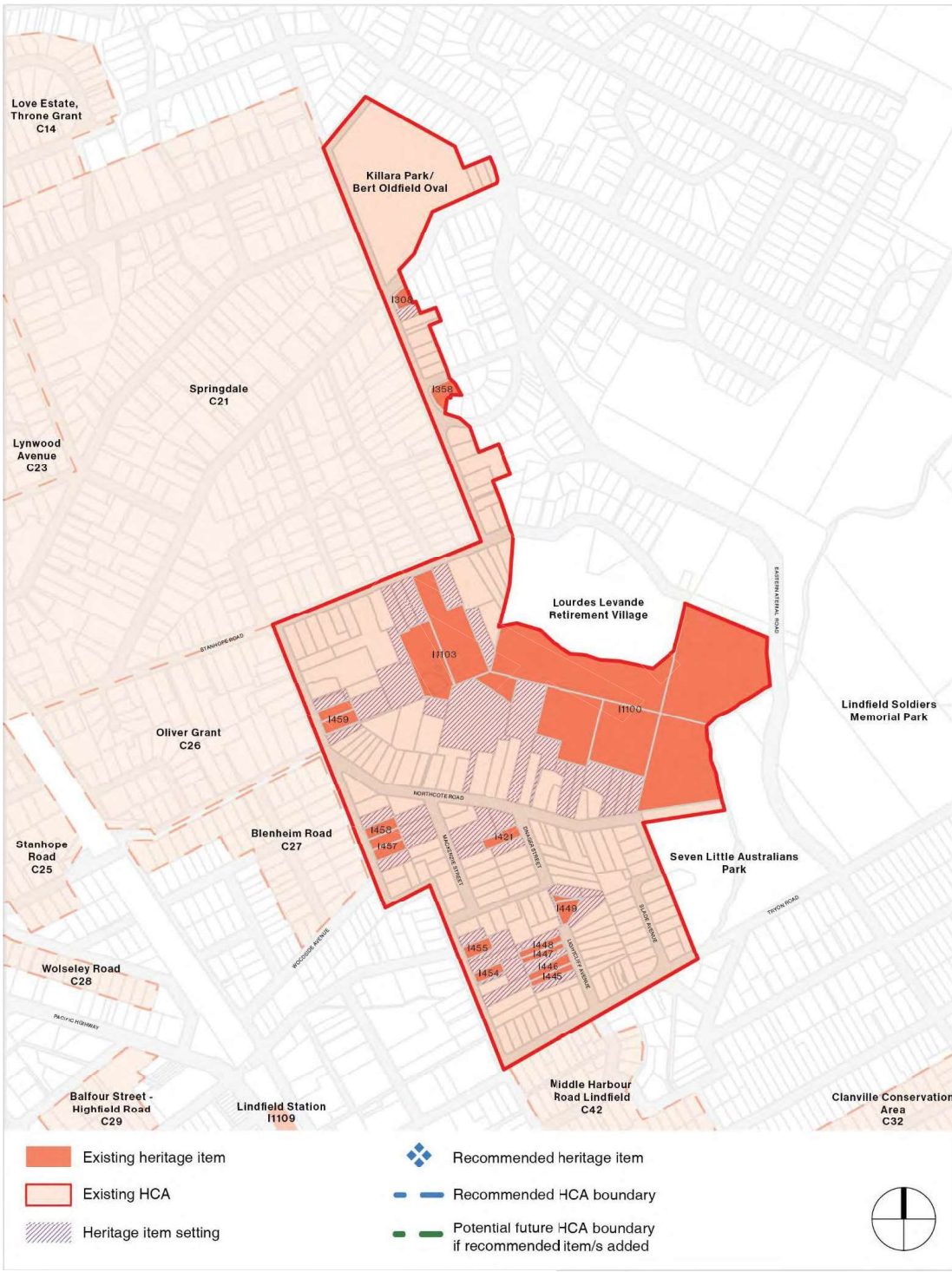
Killara Park, Swains Gardens and various reserves in and around the area contribute to the aesthetic character and social significance of the area. The blocks are located about streets generally formed by neighbouring early grant boundaries, estates and suburban subdivision. The current layout and pattern of development represents the late nineteenth and early to mid-twentieth century development of the area. The predominant early twentieth century development of the area also reflects the evolution of rail and road networks and particularly improvements of the rail network in the late 1920s and early 1930s. Some land consolidation and creation of larger blocks and subdivision and creation of residential blocks has also occurred in the area. Despite these changes the area significantly retains a streetscape pattern characterised by single detached houses and emphasis on residential development and retention of natural and recreational areas. The area is of local heritage significance in terms of its historical and aesthetic value. This satisfies two of the Heritage Council criteria of local heritage significance for local listing.

Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	The Crown Blocks Conservation Area contains numerous fine houses that include Federation Bungalows, notably around Mackenzie Street, Nelson Road and Northcote Road, California Bungalows and good examples of other architectural styles that were fashionable during the interwar period. There are also conservative examples of post war residences. Although numerous houses have been subjected to alterations and additions their original form and character is still evident. Recently completed houses do not demonstrate the values of the conservation area but do not impact on its overall character. The conservation area contains several items listed in Schedule 5 of the LEP
Integrity of subdivision pattern	The conservation area contains numerous battle axe blocks, reflecting the ongoing subdivision of land following the initial subdivision of the area. However, an understanding of the early subdivision pattern can be gained from allotments along the various streets in the conservation area.
Quality of setting (including gardens)	The setting of the conservation area is enhanced by the quality of private gardens and street trees. It is also enhanced by a distinctive characteristic – several reserves that preserve natural bushland and open space. These include Wombin Reserve, Seven Little Australians Park and Swain Gardens. The setting of the conservation area is offset by sloping terrain in its southern section and along Stanhope Road
Overall integrity	High

Recommendation

The conservation area retains a high degree of integrity overall, with high quality Federation and interwar housing stock, fine gardens and mature street planting over a varied and undulating topography. It is recommended that the boundaries of the conservation area are **retained**.



13 Existing HCA Boundary for Crown Blocks Conservation Area (C22), recommended to be retained.

Photographs of typical development which illustrates the values of the area

17 Mackenzie Street



12 Dangar Street



45 Nelson Street



3.4 Lynwood Avenue Conservation Area (C23)**Existing statement of significance**

Historically, the area represents the fine residential development of Killara during the nineteenth and twentieth centuries. The area provides evidence of the 1821 land grant to Edwin Booker. The boundary of the land grant is evident though Karranga Avenue and Locksley Street. The area also represents the subsequent subdivision of this grant by Captain Robert Pockley. The area retains evidence of its early layout and subdivision with its predominant component of highly significant buildings and mature gardens and street planting. This subdivision demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

The area contains a high degree of intact and cohesive early twentieth century development. The area is characterised by mostly intact Federation and inter-war development, including Old English, Spanish Mission, Mediterranean and Californian Bungalows, many of which were architecturally designed. Mature native and introduced trees, on private property and as street trees, contribute to the high visual quality of the area.

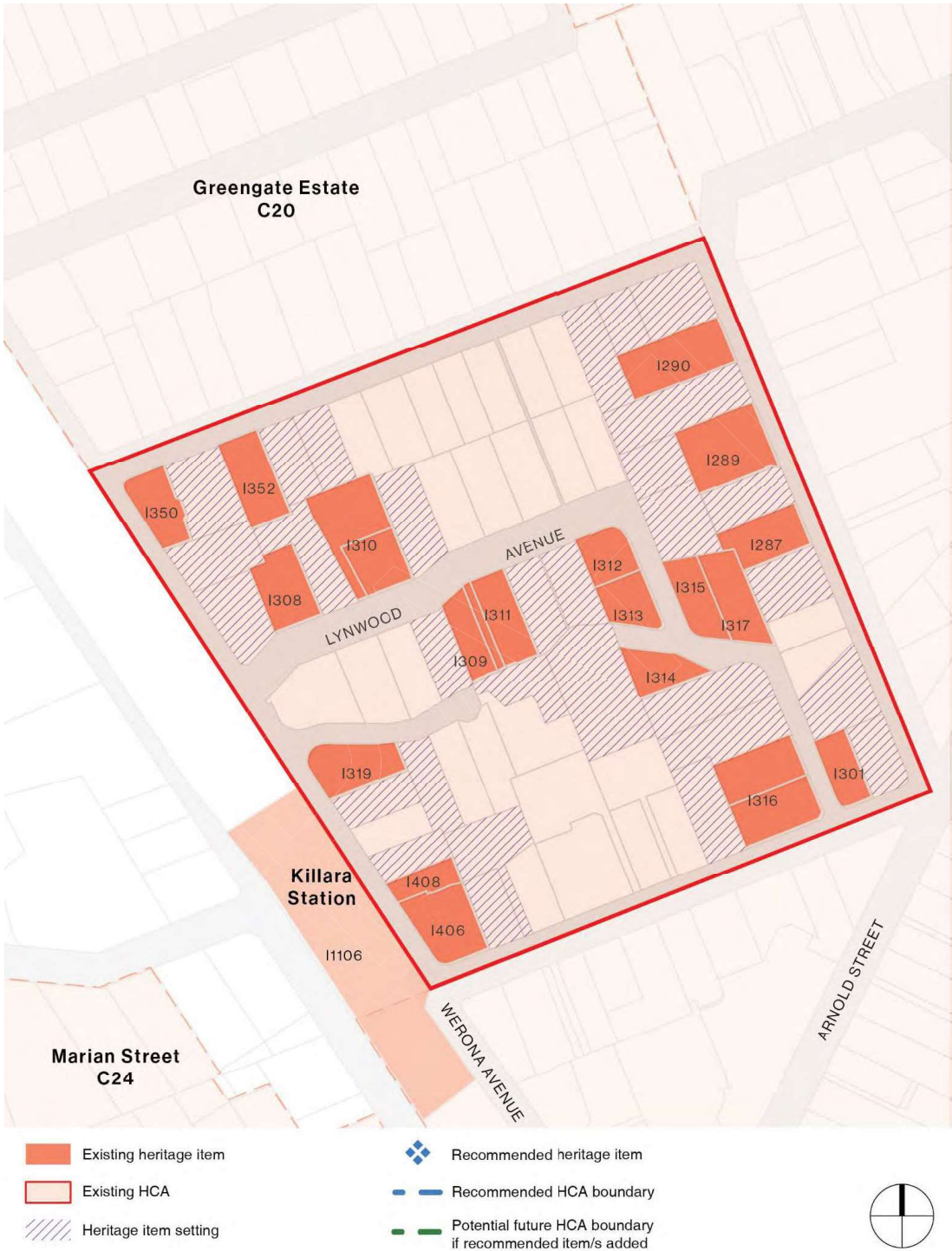
The area is of local heritage significance in terms of its historical and aesthetic value. This satisfies two of the Heritage Council criteria of local heritage significance for local listing.

