

Figure A7.1 Heritage Conservation Area Impacts: Preferred Scenario & TOD Controls

LEGEND

Transport

- Train Station
- Railway Line

Cultural Protection

- Heritage Conservation Areas

Planning & Land Use Designation

- Existing TOD Boundary (400m)
- Revised TOD Boundary
- Ward Boundary
- Existing zone retained

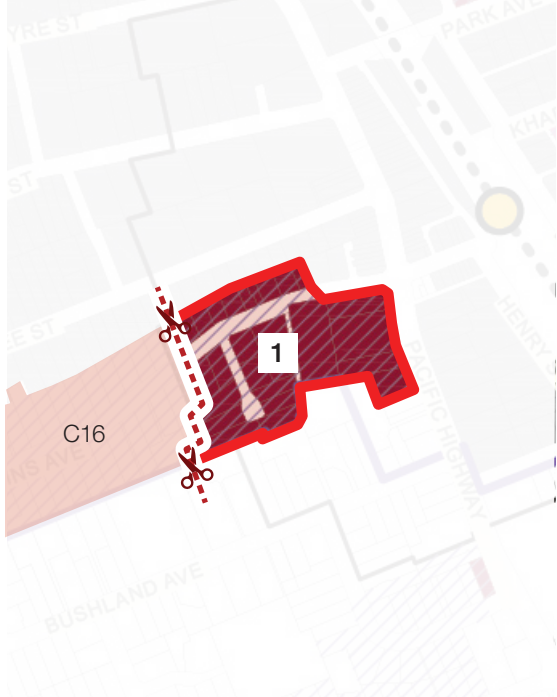
HCA with Rezoning Status

- Land to be rezoned
- HCA impacted by TOD controls and **excluded from** the preferred scenario
- HCA impacted by TOD controls and **included in** the preferred scenario
- HCA **not** impacted by TOD controls but **included in** the preferred scenario

SCALE: 1:10000 @ A1

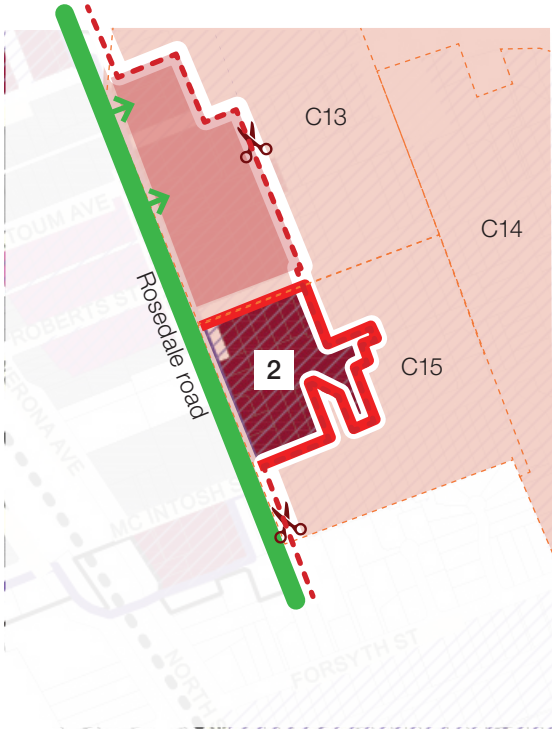
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Location	Site Refer Figure #	Description	HCA Included in TOD	HCA Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Gordon	1	C16 St Johns Avenue Conservation Area	Yes (part)	No	<p>C16 is a linear shaped HCA stretching about 600m from the Pacific Highway to Vale Street. The TOD impacts on about 30% of this HCA at its eastern end from just west of Oberon Crescent up to the Pacific Highway creating interface impacts and impacting on the integrity of HCA. The HCA includes St Johns Church, manse and cemetery which are listed items.</p> <p>The portion of the HCA impacted by the TOD is contiguous with the remainder of the HCA which extends west down slope to Vale Street.</p> <p>There is no suitable planning solution that would allow the HCA to be divided in two parts and manage downslope transition impacts.</p> <p>The preferred option protects C16 St Johns Avenue Conservation Area in its entirety consistent with Principle 3 - Preserve Heritage Conservation Areas and Principle 5 - Manage transition impacts</p> 

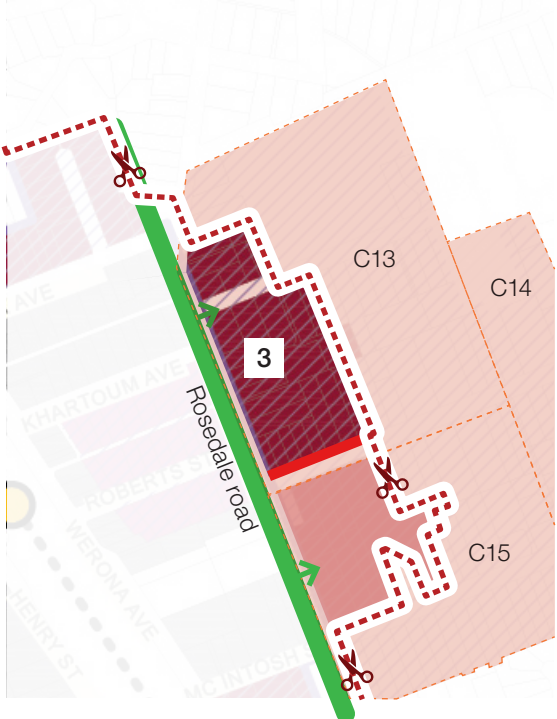
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- Segmenting Conservation Area
- Poor Interface Outcome
- Desirable Interface Outcome

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Gordon	2	C15 Gordon Park Estate Macintosh/ Ansell Grant Conservation Area	Yes (part)	No	<p>The TOD affects the western portion of the HCA between Macintosh Street and Nelson Road resulting in potential for extensive interface impacts along the eastern and southern TOD boundary and impacting on integrity of HCA.</p> <p>This HCA is contiguous with C14 and C13 and lacks a spatially discrete boundary to the east where it meets C14.</p> <p>Inclusion of this HCA as high density residential would create zone transition impacts that are not easily mitigated. Therefore it is proposed to contract the TOD development boundary westward to Rosedale Road which would become the boundary between high density (west of Rosedale Road) and low density (east of Rosedale Road).</p> <p>Accordingly, the Preferred Scenario protects C15 Gordon Park Estate Conservation Area in its entirety consistent with Principle 3 - Preserve Heritage Conservation Areas and Principle 5 - Manage transition impacts.</p> 