**Assessment**

Criteria	Comment
Integrity of housing stock (identified significant periods)	The housing stock in the conservation area is predominantly from the interwar period and includes California Bungalows from the 1920s, Mediterranean and Old English style houses and Functionalist style houses from the second half of the 1930s. The conservation area demonstrates a relatively high level of visual cohesiveness due to the form, materials and scale of the individual buildings. It includes a relatively high number of heritage items included in the LEP.
Integrity of subdivision pattern	The conservation area is part of the Lorne Estate. The subdivision appears to be relatively intact, as evidenced by the consistent age of houses across the conservation area and the configuration of the allotments on which they stand but has undergone further subdivision, most obviously in the southern section between Maples Avenue and Locksley Street.
Quality of setting (including gardens)	The setting of the conservation area is established by the generally high quality of architectural design and private gardens, complemented by street planting. The topography of the area is also varied, adding to its visual interest and character and offset by the winding form of Lynwood and Maples Avenues.
Overall integrity	High

Recommendation

The conservation area retains a high degree of integrity overall, with high quality interwar housing stock in a fine setting of gardens and street planting. Evidence of the original subdivision pattern remains legible, and the building stock is complemented by well-maintained gardens and street plantings. It is recommended that the conservation area and its current boundaries are retained.



14 Existing HCA Boundary for Lynwood Avenue Conservation Area (C23), recommended to be retained.

Photographs of typical development which illustrates the values of the area

19 Lynwood Avenue



Maples Avenue



26 Karranga Avenue

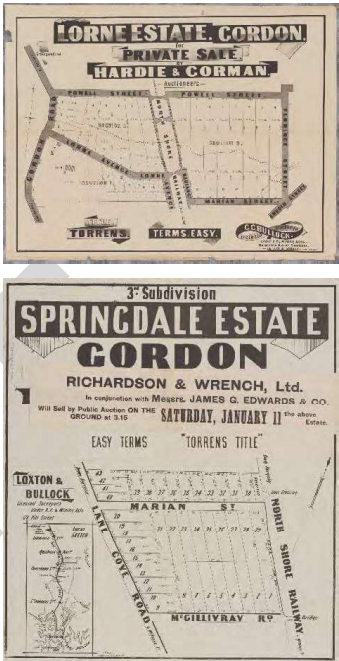


3.5 Marian Street Conservation Area (C24)

Existing statement of significance

Historically, the area represents the fine residential development of Killara during the nineteenth and twentieth centuries. The area provides evidence of the 1821 land grant to Edwin Booker and the 1839 land grant to Jane Bradley. The area is of historical significance as part of both the Jane McGillivray "Springfield" grant and the Edwin Booker grant, and later subdivisions of the grants of the "Lorne Estate" and the "Springfield Estate". The early grant boundaries, estate and subdivision patterns significantly remain visible in the current layout. The early development is also overlaid by later land subdivisions and some consolidation and later development, which reflect changes in the wider rail and road networks and ongoing development of the local and wider area. These subdivisions demonstrate the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

The area is aesthetically significant for its high consistency of intact buildings. The predominant architectural style is Federation, varying from Arts and Crafts to Queen Anne and Bungalow, many designed by significant architects of the period. There are also some high-quality inter-war Californian bungalows and post-war construction. Well-established private gardens and tree-lined avenues contribute to the landscape quality of the area. The area is of local heritage significance in terms of its historical and aesthetic value. This satisfies two of the Heritage Council criteria of local heritage significance for local listing.

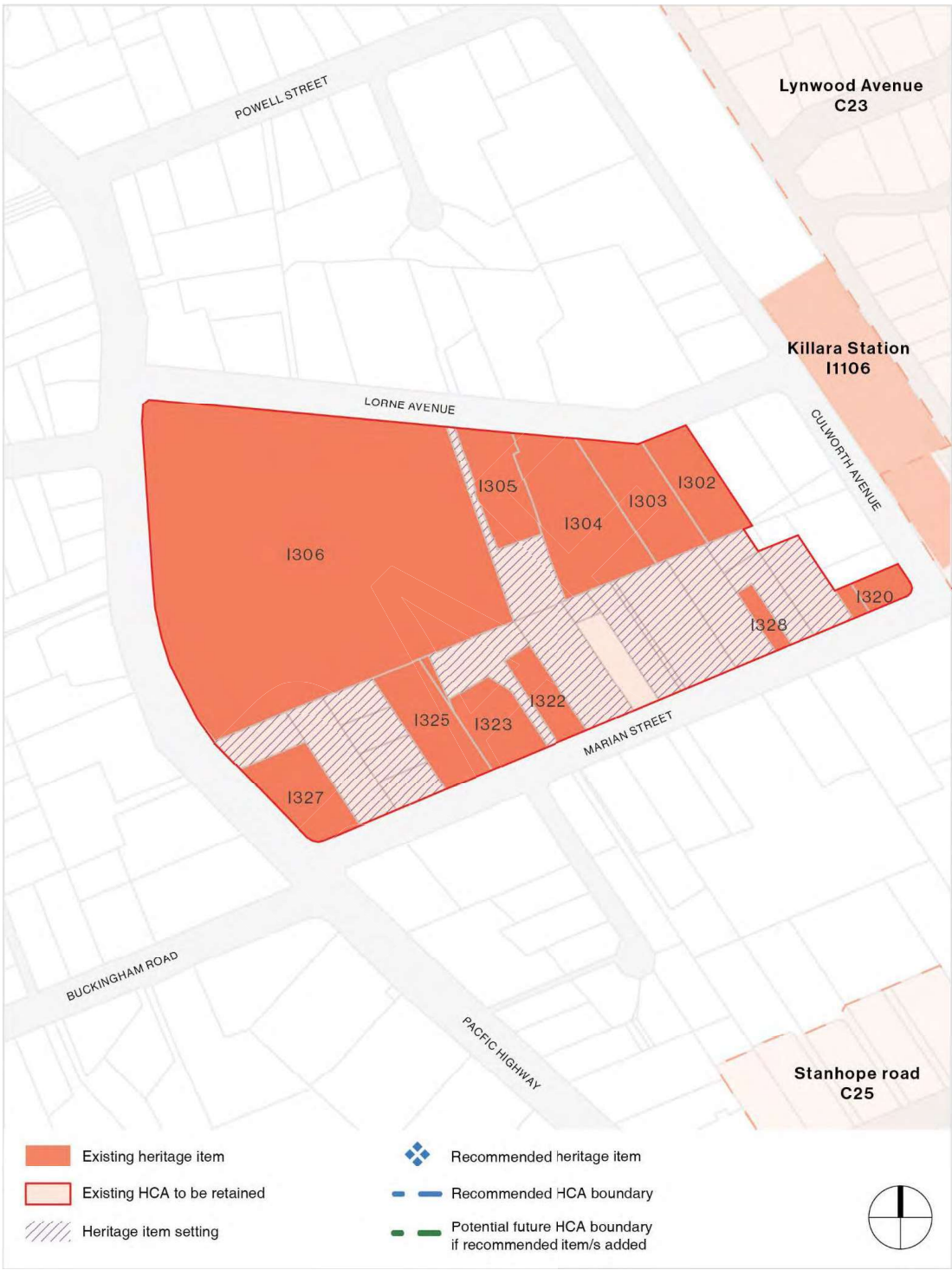


Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	The Marian Street Conservation Area contains in a compact precinct a diverse collection of high-quality Federation and interwar buildings that include substantial architect-designed houses, a fine Art Deco style block of flats and a small group of shops with residential accommodation on the first floor. The conservation area is notable for its high concentration of heritage items, the largest of which (the reservoir pump station/Regimental Park at 20 Lorne Avenue) occupies a substantial area within it.
Integrity of subdivision pattern	The conservation area includes the south-western section of Lorne Estate and the northern section of the third subdivision of the Springdale Estate. The pattern of these subdivisions is still in evidence.
Quality of setting (including gardens)	The setting of the conservation area is established by the generally high quality of architectural design and private gardens. The setting on the southern side of Marian Street and northern side of Lorne Avenue in part consists of blocks of flats but mature and at times dense canopies of street trees contribute to the setting.
Overall integrity	High

Recommendation

The conservation area retains a high degree of integrity overall, with good quality Federation and interwar housing stock. Evidence of the subdivision pattern of the Springdale and Lorne Estates remains legible, and the building stock is complemented by well-maintained gardens and street plantings. It is recommended that the conservation area and its current boundaries are **retained**.