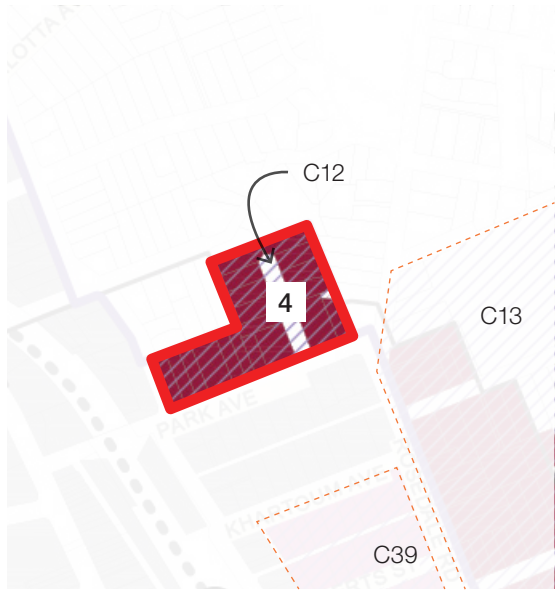
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Gordon	3	C13 Roberts Grant Conservation Area	Yes (part)	No	<p>The TOD affects the majority of this HCA resulting in extensive interface impacts along the eastern TOD boundary particularly between Nelson Road and Melkin End. The TOD also impacts on the integrity of the HCA.</p> <p>This HCA is contiguous with C14 and C15 and lacks a spatially discrete boundary to the east where it meets C14.</p> <p>Inclusion of this HCA as high density residential would create zone transition impacts that are not easily mitigated. Therefore it is proposed to contract the TOD development boundary westward to Rosedale Road which would become the boundary between high density (west of Rosedale Road) and low density (east of Rosedale Road).</p> <p>Accordingly, the Preferred Scenario protects C13 Roberts Grant Conservation Area in its entirety consistent with Principle 3 - Preserve Heritage Conservation Areas and Principle 5 - Manage transition impacts.</p> 

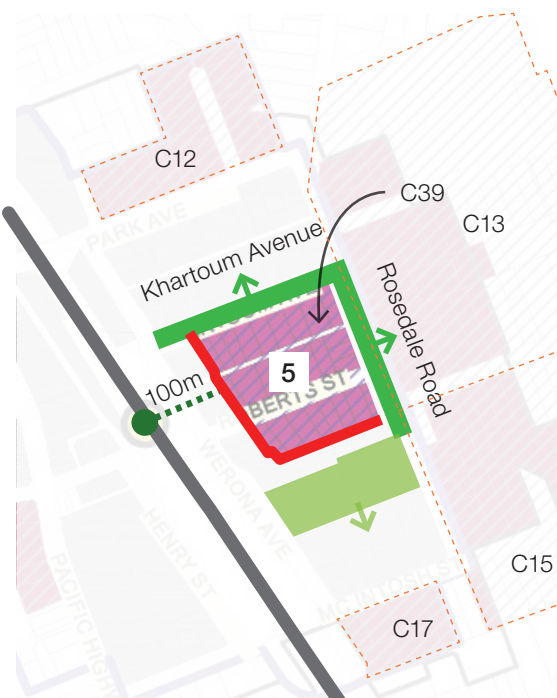
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Location	Site Refer Figure #	Description	HCA Included in TOD	HCA Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Gordon	4	C12 Gordondale Estate Conservation Area	Yes	No	<p>A small HCA comprising 18 properties of which 7 are listed heritage items. The high proportion of heritage items would likely limit development potential of area.</p> <p>TOD impacts on integrity of HCA and isolates several heritage items. The TOD would also result in interface impacts to north and east.</p> <p>The Preferred Scenario protects the C12 Gordondale Estate Conservation Area in its entirety consistent with Principle 2 - Minimise impacts on Heritage Items, Principle 3 - Preserve Heritage Conservation Areas, and Principle 5 - Manage transition impacts.</p> 

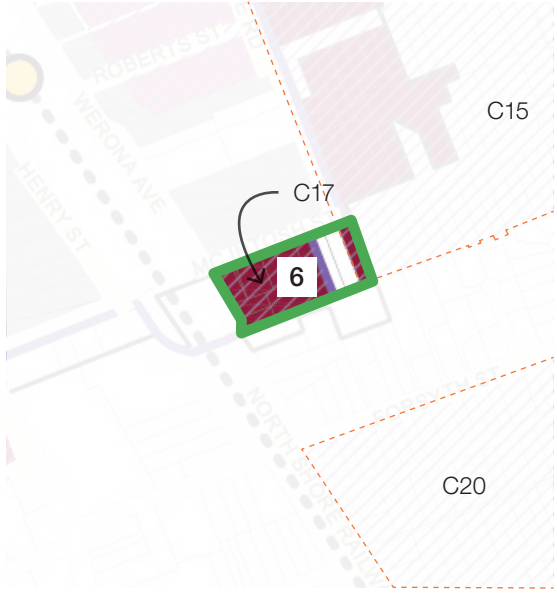
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Gordon	5	C39 Robert Street/Khartoum Avenue Conservation Area	Yes	Yes	<p>The TOD impacts the whole of this HCA.</p> <p>As discussed above it is proposed to fully protect the HCAs to the east of Rosedale Road and contract the TOD development boundary westward to Rosedale Road.</p> <p>This HCA is proposed for high density residential based on the following planning criteria:</p> <ul style="list-style-type: none"> proximity of HCA to rail station (within 250m) low concentration of heritage items discrete boundaries formed by Rosedale Road, Park Avenue and Gordon Recreation Grounds minimise transition impacts. <p>The inclusion of C39 will create a more balanced pattern of land use between the eastern and western sides of Gordon.</p> <p>The inclusion of C39 will assist with meeting dwelling targets.</p> 

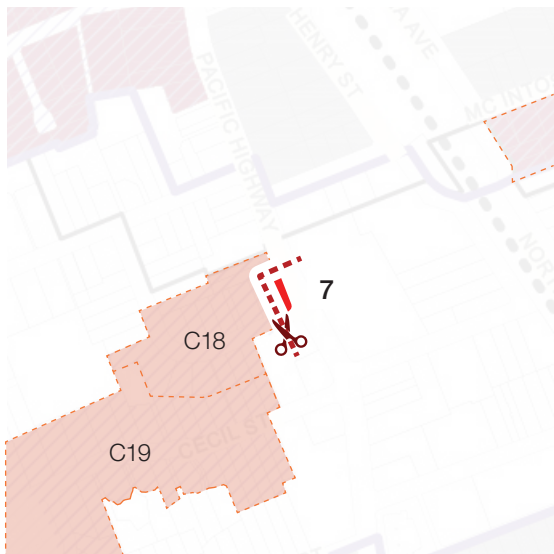
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Gordon	6	C17 Gordon Park Conservation Area	Yes	No	<p>C17 is a small HCA comprising 6 properties including a State Heritage Item (Eryldene). The TOD impacts the entire HCA resulting in potential interface issues on the east. The presence of a State Heritage Item would likely limit the development potential of this area.</p> <p>The preferred option fully protects C17 St Gordon Park Avenue Conservation Area consistent with Principle 2 - Minimise impacts on Heritage Items, Principle 3 - Preserve Heritage Conservation Areas, Principle 5 - Manage transition impacts.</p> 

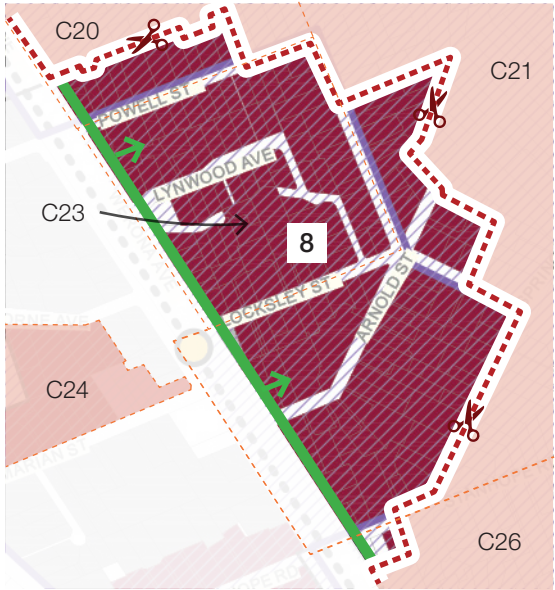
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Gordon	7	1 Yarabah Avenue	Yes	No	<p>This property has an area of 816sqm and is located within C18 Yarabah Avenue Conservation Area.</p> <p>The property is included within the TOD due to anomalies arising from the application of a 400m radius to define the development boundary of TOD.</p> <p>It is proposed to retain the property as low density residential within C18, an HCA proposed to be fully protected in the Preferred Scenario. This is consistent with Principle 3 - Preserve Heritage Conservation Areas and Principle 5 - Manage transition impacts.</p> 

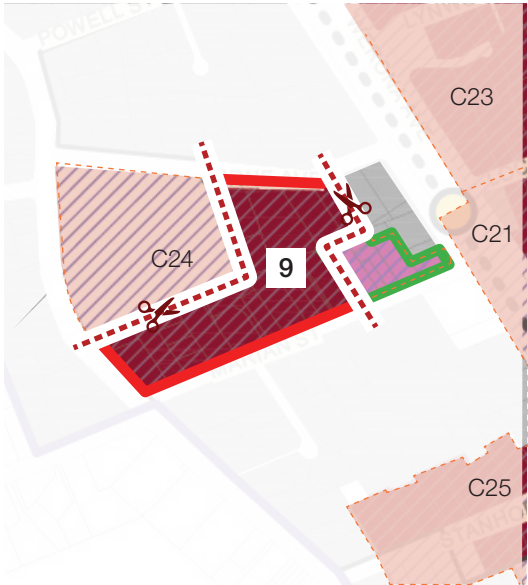
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Killara	8	C20 Greengate Estate Conservation Area, C21 Springdale Conservation Area, C23 Lynwood Avenue Conservation Area	Yes	No	<p>The TOD impacts on the entirety of C23; a small part of C21 between Locksley Street, Stanhope Road and Springdale Road; and a small part of C20 along southern edge fronting Powell Street.</p> <p>The three Conservation areas merge to create a continuous area on the eastern side of Killara.</p> <p>The precinct has a high concentration of heritage items, as well as irregular street and block patterns that make the area largely unsuitable for development.</p> <p>The preferred option protects C20, C21 and C23 in their entirety consistent with Principle 2 - Minimise impacts on Heritage Items, Principle 3 - Preserve Heritage Conservation Areas and Principle 5 - Manage transition impacts.</p> 

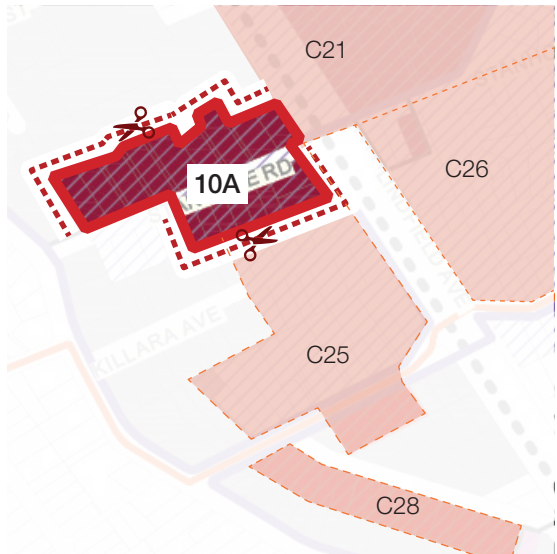
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Killara	9	C24 Marian Street Conservation Area	Yes	Part Only	<p>The TOD impacts on the entirety of C24</p> <p>C24 is a relatively small HCA with some 25 properties and about 10 heritage items. By area C24 comprises of heritage items for over 70% of its area. The area includes Regimental Park owned by Sydney Water which is listed as a local heritage item.</p> <p>Due to the concentration of heritage items the HCA is largely unsuitable for development except for a portion at its eastern end which is proposed for mixed-use (nos.1, 3, 5, 7, 11-15 and 17 Marian Street).</p> <p>A mixed-use building in this location will provide activation of the street corner. The Preferred Scenario protects this HCA in consistency with Principle 7 – Support Local Centre Revitalisation.</p> 