15 Existing HCA Boundary for Marian Street Conservation Area (C24), recommended to be retained.

Photographs of typical development which illustrates the values of the area

33 Marian Street, Killara



7-15 Marian Street, Killara



6 Lorne Avenue, Killara



3.6 Stanhope Road Conservation Area (C25)

Existing statement of significance

Historically, the area represents the fine residential development of Killara during the nineteenth and twentieth centuries. The area provides evidence of the 1821 land grant to Henry Oliver, the 1821 land grant to Daniel McNally, and the 1839 land grant to Jane Bradley. They also illustrate the subsequent subdivision of these grants by Alfred Hordern, Marshall Warwick Johnson and the New South Wales Realty Company in the at the end of the nineteenth century and in the early years of the twentieth century. This subdivision demonstrates the development resulting from the construction of the North Shore rail line in the 1880s. The area retains evidence of its early layout and subdivision with its predominant component of significant buildings and mature gardens and street planting.

The area is of aesthetic significance for its high quality intact residential buildings, predominantly from the Federation and inter-war periods. Many of these were designed by prominent architects and represent the diversity and range of styles within each period. Their heritage values are enhanced by their garden settings and vegetation throughout the area, including strands of remnant eucalypt and avenue plantings.

The area is of local heritage significance in terms of its historical and aesthetic value. This satisfies two of the Heritage Council criteria of local heritage significance for local listing.



Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	The conservation area has a variety of houses from different historical periods. Amongst the earliest is the two storey Italianate style house at 26 Treatts Road. There are fine Federation, interwar and mid-century houses distributed through the conservation area and a small number of high-quality dwellings constructed during the second half of the twentieth century and early twenty first century. The conservation area contains several items listed in Schedule 5 of the LEP.
Integrity of subdivision pattern	The overall pattern of subdivision, although having been subjected to further subdivision and modification, is still evident.
Quality of setting (including gardens)	The conservation area is characterised by substantial and high-quality residences in a setting comprised of planting in private gardens and by street planting.
Overall integrity	High

Recommendation

The conservation area demonstrates a relatively high level of integrity with high quality housing stock, well-maintained and finely planted private gardens and mature street trees. It is recommended that the boundaries of the conservation area are **retained**.

It is also recommended that consideration be given to assessing the heritage significance of the 1957 Lindfield Synagogue at 15 Treatts Road, designed in the office of HP Oser & Associates, as a **potential heritage item**. It is acknowledged that it does not form part of the conservation area.



16 Existing HCA Boundary for Stanhope Road Conservation Area (C25), recommended to be retained. Note recommended heritage item in vicinity of HCA.

Photographs of typical development which illustrates the values of the area

45 Stanhope Road, Killara



53A Stanhope Road, Killara



Treatts Road looking west



3.7 Oliver Grant Conservation Area (C26)

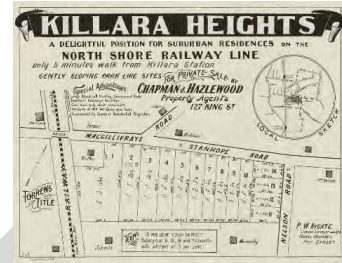
Existing statement of significance

Historically, the area represents the fine residential development of Lindfield during the nineteenth and twentieth centuries. The area provides evidence of the 1821 land grant to Henry Oliver, its later division into smaller farms and the subsequent subdivision of the grant as the "Killara Park Estate" in 1904. The grant boundaries are evident through the following streets: Stanhope Road, Pacific Highway and Treatts Road. The 1904 subdivision demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

The area has historic significance for the overlay of inter-war and post-war subdivision evident in the lots on the southern side of Stanhope Road and in Kiamala Crescent. These later subdivisions reflect improved transport connections due to the construction of the Sydney Harbour Bridge and electrification of the railway in 1927.

The area has aesthetic significance as a reasonably intact late nineteenth century and early twentieth century development, and aesthetic significance for the high proportion of quality houses.

The area is of local heritage significance in terms of its historical and aesthetic value. This satisfies two of the Heritage Council criteria of local heritage significance for local listing.



Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	The conservation area has a variety of houses from different historical periods. It includes a significant late nineteenth century residence at 1 Werona Avenue (listed as a heritage item), substantial single and two storey Federation era houses, interwar era houses and a relatively substantial amount of post-World War II and later residential development. The conservation area also includes a relatively large number of items listed in Schedule 5 of the LEP.
Integrity of subdivision pattern	The conservation area has been subjected to several different subdivisions after the Killara Heights Estate. Those around Kiamala Crescent and Clarence Avenue were undertaken after World War II.
Quality of setting (including gardens)	Although the building stock in the conservation area has undergone a relatively large amount of change, it contains fine early houses that are complemented by planting in private gardens and by street planting.
Overall integrity	Moderate

Recommendation

Stage 1: It is recommended that 4 Clarence Avenue (architect George Reves, 1961) and 17 Kiamala Crescent be **investigated as potential heritage items**.

Stage 2: If the potential heritage items at stage 1 are listed, it is recommended that the boundaries of the area be **reduced**. This is because of the non-contributory nature of numerous houses in the western section of the conservation area around Kiamala Crescent and Clarence Avenue.



17 Recommended heritage items and potential future HCA Boundary for the Oliver Grant Conservation Area (C26). The recommended heritage items at 4 Clarence Avenue and 17 Kiamala Crescent must be investigated and acted upon prior to the implementation of the new HCA boundary.

Photographs of typical development which illustrates the values of the area

45 Stanhope Road, Killara



53A Stanhope Road, Killara



Treatts Road looking west



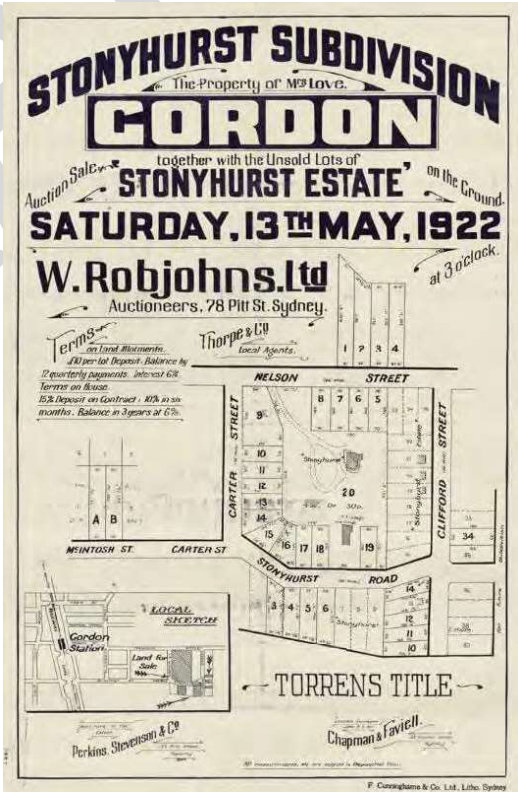
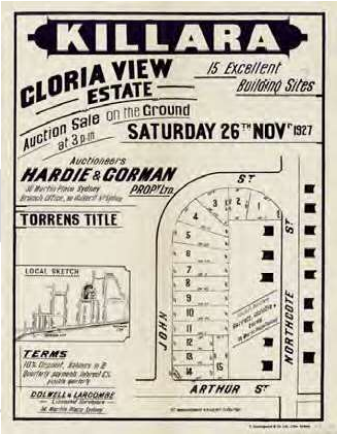
3.8 Love Estate, Thorne Grant Conservation Area (C14)

Existing statement of significance

Historically, the area represents the fine residential development of Gordon during the nineteenth and twentieth centuries. The area provides evidence of the 1840 land grant to Eleanor Oatley and the 1856 land grant to George Thorne. The area also provides evidence of the subsequent subdivisions of these grants by Annie Patton Love in 1894. This subdivision demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

The area has aesthetic significance for its collection of very fine Federation bungalow dwellings. It is also significant as a highly intact and consistent inter-war development. The area contains a number of quality inter-war houses built throughout the late 1920s and the 1930s. Styles include Tudor revival, old English, Georgian revival, Spanish Mission and Spanish revival. Many were designed by prominent architects of the period, including works by Ralph Slater Hawdon, Cyril Christian Ruwald, H. Clifford Finch, F. Glynn Gilling and John Brogan.

The area is of local heritage significance in terms of its historical and aesthetic value. This satisfies two of the Heritage Council criteria of local heritage significance for local listing.