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Killara	10A	C25 Stanhope Road Conservation Area	Yes	No	<p>C25 is a relatively small HCA located between the railway and Pacific Highway, expanding from south of Treatts Road to Northern side of Stanhope Road. Under the TOD SEPP properties on either side of Stanhope Road within C25 were impacted.</p> <p>This HCA is described in two parts:</p> <ul style="list-style-type: none"> - Properties fronting Stanhope Road (10A) - Properties fronting Killara Ave and Treatts Road (10B) <p>Due to the concentration of heritage items in this part of the HCA it is deemed as largely unsuitable for development.</p> <p>The preferred option protects this portion of C25 consistent with Principle 2 - Minimise impacts on Heritage Items, Principle 3 - Preserve Heritage Conservation Areas and Principle 5 - Manage transition impacts.</p> 

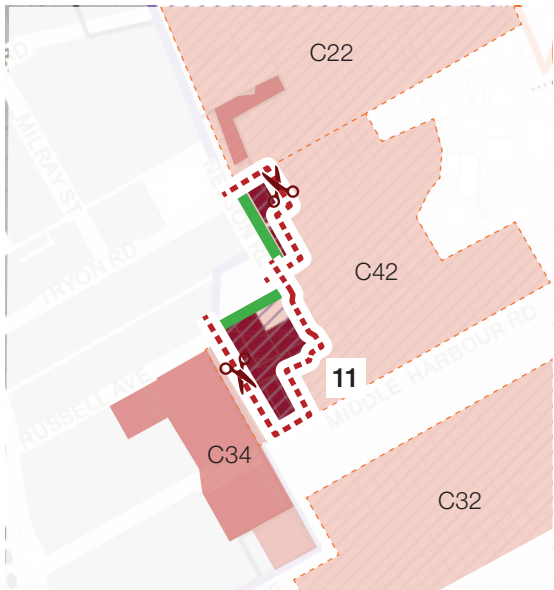
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Killara	10B	C25 Stanhope Road Conservation Area	No	Yes (part - 5 properties)	<p>Five properties along the edge of this portion of C25 (3, 5, 7, 9 & 11 Treatts Rd) are identified for upzoning in the Preferred Scenario. Although these properties were not originally included for upzoning under the TOD SEPP, they have been incorporated into the Preferred Scenario to create a more gradual height transition from the development proposed along Wolseley Road and Treatts Road. This is consistent with Principle 5 - Manage transition impacts.</p> 

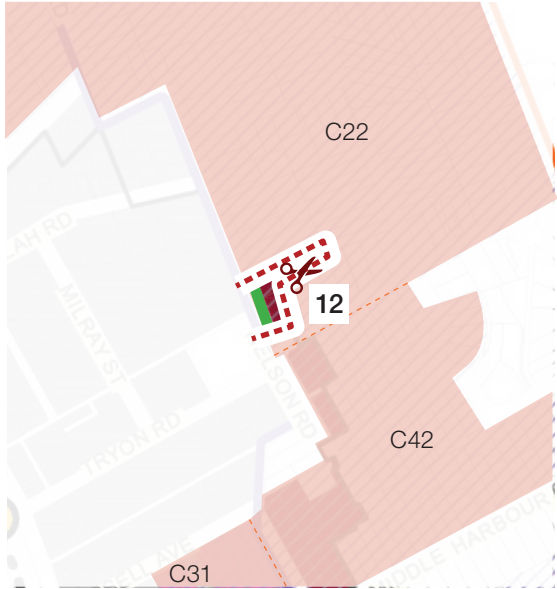
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Lindfield	11	C42 Middle Harbour Road Conservation Area	Yes (part)	No	<p>Eight properties in this HCA are affected by the TOD with an additional 3 heritage items directly interfacing.</p> <p>The HCA has discrete boundaries defined by Trafalgar Avenue, Russell Lane, Nelson Road, Tryon Road, Valley Road, Howard Street, Capper Street and Middle Harbour Road.</p> <p>Due to the concentration of heritage items in this portion of the HCA it is deemed as largely unsuitable for development. Additionally, there is no suitable planning solution that would allow this portion of the HCA to be divided from the remainder. The Preferred Scenario protects C42 in its entirety consistent with Principle 2 - Minimise impacts on Heritage Items, Principle 3 - Preserve Heritage Conservation Areas and Principle 5 - Manage transition impacts.</p> 

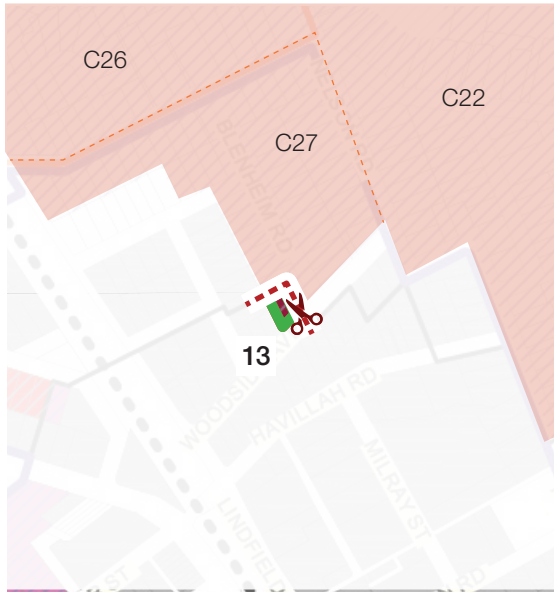
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Lindfield	12	C22 Crown Blocks Conservation Area	Yes, 2 properties	No	<p>The TOD affects 2 properties within this HCA (no.1 Nelson Road and no.30 Tryon Road)</p> <p>The properties are included within the TOD due to anomalies arising from the application of a 400m radius to define the development boundary of TOD.</p> <p>It is proposed to contract the TOD development boundary to Nelson Road to protect the integrity of the HCA and mitigate against transition impacts.</p> <p>Under the Preferred Scenario, the subject properties will be retained as low-density housing within an HCA.</p> 

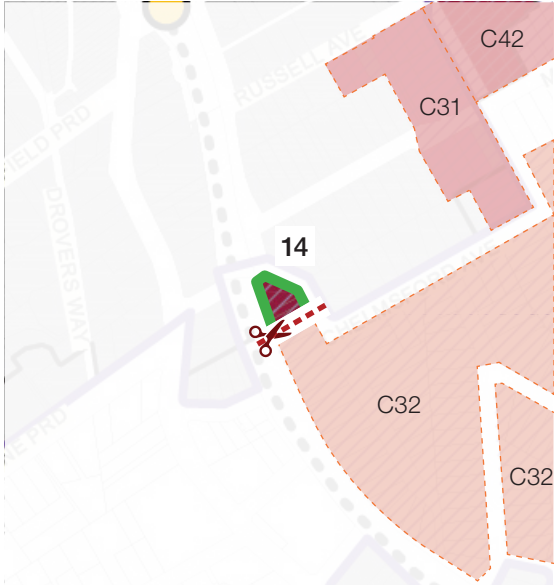
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Lindfield	13	C27 Blenheim Road Conservation Area	Yes, 1 property	No	<p>The TOD affects 1 property within this HCA (no.12 Woodside Road).</p> <p>The property is included within the TOD due to anomalies arising from the application of a 400m radius to define the development boundary of TOD.</p> <p>It is proposed to contract the TOD development boundary to Highgate Road and Woodside Avenue to protect the integrity of the HCA and mitigate against transition impacts.</p> <p>Under the Preferred Scenario, the subject property will be retained as low-density housing within an HCA.</p> 

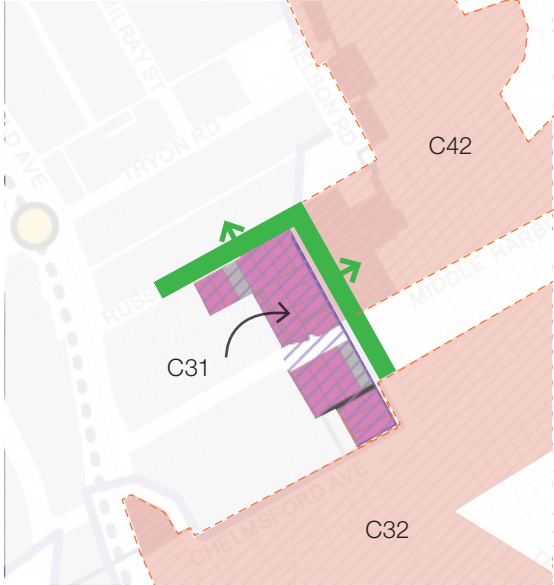
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Lindfield	14	C32 Clanville Conservation Area	Yes, 2 properties	No	<p>The TOD affects 2 properties within this HCA (nos. 34 and 36 Strickland Avenue).</p> <p>The properties are included within the TOD due to anomalies arising from the application of a 400m radius to define the development boundary of TOD.</p> <p>It is proposed to contract the TOD development boundary to Strickland Avenue to protect the integrity of the HCA and mitigate against transition impacts.</p> <p>Under the Preferred Scenario, the subject property will be retained as low-density housing within an HCA.</p> 

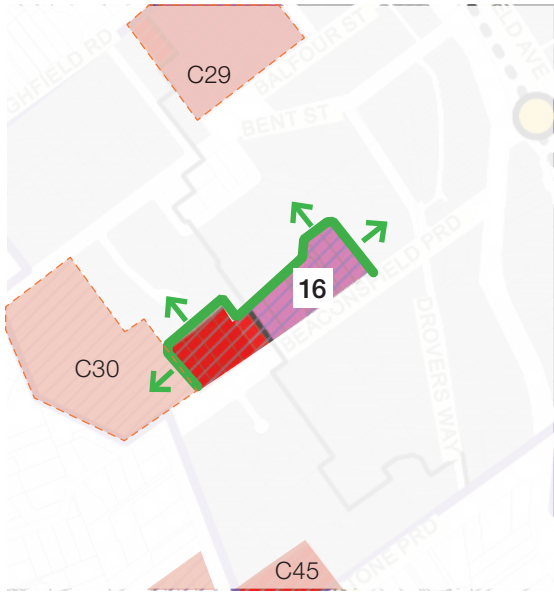
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Lindfield	15	C31 Trafalgar Avenue Conservation Area	Yes	Yes	<p>C31 is a small HCA located at the eastern ends of Russell Avenue, Middle Harbour Road and Chelmsford Avenue near the intersection with Trafalgar Avenue, it comprises 19 properties of which two are listed items.</p> <p>The TOD development boundary generally extends all the way to Trafalgar Avenue impacting on most of the HCA but excludes no.s42,44 and 46 Trafalgar Avenue.</p> <p>On the eastern and southern boundaries, the HCA is defined on 3 sides by roads resulting in clear boundaries separating it from nearby C32 and C42. The western boundary of the HCA interfaces directly with low density housing (proposed for 5-8 storey apartment buildings) and lacks a spatially discrete boundary.</p> <p>Retention of this HCA would create zone transition impacts that are not easily mitigated therefore it is proposed to retain the TOD development boundary at Trafalgar Avenue and incorporate the HCA within a high-density residential zone.</p> <p>The proposal is consistent with Principle 5 - Manage transition impacts.</p> <p>The inclusion of C31 will assist with meeting dwelling targets.</p> 