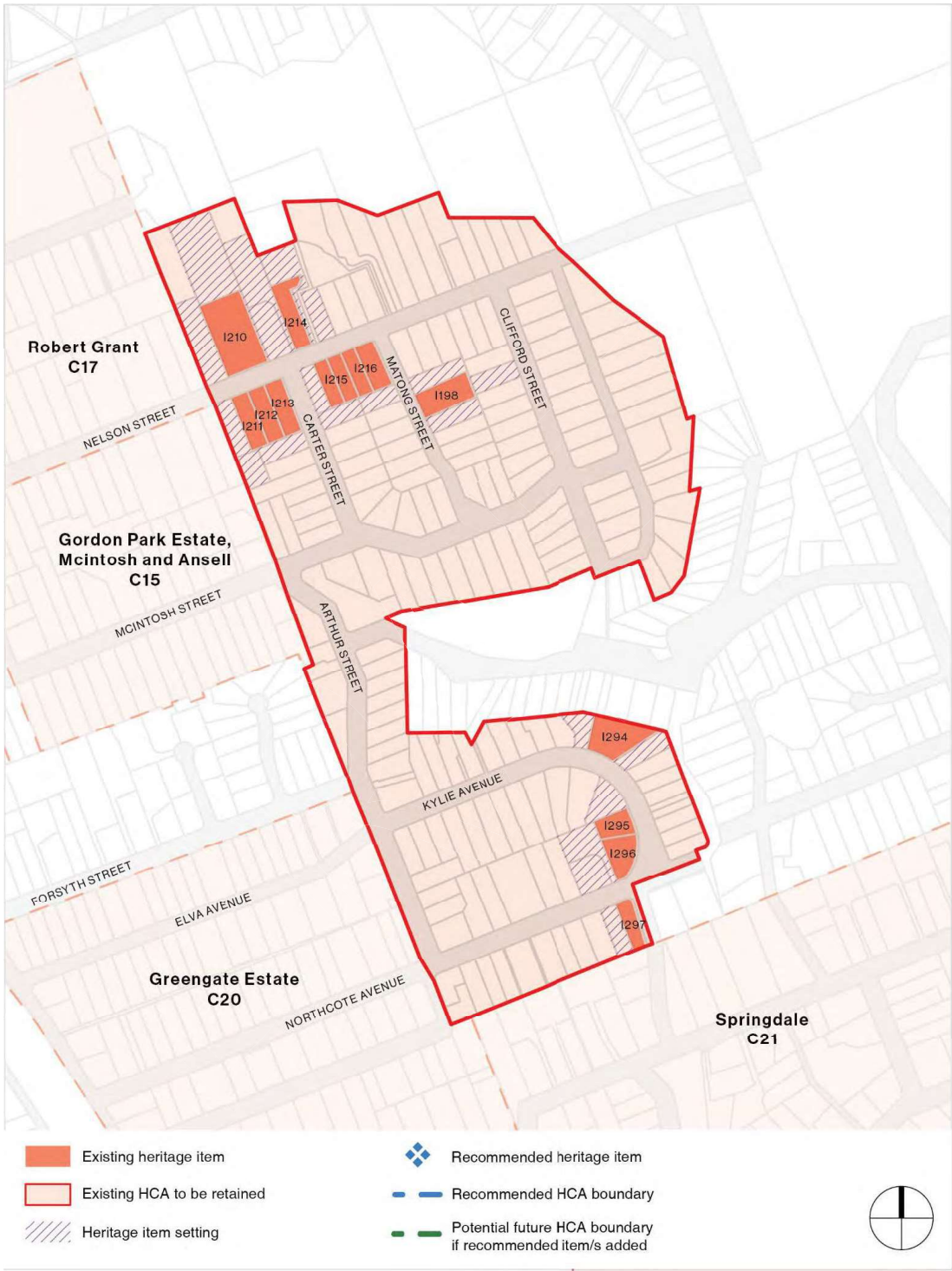


Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	The conservation area features some substantial Federation era dwellings around Nelson Street but is otherwise predominantly interwar in character. California Bungalows predominate in the streets running between Nelson and McIntosh Streets. There are some fine late interwar houses along Kylie Avenue and Arthur Street. A large number of houses have been modified but most have retained evidence of their early form and character. There is also a relatively large amount of non-contributory recent housing through the conservation area.
Integrity of subdivision pattern	The conservation area includes the Stonyhurst Subdivision (1921, 1922), Gloria View Estate (1927) and Hollywood Estate (1928). The overall pattern of subdivision is intact, reflecting the various estates offered for sale during the 1920s.
Quality of setting (including gardens)	The quality of the conservation area's setting is determined by its varied sloping topography and fine stands of native trees in street planting such as that on the eastern section of Kylie Avenue and along Arthur and McIntosh Streets. The area of preserved bushland at the Terrum-Bine Reserve also contributes to the quality of the conservation area. Good quality front gardens and fencing also provide some contribution.
Overall integrity	Moderate

Recommendation

The conservation area generally retains a relatively high degree of integrity because of the legibility of early subdivisions and the quality of its housing stock. It is distinguished by the presence of native trees that form a large proportion of street planting and in the Terrum-Bine Reserve, which is offset by exotic planting in private gardens. It is recommended that the boundaries of the conservation area are **retained**.



18 Existing HCA Boundary for Love Estate, Thorne Grant Conservation Area (C14), recommended to be retained.

4 Lindfield

4.1 Blenheim Road Conservation Area (C27)

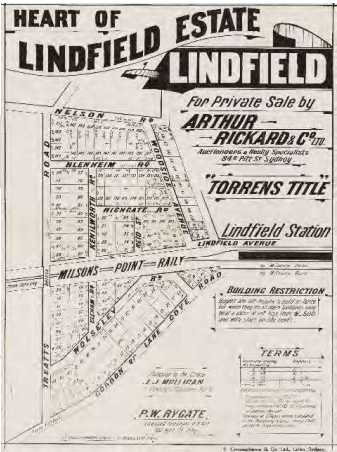
Existing statement of significance

Historically, the area represents the fine residential development of Lindfield during the early twentieth century. The area provides evidence of the 1821 land grant to Daniel McNally and subsequent subdivision of this grant by the New South Wales Realty Company in 1911. The area demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

The conservation area is of significance as an intact portion of the 1911 Heart of Lindfield Estate subdivision. It contains consistent fine Federation Queen Anne style housing with some inter-war residences. The area retains mature street tree planting.

The area is representative of the Federation and inter-war periods of development of the North Shore.

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



Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	The conservation area is notable for its mix of Federation era and interwar bungalows. Treatts Road is predominantly lined by interwar California bungalows, Nelson Road is predominantly lined by Federation era bungalows and Blenheim Road comprises a mix of houses from the two eras. A substantial late 1930s house occupies the site at the intersection of Nelson Road and Woodside Avenue. There are several items listed in Schedule 5 of the LEP within the conservation area.
Integrity of subdivision pattern	The subdivision pattern is very intact with only a small number of reconfigured allotments.
Quality of setting (including gardens)	Generally good quality front gardens and streetscape plantings. A variety of front boundary fences and hedging add visual interest.
Overall integrity	High

Recommendation

The conservation area generally retains a high degree of integrity with a mix of Federation and interwar era bungalows and is enhanced by the quality of private and public planting. It is recommended that the boundaries of the conservation area are **retained**.



19 Existing HCA Boundary for Blenheim Road Conservation Area (C27), recommended to be retained.

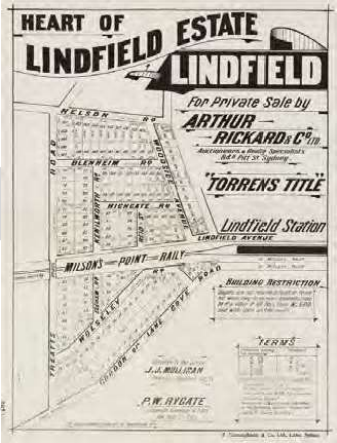
4.2 Wolseley Road Conservation Area (C28)

Existing statement of significance

Historically, the area represents the fine residential development of Lindfield during the nineteenth and twentieth centuries. The area provides evidence of the 1821 land grant to Daniel McNally and the subsequent subdivision of this grant as the "Heart of Lindfield Estate" by the New South Wales Realty Company in 1910. This subdivision demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

The area retains a significant collection of Federation and inter-war period housing, built following subdivision as part of the 1911 Heart of Lindfield Estate, and for its magnificent avenue of mature brush box trees. The area also contains some examples of mid to late twentieth century development.

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



Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Substantially intact housing stock including Federation houses from primary period of development and interwar period. Houses have retained much of their original form and detailing/style, with later additions to the rear of sites. No 14 Wolseley Road has been extensively modified while No. 18 Wolseley Road does not demonstrate the values of the area but is appropriately setback and sympathetic. The values and significance of the HCA are still much in evidence, including mature street planting.
Integrity of subdivision pattern	The conservation area is a small component of the Heart of Lindfield Estate but has retained its original subdivision pattern, which remains unchanged.
Quality of setting (including gardens)	Generally good quality front gardens and notable streetscape plantings. A small number of carports impact on the streetscape. Recent apartment development within the area and development on the northern side of Wolseley Road does not contribute to the setting.
Overall integrity	High

Recommendation

The area retains a high degree of integrity overall, comprised of housing stock of similar periods and style and is enhanced by the quality of private and public planting. It is recommended that the boundaries of the conservation area are **extended** to include street planting on the northern side of Wolseley Road.



20 Recommended adjustment to the boundary of Wolsley Road Conservation Area (C28)), showing extension to the north to include street trees.

Photographs illustrating the values of the Wolseley Road Conservation Area

12 Wolseley Road, Lindfield



36 Wolseley Road, Lindfield



**Looking west along Wolseley
Road - Ibbitson Park in the
foreground**



4.3 Balfour Street/Highfield Road Conservation Area (C29)

Existing statement of significance

Historically, the area represents the residential development of Lindfield in the early twentieth century following the opening of the North Shore rail line. The area demonstrates the subdivision of large land grants from the early nineteenth century, driven by the increased population of the area resulting from the improved access brought about by the railway.