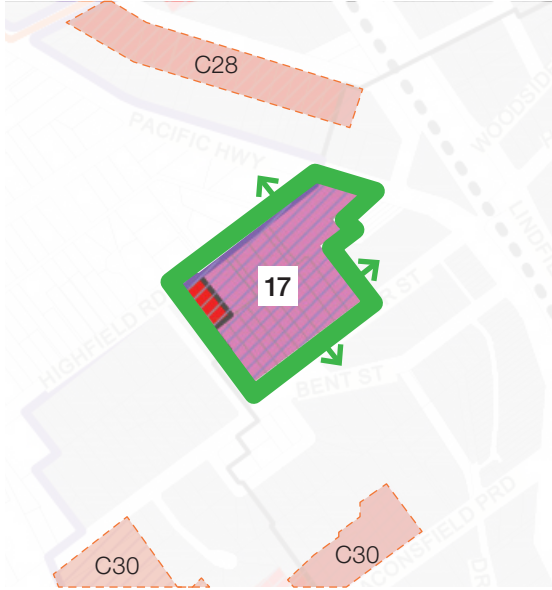
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Lindfield	16	C30 Frances Street Conservation Area	Yes (part - 6 properties)	Yes (part - 11 properties)	<p>This HCA is an L-shaped HCA that can be described in two parts:</p> <ul style="list-style-type: none"> - 11 properties fronting Beaconsfield Parade (nos. 11, 15, 17, 19, 21, 25, 27, 29, 31, 33, 35 Beaconsfield Parade); and - 23 properties fronting Frances Street (1 - 26 Frances Street). <p>The TOD impacts 6 properties fronting Beaconsfield Parade within C30.</p> <p>The complexity of the street, block and lot pattern in this area make it very difficult to find a solution that does not result in heritage and transition impacts.</p> <p>In this case a small extension to TOD boundary is proposed to include nos. 27, 29, 31, 33 and 35 Beaconsfield as there is no suitable planning solution that would allow dividing this portion of the HCA without compromising its integrity and resulting in interface impacts.</p> 


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Lindfield	17	C29 Balfour Street/ Highfield Road Conservation Area	Yes (all but one property)	Yes	<p>All properties, but one, within this HCA are affected by the TOD. The upper portion of the HCA towards the Pacific Highway is occupied by the Holy Family School and church. There is only one heritage item out of a total of 13 properties within the HCA.</p> <p>This area is recommended for high density residential in the Preferred Scenario based on the following considerations:</p> <ul style="list-style-type: none"> -low concentration of heritage items -proximity to the rail station -discrete boundaries formed by roads and school minimise interface impacts -Most properties within a 200m walk of Coles supermarket <p>The inclusion of C29 will assist with meeting dwelling targets. consistent with Principle 5 - Manage transition impacts.</p> 

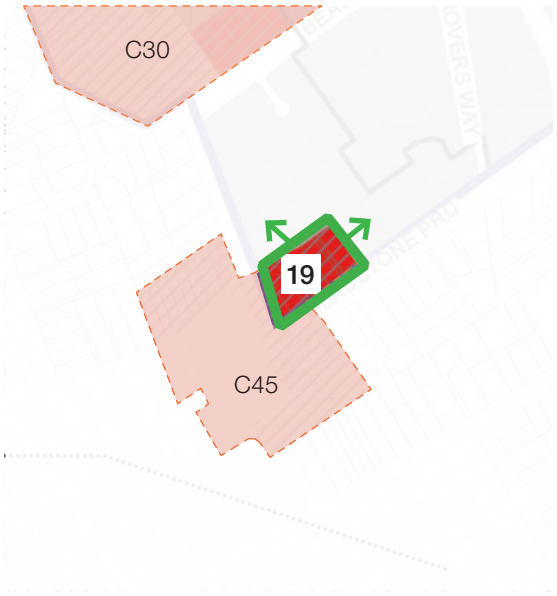
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Lindfield	18	C28 Wolseley Road Conservation Area	Yes, 1 property	Yes	<p>C28 is a linear HCA comprising 16 properties fronting Wolseley Road with no heritage items.</p> <p>TOD affects only one property at the eastern end (12 Wolseley Road) due to anomalies arising from the application of a 400m radius to define the development boundary of TOD.</p> <p>It is proposed to extend the TOD development boundary to include the whole of C28 as high density residential based on planning criteria:</p> <ul style="list-style-type: none"> • absence of heritage items • proximity to the rail station • discrete boundaries formed by roads will minimise interface impacts • adjoining proposed high density zone fronting Pacific Highway and on the opposite side of Wolseley Road • assist with meeting dwelling targets. 

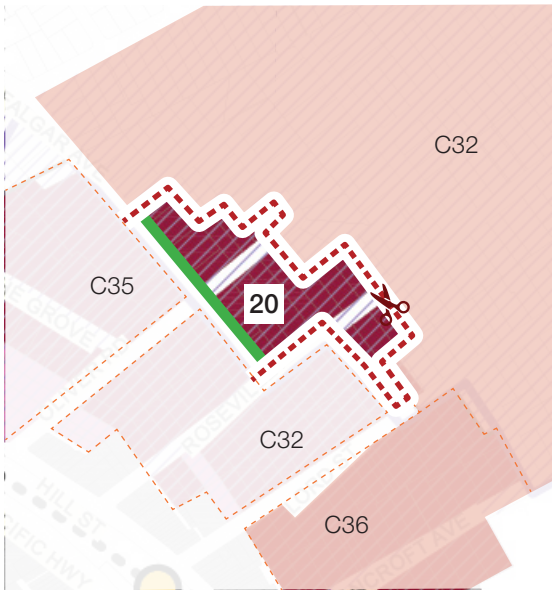
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Lindfield	19	C45 Lindfield West Conservation Area	No	Yes, partially (7 properties)	<p>The TOD does not affect this HCA</p> <p>Seven properties from the HCA are proposed to be included within the Preferred Scenario as R4 – High Density Residential. The properties are located on the corner of Norwood Ave and Gladstone Pde and include no.9 Norwood Ave and nos.25, 27, 29, 31, 33 and 35 Gladstone Parade.</p> <p>These properties will form part of a large R4 zone defined by Beaconsfield Pde, Norwood Ave, Gladstone Pde and Drovers Way.</p> <p>The properties are spatially separated from the remainder of the HCA and it is proposed to extend the development boundary to include this portion of C45 to mitigate against transition impacts consistent with Principle 5 - Manage transition impacts.</p> 