Aesthetically, the area contains an important collection of intact Federation Queen Anne style housing, located on the northern side of Balfour Street. The area also includes the Holy Family Catholic Church constructed in 1940, and the school at 2-4 Highfield Road (corner Pacific Highway). The school includes 7 Balfour Street, one of the intact groups of Balfour Street Federation Queen Anne style houses. The area contains the presbytery associated with the Holy Family Church at 10 Highfield Road. The area is of local heritage significance in terms of its historical, aesthetic and representative value. This satisfies three of the Heritage Council criteria of local heritage significance for local listing.

Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	The housing stock in the conservation area is predominantly from the Federation era (9 Balfour Road is a California Bungalow). The north-eastern section of the conservation area is occupied by the Holy Family Primary School, the buildings of which do not contribute to the conservation area.
Integrity of subdivision pattern	The conservation area consists of a section of an 1893 subdivision facing Highfield Road and a 1903 subdivision facing Balfour Street, both of which were traversed by Wallace Parade. Part of the early subdivision at 7 Balfour Street was acquired by the Catholic Church but this does not obscure the subdivision pattern.
Quality of setting (including gardens)	Generally good quality front gardens, some high-quality fences and notable streetscape plantings. A small number of carports in Balfour Street impact on the streetscape. Recent apartment development within the area and development on the northern side of Wolseley Road does not contribute to the setting of the conservation area. However, this is offset by the quality of development and landscape on the western side of Highfield Road, which does contribute to its setting.
Overall integrity	High

Recommendations

The Balfour Street/Highfield Road Conservation Area is a good representation of early twentieth century housing development in Lindfield and has a fine landscape setting. However, the Holy Family Primary School does not contribute, and 7 Balfour Street was demolished in 2010 and replaced with a shade structure.

Stage 1: It is recommended that the Holy Family Catholic Church at 412 Pacific Highway be **investigated as a potential heritage item**. The 1940 building was designed by prominent architects Fowell McConnel & Mansfield and Sydney Hirst and is a good and representative example of late interwar church design.

Stage 2: If the potential heritage item at stage 1 is listed, it is recommended that the boundary of the conservation area should be **reduced** to exclude the Holy Family Primary School, including 7 Balfour Road and the statement of significance amended.



- 21 Recommended heritage item and potential future HCA Boundary for the Balfour Street/Highfield Road Conservation Area (C29). The recommended heritage item of the Holy Family Catholic Church must be investigated and acted upon prior to the implementation of the new HCA boundary.

Photographs illustrating the values of the Conservation Area

14 Highfield Road, Lindfield



25 Balfour Road, Lindfield



Street trees in Balfour Road



4.4 Frances Street Conservation Area (C30)

Existing statement of significance

Historically, the area represents the residential development of Lindfield to the western side of the North Shore rail line. The area provides evidence of the 1831 land grant to George Cadby and the subsequent subdivision of this grant in 1881. The area demonstrates the development of the late nineteenth century subdivision "Gordon Park Estate" (1881) and the "Lindfield Park Estate" (1894).

The subdivisions reflect the improved transport connections due to the construction of the North Shore rail line. The conservation area includes the early twentieth century subdivision overlays of the 1936 "Eurimbla Estate" as well as further subdivision on Beaconsfield Parade.

The area has aesthetic significance as an intact inter-war development. Frances Street contains an intact collection of California Bungalow style residences constructed in the 1920s.

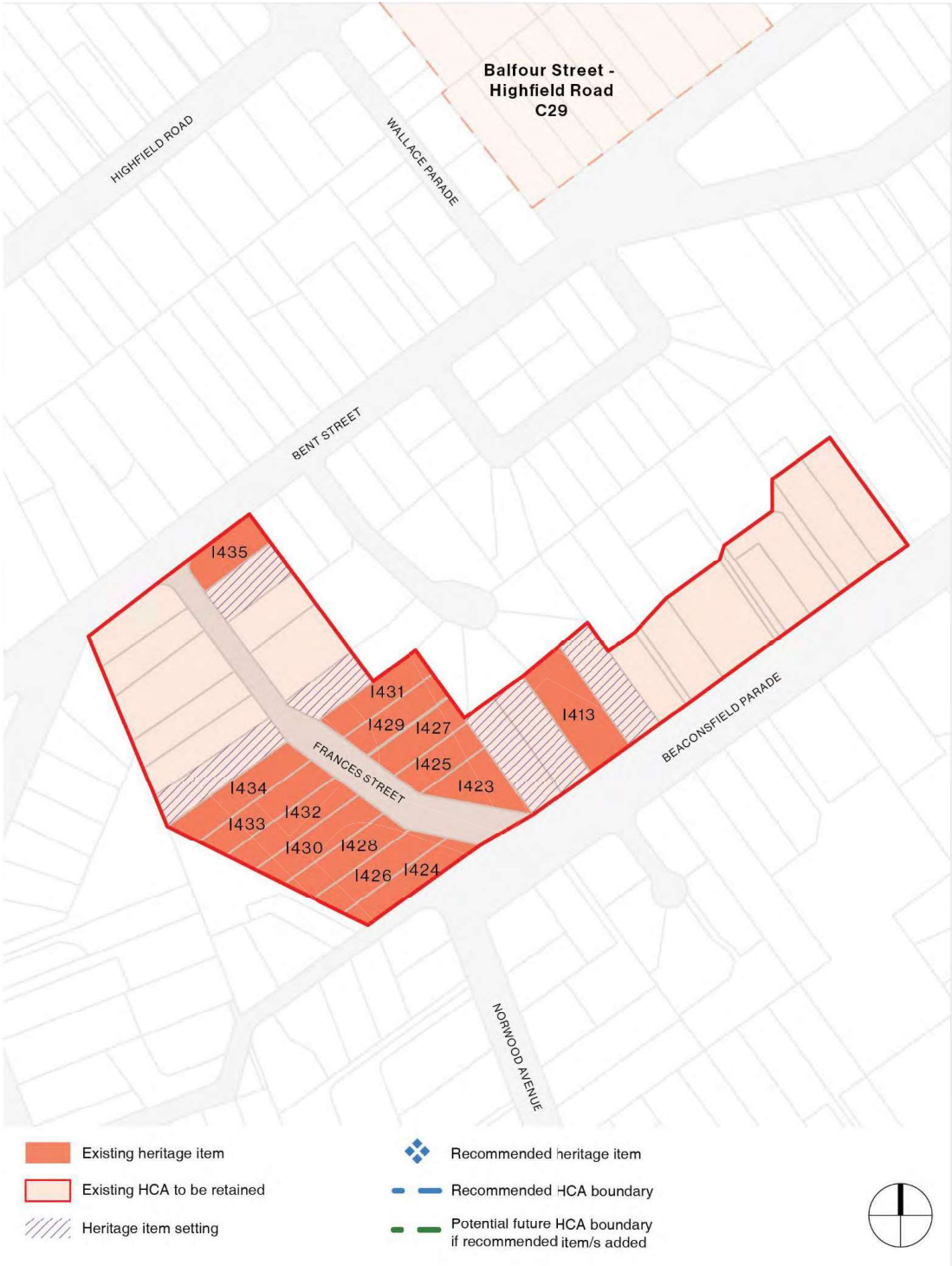
The area is of local heritage significance in terms of its historical, aesthetic and representative value. This satisfies three of the Heritage Council criteria of local heritage significance for local listing.

Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	The conservation area is notable for a preponderance of interwar California Bungalows along Frances Street, many of which are heritage items. Fine interwar (1930s houses) are located at the northern end of the street. Apart from a Federation era timber weatherboard cottage at 31 Beaconsfield Parade, other intact early houses along the street date to the interwar period. The conservation area contains a relatively high number of items listed in Schedule 5 of the LEP. The integrity of earlier houses is generally quite high.
Integrity of subdivision pattern	The subdivision pattern along Frances Street appears to be intact. The original subdivision pattern along the north-eastern section of Beaconsfield Parade has evidently been modified.
Quality of setting (including gardens)	Frances Street is enhanced by several low stone walls on property boundaries and the contribution of well-maintained and planted private gardens. The setting of Beaconsfield Road is enhanced by street and private garden trees and shrubs.
Overall integrity	High

Recommendation

The original architectural character and subdivision pattern of the conservation area is legible and generally intact. They are complemented by the relatively high quality of their landscaped setting. It is recommended that the boundaries of the conservation area are **retained**.



22 Existing HCA Boundary for Frances Street Conservation Area (C30), recommended to be retained.

4.5 Middle Harbour Road, Lindfield Conservation Area (C42)

Existing statement of significance

Historically, the area represents the fine residential development of Lindfield during the nineteenth and twentieth centuries. The area provides evidence of the 1819 land grant to Daniel Dering Mathew, known as "Clanville", and the subsequent subdivision of this grant. This subdivision demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

The Middle Harbour Road Lindfield Conservation Area is of historic and aesthetic significance as a good and largely intact residential precinct characterized by streetscapes of good, high-quality examples of single detached houses primarily from the Federation and interwar periods with some good examples of mid to late twentieth century dwellings.

The built context is enhanced by the street proportions and character, street plantings and garden settings including remnant and planted native trees. Some re-subdivision and redevelopment has also occurred in the area. Despite these changes, the area significantly retains its early subdivision and streetscape pattern of single detached houses within a "green" setting.

The area is of local heritage significance in terms of its historical and aesthetic value. This satisfies two of the Heritage Council criteria of local heritage significance for local listing.



Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Interwar bungalows are prevalent throughout the conservation area although there are Federation bungalows located in Middle Harbour Road, Short Street and Tryon Road. There is a relatively large number of modified early twentieth century houses that make little contribution to the conservation area, along with recently completed houses that do not relate to earlier housing stock in their vicinity.
Integrity of subdivision pattern	The conservation area is understood to include portions of the Seldon Estate 2 nd subdivision (1893) and the Lindfield Grove Estate (1906). The original subdivision pattern has been affected by subsequent subdivisions and reconfiguration of allotments.
Quality of setting (including gardens)	While the setting of the conservation area has been diminished by alterations and additions to early houses and the construction of new houses, this is offset by mature street planting and the contribution of well planted and maintained private gardens.
Overall integrity	Moderate

Recommendation

Notwithstanding the amount of change that has taken place, the original architectural character and subdivision pattern of the conservation area is still legible. They are complemented by the relatively high quality of their landscaped setting. It is recommended that the boundaries of the conservation area are **retained**.



23 Existing HCA Boundary for Middle Harbour Road, Lindfield Conservation Area (C42), recommended to be retained.

4.6 Lindfield West Conservation Area (C45)

Existing statement of significance

The Lindfield West Conservation Area forms part of the late nineteenth century subdivisions of the "Gordon Park Estate" (1881) and the "Lindfield Park Estate" (1894). The subdivisions reflect the improved transport connections due to the construction of the North Shore railway. The area included the twentieth century subdivision overlay of the Dartmoor Estate (1927) evident through the existing housing. The area has aesthetic significance as an intact inter-war housing development.

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

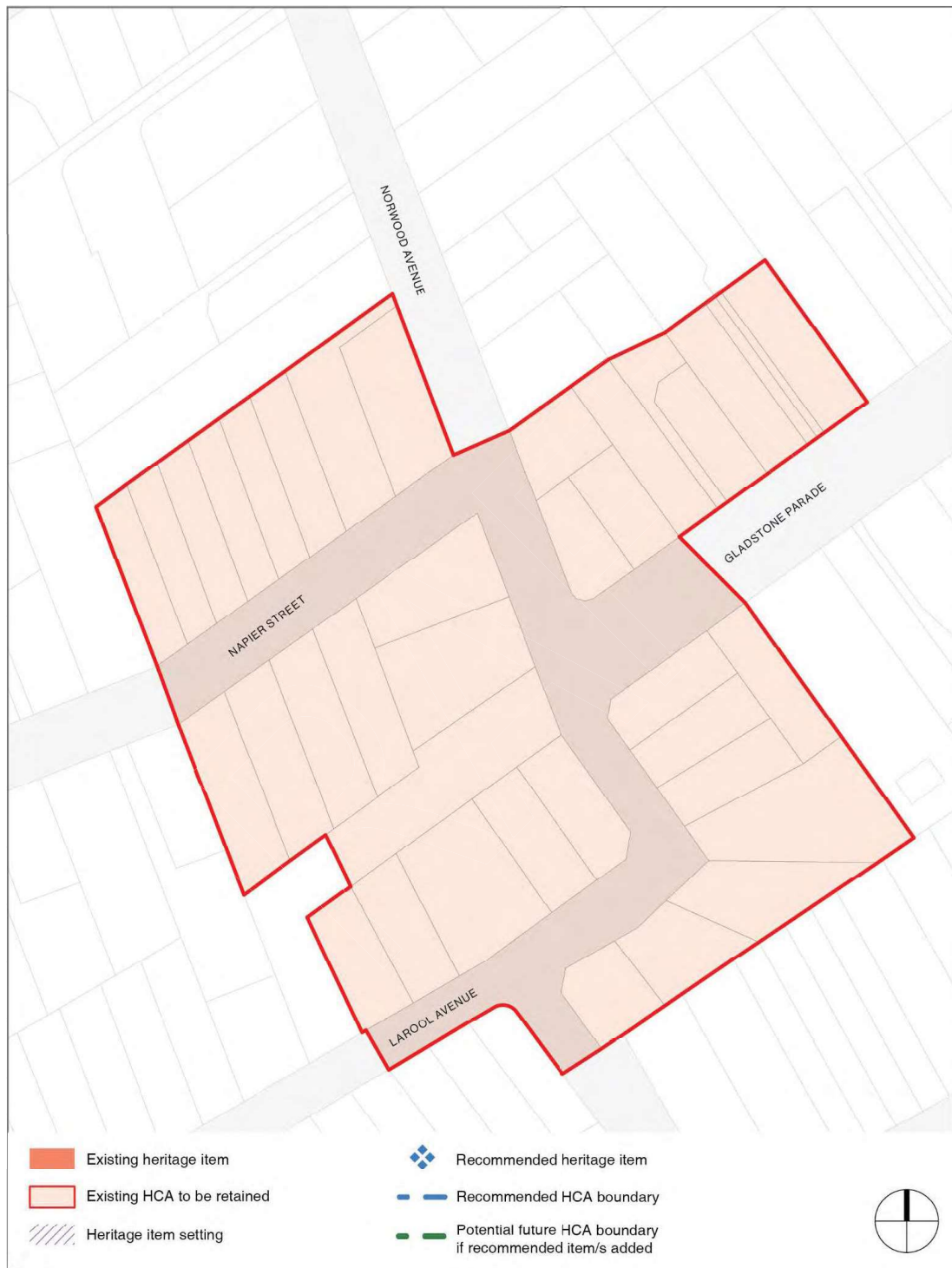


Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Relatively intact and diverse housing stock that encompasses Federation era houses in Napier Street and Norwood Avenue – 4 Norwood Avenue is an uncommon timber weatherboard cottage – consolidated by interwar bungalows and post World War II houses in Larool Avenue. Most houses have retained their early form and architectural style, which have not been obscured by later additions where these have occurred. There are no listed heritage items in the conservation area.
Integrity of subdivision pattern	The subdivision pattern of the conservation area is made up of sections of subdivisions. Archival evidence suggests the subdivision layout is relatively intact and still in evidence.
Quality of setting (including gardens)	Houses demonstrating early form and detail contribute to the setting of the conservation area. There are impressive stands of street trees in Gladstone Parade and Napier Street along with a relatively large number of well-maintained and planted private gardens across the conservation area. A small number of carports in front yards detract from the setting.
Overall integrity	High

Recommendation

The area contains a diverse range of twentieth century houses in a fine setting. The original subdivision pattern and lot size apparently remains legible. It is recommended that the boundaries of the conservation area are **retained**.



24 Existing HCA Boundary for Lindfield West Conservation Area (C45), recommended to be retained.

5 Roseville

5.1 Trafalgar Avenue Conservation Area (C31)

Existing statement of significance

Historically, the area represents the residential development of Lindfield during the nineteenth and twentieth centuries. The construction of the North Shore rail line in 1890 brought about the subdivision of the Clanville Estate to create the Lindfield Grove, Fowler and Bothwell Estates, parts of which form the conservation area.

The area is a largely intact residential precinct of the Federation period, which developed alongside the railway. It includes houses in a variety of styles, dating from the 1900s to the 1920s. Mature trees on public and private land (including remnant native trees) are an integral part of the character of the area.

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



Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Relatively intact housing stock that encompasses Federation era and interwar houses and bungalows. Most houses have retained their early form and architectural style, which have not been obscured by later additions where these have occurred. The Russell Street component of the conservation area has a high level of integrity. The conservation area does not include items listed in Schedule 5 of the LEP in the conservation area.
Integrity of subdivision pattern	The subdivision pattern of the conservation area is made up of sections of various subdivisions and does not reflect one dominant overall subdivision. However, the pattern of early subdivision is still evident.
Quality of setting (including gardens)	Houses demonstrating early form and detail contribute to the setting of the conservation area. Street planting in the conservation area is uneven and private gardens are of variable quality. The quality of the setting in this conservation is of a lower standard than in other conservation areas.
Overall integrity	High

Recommendation

The area contains a high proportion of largely intact early twentieth century houses, with the original subdivision pattern and lot size remaining legible. It is recommended that the boundaries of the conservation area are **retained**.



25 Existing HCA Boundary for Trafalgar Avenue Conservation Area (C31), recommended to be retained.

5.2 Clanville Conservation Area (C32)

Existing statement of significance

Historically, the area represents the fine residential development of Roseville and Lindfield during the nineteenth and twentieth centuries. The area provides evidence of the 1819 land grant to Daniel Dering Mathew, the subsequent purchase of this grant by Richard Archbold in 1824 and later its subdivision.

The area has further historic significance for the successive subdivisions of "Clanville" in the late nineteenth century with the subdivisions of Roseville Park Estate (1893) and Roseville Station Estate (1896), and the early twentieth century subdivisions of Clanville Estate (1903); Clanville Heights Estate (aka Lindfield Heights Estate of 1906) (1905); Terry's Hill Estate (1908); Archbold Hill Estate (1909); Clermiston Estate (1912); Taraville Estate (1914); The Firs Estate (1918); The Garden Estate (1920); Hordern's Roseville Estate (1922) and Archbold Hill Estate (1923). These subdivisions demonstrate the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

The area has aesthetic significance for the highly intact and quality Federation and inter-war houses, with some examples of mid to late twentieth century development. Architectural styles present from the Federation period include Federation and transitional bungalows, Queen Anne, and Arts and Crafts, and present from the inter-war period mostly Californian Bungalows with some examples of Old English, Art Deco and Spanish Mission.

The area is of local heritage significance in terms of its historical and aesthetic value. This satisfies two of the Heritage Council criteria of local heritage significance for local listing.

Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Relatively intact housing stock that encompasses Federation era and interwar houses and bungalows. Most houses have retained their early form and architectural style, which have not been obscured by later additions where these have occurred. The conservation area includes several heritage items, which include the open space and recreational amenity of Roseville Park in the northern section.
Integrity of subdivision pattern	The subdivision pattern of the conservation area is made up of sections of subdivisions from the 1890s through to the 1920s and does not reflect one dominant overall subdivision. A number of allotments have been reconfigured.
Quality of setting (including gardens)	The Clanville Conservation Area is notable for a combination of factors that include varied topography ranging from level ground around Chelmsford Avenue to hilly terrain around Lord Street and Roseville Avenue, extensive mature street trees, fencing along street boundaries, a high standard of early residential architecture and established, well-maintained gardens.
Overall integrity	High

Recommendation

The conservation area retains a relatively high degree of integrity overall and has high aesthetic values because of its topographical variety, quality of early housing stock and public and private landscaping. It is recommended that the boundaries of the conservation area be **extended** to incorporate The Grove Conservation Area (C35) and the Lord Street/Bancroft Avenue Conservation Area (C36). These two conservation areas share a common subdivision history with the Clanville Conservation Area and share streetscapes, historic values and high aesthetic quality.



26 Recommended adjustment to the boundary of Clonville Conservation Area (C32), showing amalgamation with The Grove Conservation Area (C35) and the Lord Street/Bancroft Avenue Conservation Area (C36).

Photographs illustrating the values of the area

**17 Clermiston Avenue,
Roseville**



**15 Clermiston Avenue,
Roseville**



**Street trees in Roseville
Avenue**



5.3 The Grove Conservation Area (C35)

Existing statement of significance

Historically, the area represents the fine residential development of Roseville during the nineteenth and twentieth centuries. The area provides evidence of the 1819 land grant to Daniel Dering Mathew and the subsequent subdivision of this grant by members of the Archbold family and by Alfred James Hordern and by Eden Herschel Babbage from the 1890s through to the early years of the twentieth century. These subdivisions demonstrate the development resulting from the construction of the North Shore rail line at the end of the nineteenth century. The area retains the intact streetscapes which reflect its historical development following both the 1903 Clanville Estate subdivision and re-subdivision in 1922 as part of Hordern's Roseville Estate.

The area retains a significant collection of residences from the Federation period through to later twentieth century development of largely single dwellings, with mature street tree planting characteristic of the same period.

The area is of local heritage significance in terms of its historical and aesthetic value. This satisfies two of the Heritage Council criteria of local heritage significance for local listing.



Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Early housing stock is mostly from the interwar period. It has generally retained a relatively high level of integrity. In most cases where alterations and additions have taken place, the original form and architectural detail of the house is still evident. The conservation area includes several items listed in Schedule 5 of the LEP.
Integrity of subdivision pattern	Boundaries of the original subdivisions are partially reflected by those of the conservation area. The lot layout is also generally similar to what appears on auction notices advertising the sale of land in the subdivisions, although some early lots have been reconfigured. Allotments have been amalgamated onto one title at the KOPWA Aged Care facility at 12-16 Trafalgar Avenue and extensive redevelopment of the site has taken place.
Quality of setting (including gardens)	The setting of the conservation area (and heritage items within it) is enhanced by the combination of housing stock, private gardens, fencing and street planting. The scale and density of the KOPWA development does not demonstrate the values of the conservation area.
Overall integrity	High

Recommendation

The Grove Conservation Area has a high level of integrity and aesthetic value. It shares most of its boundaries with the Clanville Conservation Area (C32), along with its historic and aesthetic values. It is recommended that The Grove Conservation area is **amalgamated** with the Clanville Conservation Area.



27 Recommended adjustment to the boundary of The Grove Conservation Area (C35), showing amalgamation with Clanville Conservation Area (C32) and the Lord Street/Bancroft Avenue Conservation Area (C36).

5.4 Lord Street/Bancroft Avenue Conservation Area (C36)

Existing statement of significance

Historically, the area represents the fine residential development of Roseville during the nineteenth and twentieth centuries. The area provides evidence of the 1819 land grant to Daniel Dering Mathew, known as "Clanville", and the subsequent subdivision of this grant by Archbold family as the 1903 "Clanville Estate" subdivision. This subdivision demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

The area retains a grouping of mostly intact houses from the Federation to inter-war period. The houses and heritage items within the conservation area are of high quality exhibiting fine detailing and quality workmanship.

The area is representative of suburban development in Ku-ring-gai and in Roseville close to the railway following the 1903 Clanville Estate subdivision.

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



Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Housing stock consists of Federation era and interwar residences. Most have retained a relatively high level of integrity. Where modifications have taken place, in most cases the original architectural style and character of the houses is still evident. The conservation area has several items listed in Schedule 5 of the LEP within its boundaries.
Integrity of subdivision pattern	The boundaries of the conservation area are consistent with a section of the Clanville Estate (Roseville Station) subdivision west of Anne Street (now Glencroft Avenue). Some reconfiguration of allotments has taken place at the eastern end of the conservation area.
Quality of setting (including gardens)	The setting of the conservation area (and heritage items within it) is enhanced by the combination of housing stock, private gardens and street planting. Street planting on Bancroft Avenue has numerous mature street trees while Lord Street but private gardens in Lord Street make a major contribution to the setting of the conservation area.
Overall integrity	High

Recommendation

The Lord Street/Bancroft Avenue Conservation Area has a high level of integrity and aesthetic value. It shares boundaries along Lord Street and Glencroft Avenue with the Clanville Conservation Area (C32), along with its historic and aesthetic values. It is recommended that the Lord Street/Bancroft Avenue Conservation Area is **amalgamated** with the Clanville Conservation Area.



28 Recommended adjustment to the boundary of Lord Street/Bancroft Avenue Conservation Area (C36), showing amalgamation with The Grove Conservation Area (C35) and the Clanville Conservation Area (C32).

5.5 Garden of Roseville Estate Conservation Area (C37)

Existing statement of significance

The Garden of Roseville Estate Conservation Area is a highly intact inter-war subdivision located on the western side of the Pacific Highway in Roseville. The area is of historic significance as part of the 1821 William Henry land grant. The area has historic significance as an early twentieth century subdivision of the Garden of Roseville Estate of 1914, evident in the street layout.

The conservation area has high aesthetic significance as a highly intact and consistent early twentieth century development, whose interwar streetscapes are enhanced by the consistent architectural style, mostly inter-war Californian, and Arts and Crafts Bungalows.

The area is of local heritage significance in terms of its historical and aesthetic value. This satisfies two of the Heritage Council criteria of local heritage significance for local listing.



Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Surviving early housing stock is predominantly Inter War California Bungalow style dwellings and later interwar bungalow type houses. A relatively large proportion have been modified and enlarged.
Integrity of subdivision pattern	Boundaries of the original subdivision are largely reflected by those of the conservation area. The lot layout is also generally similar to that of the original Garden of Roseville subdivision, although original allotments on the eastern side of Ontario Avenue and the north-eastern section of Bromborough Road are not included in the conservation area.
Quality of setting (including gardens)	The setting of the conservation area is established by intact early housing and private gardens. The quality of private gardens is, however, variable. Mature street trees also contribute to the setting of Thomas Avenue and, to a lesser extent, to Bromborough Road.
Overall integrity	Moderate

Recommendation

Most of the Garden of Roseville Estate Conservation Area is comprised of early twentieth century housing stock of a similar period and style and retains a moderate degree of integrity. However, half of the houses on the southern side of Bromborough Road within the present conservation area boundaries do not demonstrate the values of the conservation area because of alterations and additions while several houses elsewhere in the conservation area have lost integrity because of alterations and additions. It is recommended that the boundaries of the conservation area are **reduced** in this location.



29 Recommended adjustment to the boundary of Garden of Roseville Estate Conservation Area (C37), showing reduction at the southern side of Bromborough Road.

5.6 Shirley Road Conservation Area (C38)

Existing statement of significance

Historically, the area represents the residential development of Roseville during the nineteenth and twentieth centuries. The area provides evidence of the 1813 land grant to Willima Henry and the 1821 land grant to Michael Fitzgerald, and the subsequent subdivision of these grants from 1896. This subdivision demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

The area consists of a section of Shirley Road Roseville with quality intact Federation and inter-war development. The area also has historical significance as a collection of subsequent early twentieth century subdivisions including the Jenkins Estate First Subdivision (1909) and the Lynwood Estate (1915) and a collection of inter-war subdivisions including the Toongarah Estate (1931) and the Millwood Estate (1936), evident in the lots and some dwellings.

The conservation area has aesthetic significance as a highly intact Federation and inter-war development. Federation residences on Shirley Road have fine architectural detailing and are set in generously sized landscapes. The dwellings on Shirley Road range from large and notable residences to smaller examples of both the Federation and inter-war periods.

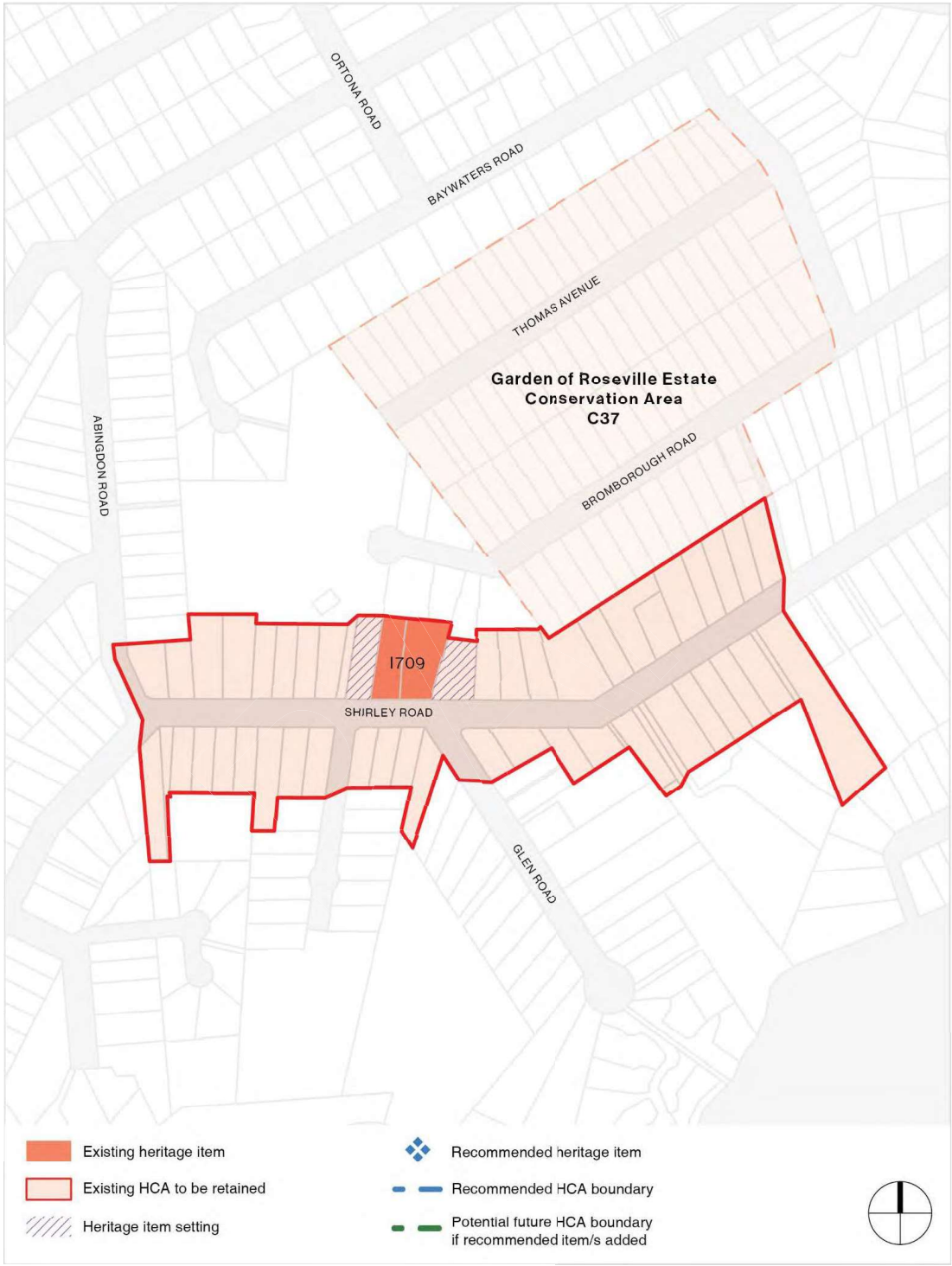
The area is of local heritage significance in terms of its historical and aesthetic value. This satisfies two of the Heritage Council criteria of local heritage significance for local listing.

Assessment

Criteria	Comment
Integrity of housing stock (identified significant periods)	Relatively intact housing stock, dating to the late Federation era and predominantly the interwar period. Most houses have retained their early form and detailing/style, which have not been obscured by later additions where these have occurred. The conservation area includes one heritage item, "Lynwood" at 63 Shirley Road.
Integrity of subdivision pattern	The subdivision pattern of the conservation area is made up of sections of subdivisions from the first third of the twentieth century and does not reflect one dominant overall subdivision. A number of allotments have been reconfigured.
Quality of setting (including gardens)	The setting of the conservation area is established by intact early housing and private gardens. Gardens range in quality from fair to good. Mature street trees enhance the conservation area. The majority of houses in the conservation area contribute to its setting.
Overall integrity	Moderate

Recommendation

The conservation area retains a moderate degree of integrity overall because of alterations and additions carried out to numerous houses. It is largely comprised of housing stock from the interwar period that shares common stylistic character, with several high-quality gardens and some mature street trees. It is recommended that the boundaries of the conservation area are retained.



30 Existing HCA Boundary for Shirley Road Conservation Area (C38), recommended to be retained.

6 Recommendations and conclusions

6.1 Summary of recommendations

The following table provides a high-level summary of the recommendations for each conservation area. See the relevant section of the report for the detailed recommendation and accompanying map illustrating proposed changes.

Heritage Conservation Area	High-level recommendation
Gordon	
C12 Gordondale Estate HCA	Boundaries of conservation area retained.
C13 Roberts Grant HCA	Stage 1: Investigate potential heritage item at 39 Rosedale Road; Stage 2: If the potential heritage item at stage 1 is listed, the boundaries of the conservation area should be reduced.
C15 Gordon Park Estate, McIntosh and Ansell HCA	Boundaries of conservation area extended by two properties and amalgamated with the Gordon Park Conservation Area (C17).
C16 St Johns Avenue HCA	Boundaries of conservation area retained.
C17 Gordon Park HCA	Boundaries of conservation area extended by two properties and amalgamated with the Gordon Park Estate, McIntosh and Ansell Conservation Area (C15).
C18 Yarabah Avenue HCA	Boundaries of conservation area extended to include 18 Yarabah Avenue; Reduce conservation area boundaries to exclude 17 Yarabah Avenue, 724 Pacific Highway and 726 Pacific Highway.
C19 Smith Grant HCA	Boundaries of conservation area retained.
C39 Robert Street/Khartoum Avenue HCA	Boundaries of conservation area extended to include northern side of Khartoum Avenue; Investigate potential of 81 Werona Avenue as heritage item (near conservation area but not in its boundaries).
Killara	
C14 Love Estate, Thorne Grant HCA	Boundaries of conservation area retained.
C20 Greengate Estate HCA	Boundaries of conservation area retained.
C21 Springdale HCA	Boundaries of conservation area retained.
C22 Crown Blocks HCA	Boundaries of conservation area retained.
C23 Lynwood Avenue HCA	Boundaries of conservation area retained.
C24 Marian Street HCA	Boundaries of conservation area retained.
C25 Stanhope Road HCA	Boundaries of conservation area retained; Investigate potential of Lindfield Synagogue, 15 Treatts Road, as heritage item (adjacent to conservation area but not in its boundaries).
C26 Oliver Grant HCA	Stage 1: Investigate potential heritage items at 4 Clarence Avenue and 17 Kiamala Crescent Stage 2: If the potential heritage item at stage 1 is listed, the boundaries of the conservation area should be reduced.

Heritage Conservation Area	High-level recommendation
Lindfield	
C27 Blenheim Road HCA	Boundaries of conservation area retained.
C28 Wolseley Road HCA	Boundaries of conservation area extended
C29 Balfour Street/Highfield Road HCA	Stage 1: Investigate potential heritage item of Holy Family Catholic Church, 412 Pacific Highway. Stage 2: If the potential heritage item at stage 1 is listed, the boundaries of the conservation area should be reduced.
C30 Frances Street HCA	Boundaries of conservation area retained.
C42 Middle Harbour Road, Lindfield HCA	Boundaries of conservation area retained.
C45 Lindfield West HCA	Boundaries of conservation area retained.
Roseville	
C31 Trafalgar Avenue HCA	Boundaries of conservation area retained.
C32 Clanville HCA	Boundaries of conservation area retained and enlarged to incorporate The Grove Conservation Area (C35) and the Lord Street/Bancroft Avenue Conservation Area (C36).
C35 The Grove HCA	Boundaries of conservation area retained and incorporated into the Clanville Conservation Area (C32).
C36 Lord Street/Bancroft Avenue HCA	Boundaries of conservation area retained and incorporated into the Clanville Conservation Area (C32).
C37 Garden of Roseville Estate HCA	Boundaries of conservation area reduced.
C38 Shirley Road HCA	Boundaries of conservation area retained.

The following properties should be investigated to determine whether they reach the threshold for listing in Schedule 5 of the LEP:

- 81 Werona Avenue, Gordon (adjacent to C39 Robert Street/Khartoum Avenue HCA).
- 39 Rosedale Road, Gordon (C13 Roberts Grant HCA).
- Lindfield Synagogue, 15 Treatts Road, Lindfield (adjacent to C25 Stanhope Road HCA).
- 4 Clarence Avenue, Killara (C26 Oliver Grant HCA)
- 17 Kiamala Crescent, Killara (C26 Oliver Grant HCA).
- Holy Family Catholic Church, 412 Pacific Highway, Lindfield (C29 Balfour Street/Highfield Road HCA)

6.2 Conclusions

The heritage conservation areas that are the subject of this study are a highly significant component of the urban fabric of Ku-ring-gai that graphically document the history and development of the municipality.

The conservation areas generally display a high level of integrity and a high level of aesthetic quality. This is demonstrated in several ways. The original subdivision pattern in the conservation areas is legible, notwithstanding later re-subdivision and amalgamation of allotments. A large number of houses have survived in an original condition or, where modified, have retained a substantial amount of their original form, appearance and detail. Many houses across the conservation area are architect-designed and reflect the fashionable architectural idioms of several periods (late Victorian, Federation, Interwar and Post War), providing invaluable evidence of the evolution of domestic architecture in Ku-ring-gai and the changing expectations of the people who commissioned their construction and occupied them. The character of houses is augmented by fine and well-maintained gardens in many instances, front boundary fencing and the presence of mature street planting.

The relative integrity of the conservation areas and the relevance of their existing boundaries is reflected in the recommendations for each of them, summarised in Section 6.1 above.