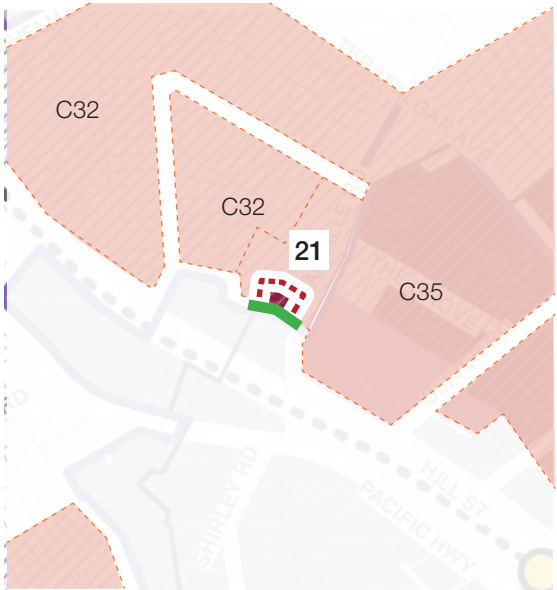
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Roseville	20	C32 Clanville Conservation Area (portion west of Clanville Road, and north-east of of Trafalgar Avenue, Martin Lane, Glencroft Road and Roseville College	Yes	No	<p>C32 is a large conservation area stretching to all the way to Archibold Road to the north-east and Chelmsford Avenue to the north-west.</p> <p>The TOD affects only a small number of properties (22 properties) in this HCA due to anomalies arising from the application of a 400m radius to define the development boundary of TOD.</p> <p>It is proposed to contract the TOD development boundary westward to align with Trafalgar Avenue, Martin Lane, Glencroft Road and Roseville College and protect this portion of C32 in its entirety consistent with Principle 2 - Minimise impacts on Heritage Items, Principle 3 - Preserve Heritage Conservation Areas and Principle 5 - Manage transition impacts.</p> 

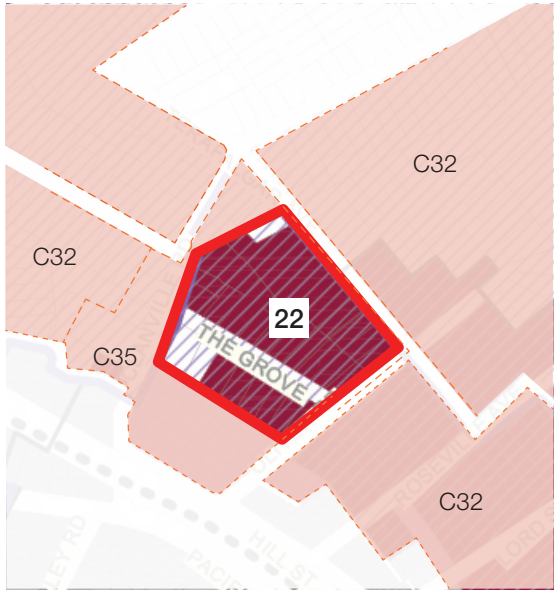
LEGEND

- HCA impacted by TOD controls and **excluded from** the preferred scenario
- HCA impacted by TOD controls and **included in** the preferred scenario
- HCA **not** impacted by TOD controls but **included in** the preferred scenario
- Segmenting Conservation Area
- Poor Interface Outcome
- Desirable Interface Outcome

Location	Site Refer Figure #	Description	HCA Included in TOD	HCA Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Roseville	21	C32 Clanville Conservation Area	Yes	No	<p>The TOD affects one property (no.8 Clanville Road) on the northwestern side of Clanville Road</p> <p>The property is included within the TOD due to anomalies arising from the application of a 400m radius to define the development boundary of TOD.</p> <p>It is proposed to contract the TOD development boundary to Clanville Road to mitigate against transition impacts and protect the HCA.</p> <p>The subject property will be retained as low- density housing within an HCA consistent with Principle 3 - Preserve Heritage Conservation Areas and Principle 5 - Manage transition impacts.</p> 

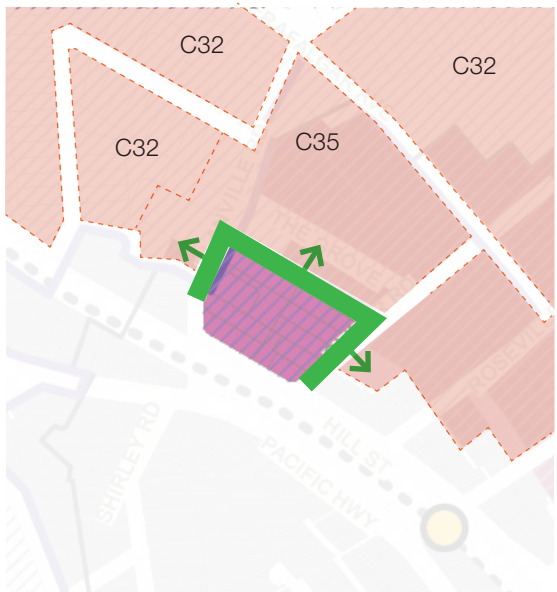
LEGEND

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- HCA impacted by TOD controls and **included in** the preferred scenario
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- Segmenting Conservation Area
- Poor Interface Outcome
- Desirable Interface Outcome

Location	Site Refer Figure #	Description	HCA Included in TOD	HCA Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Roseville	22	C35 The Grove conservation Area	Yes	No	<p>The TOD affects all properties within the block defined by The Grove, Clanville Road, Trafalgar Avenue and Oliver Road, which forms part of C35.</p> <p>Due to the high concentration of heritage items in this HCA it is deemed as largely unsuitable for development.</p> <p>The preferred option protects this portion of C35 in its entirety consistent with Principle 2 - Minimise impacts on Heritage Items, Principle 3 - Preserve Heritage Conservation Areas and Principle 5 - Manage transition impacts.</p> 

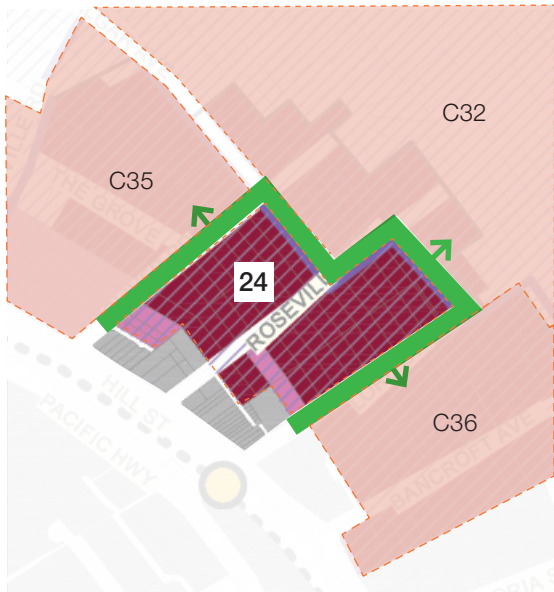
LEGEND

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- HCA impacted by TOD controls and **included in** the preferred scenario
- HCA **not** impacted by TOD controls but **included in** the preferred scenario
- Segmenting Conservation Area
- Poor Interface Outcome
- Desirable Interface Outcome

Location	Site Refer Figure #	Description	HCA Included in TOD	HCA Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Roseville	23	C35 The Grove conservation Area	Yes	Yes (part - 11 properties)	<p>The TOD affects all properties within the block defined by Clanville Road, The Grove, Oliver Road and Hill Street which forms part of C35.</p> <p>The location of this block (fronting Hill Street) represents an opportunity to extend the Hill Street commercial precinct. Additional retail and commercial uses are required to support future population growth.</p> <p>In the preferred scenario the properties on the southwestern edge are identified for a mixed-used use zone (nos. 1 and 3 Clanville, nos. 2 and 4 Oliver and 75 Hill Street). Properties to the rear of these are identified for high density residential (nos. 5, 7 & 9 Clanville and 6, 8 & 10 Oliver).</p> <p>The preferred scenario partially retains a portion of C35 which include the properties fronting the Grove (nos. 2-16, The Grove)</p> <p>Mixed-use in this location will provide activation of Hill Street and activation of the street corner and is consistent with Principle 7 – Support Local Centre Revitalisation.</p> <p>The inclusion of part of C35 will assist with meeting dwelling targets.</p> 

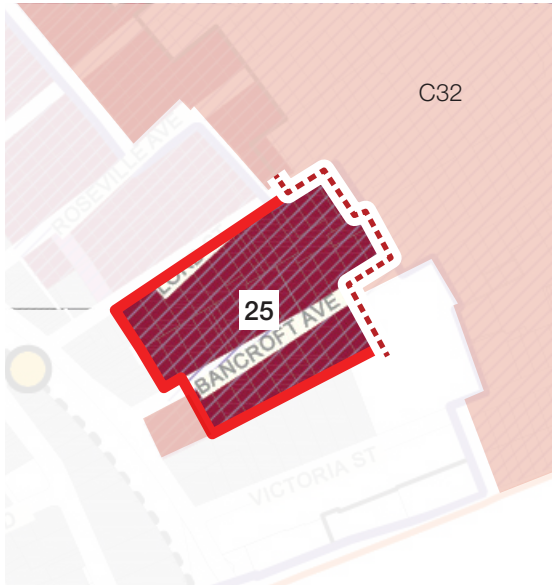
LEGEND

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- HCA **not** impacted by TOD controls but **included** in the preferred scenario
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Location	Site Refer Figure #	Description	HCA Included in TOD	HCA Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Roseville	24	C32 Clanville Conservation Area (portion bounded by Oliver Road, Trafalgar Avenue, Roseville Avenue, Martin Lane and Lord Street	Yes	Yes (part - 5 properties)	<p>This area sits adjacent to the larger C32 precinct to the east, and is clearly defined with roads bordering 3 sides, creating a distinct boundary.</p> <p>The Preferred Scenario aims to protect contiguous heritage conservation areas with high concentrations of heritage items. As such, development impacts around this area are minimised by transferring additional dwelling capacity from the east side of the Roseville train station to Lindfield.</p> <p>This portion of C32 is protected while allowing upzoning on the section fronting Hill Street with gradual height transition eastward.</p> <p>Under the Preferred Scenario, two properties (4 Lord St and 7 Roseville Ave) will be upzoned to create gradual height transitions towards the low density housing. Two properties adjacent to Council Car Park will be rezoned to RE1 for provision of future open space. Additionally, three properties on Oliver Road (1A, 3 & 5 Oliver Rd) will be upzoned to allow for the extension of the E1 zone. This is consistent with Principle 2 - Minimise impacts on Heritage Items, Principle 3 - Preserve Heritage Conservation Areas, Principle 5 - Manage transition impacts, and Principle 7 - Support Local Centre Revitalisation.</p> 

LEGEND







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Location	Site Refer Figure #	Description	HCA Included in TOD	HCA Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Roseville	25	C36 Lord Street/ Bancroft Avenue Conservation Area	Yes	No	<p>The TOD affects the majority of this HCA with the exception of:</p> <ul style="list-style-type: none"> 37 Lord Street which is omitted due to anomalies arising from the application of a 400m radius to define the development boundary of TOD. 10 heritage items which are isolated by the TOD <p>Due to the high concentration of heritage items in this HCA it is deemed as largely unsuitable for development.</p> <p>The preferred option protects C36 in its entirety consistent with Principle 2 - Minimise impacts on Heritage Items, Principle 3 - Preserve Heritage Conservation Areas and Principle 5 - Manage transition impacts.</p> 




LEGEND

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- Poor Interface Outcome
- Desirable Interface Outcome







LEGEND

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-  HCA impacted by TOD controls and **included in** the preferred scenario
-  HCA **not** impacted by TOD controls but **included in** the preferred scenario
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-  Desirable Interface Outcome







LEGEND

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-  HCA **not** impacted by TOD controls but **included in** the preferred scenario
-  Segmenting Conservation Area
-  Poor Interface Outcome
-  Desirable Interface Outcome

LEGEND

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-  Desirable Interface Outcome

LEGEND

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-  HCA impacted by TOD controls and **included in** the preferred scenario
-  HCA **not** impacted by TOD controls but **included in** the preferred scenario
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-  Poor Interface Outcome
-  Desirable Interface Outcome