

Godden Mackay Logan

Heritage Consultants



Hornsby Heritage Study Review Stage 5, 2012

Volume 1—Project Report and Appendices A–F

Report prepared for Hornsby Shire Council
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Report Register

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1.0 Introduction

1.1 Project Background

The first Heritage Study of Hornsby Shire was undertaken by Perumal Murphy Wu Pty Ltd in 1993. A range of properties were subsequently protected as heritage items or as part of conservation areas in Schedule D of the Hornsby Shire Local Environmental Plan (HSLEP) 1994.

To assess later requests for deletion or inclusion in the LEP heritage schedule, the Hornsby Heritage Study Review commenced in 1995. Stage 1 was completed in 1997, Stage 2 in 1999, Stage 3 in 2004, and Stage 4 in 2010. The current study, Stage 5, reviews the heritage significance of 78 items. Each stage of the review has involved the consequent inclusion and deletion of items from Schedule D of the HSLEP 1994.

In January 2012, Hornsby Shire Council commissioned Godden Mackay Logan Pty Ltd (GML) to undertake the Heritage Study Review (Stage 5) to address the accuracy and completeness of Council's list of heritage items by providing recommendations for:

- The deletion, retention or inclusion of 36 properties containing built and landscape items under Schedule D (Heritage items) of the HSLEP 1994; and
- The deletion or retention of 42 privately-owned, heritage-listed gardens under Schedule D of the HSLEP 1994.

1.2 Author Identification

This report has been prepared by a team of GML staff, including Michelle Richmond, Historian, who undertook the required historic research; Flavia Scardamaglia, Graduate Consultant, Clare Moore and Diana Cowie, Graduate Consultant, who undertook the study logistics and State Heritage Inventory (SHI) entry work; and Sheridan Burke, Partner, who undertook the site inspections, owner meetings, and analysis of significance of built elements, and prepared the report recommendations.

Chris Betteridge, Heritage Gardens and Landscape Specialist of **MUSEcape** Pty Ltd, and sub-consultant to GML, provided assessment and recommendations regarding the landscapes and gardens, as well as input to the report and its recommendations.

1.3 Previous Heritage Studies and Documents

This report has been prepared with reference to the following:

- Perumal Murphy Wu Pty Ltd 1993, *Hornsby Shire Heritage Study*;
- *Hornsby Shire Heritage Reviews Stages 1-4*;
- *Hornsby Shire Local Environmental Plan 1994*;
- *Heritage Development Control Plan*;
- Hornsby Shire Council 2000, *Tree Management Plan*;
- Hornsby Shire Council, *Tree Protection Order*;

1.4 Acknowledgments

GML would like to acknowledge the assistance of the following people in the preparation of this report:

- David Lousick, Student Town Planner, Hornsby Shire Council;
- Neil Chippendale, Local Studies Co-ordinator, Hornsby Shire Council;
- Stephanie Lum, Strategic Planner, Hornsby Shire Council;
- Alison Henning, Town Planner, Hornsby Shire Council;
- Jason Rawlin, Acting Manager, Strategic Planning Branch, Hornsby Shire Council;
- Fletcher Rayner, Manager, Strategic Planning Branch, Hornsby Shire Council and
- the many owners of subject properties who provided access and information about their properties during the study period.

1.5 Principles and Terminology

This report is consistent with the principles and guidelines of *The Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance* (Burra Charter) and the *NSW Heritage Manual* (NSW Department of Urban Affairs and Planning and the Heritage Council of NSW, First Edition, 1996).

This report uses the definitions provided in Article 1 of the Burra Charter for the words: *place, cultural significance, fabric, conservation, maintenance, preservation, restoration, reconstruction, interpretation, adaptation and compatible use*.

The assessments have been guided by the NSW Heritage Council Office standard *Assessing Heritage Significance*, 2001.

1.6 Limitations

This report does not formally assess the potential for the subject properties to have:

- Aboriginal archaeological or cultural values; or
- archaeological potential.

1.7 Statutory Heritage Listings

The concept of heritage significance is based on the understanding that the particular item has historic, aesthetic, scientific or social value for the past, present and future generations. Items of heritage significance usually possess one or more of these values. In the assessment of applications involving heritage items or properties located near heritage items, Hornsby Council considers the impact the proposal will have on the item.

The statutory protection of heritage items in Hornsby has been based on the outcomes of various heritage studies and reviews. Consequent LEPs have utilised the standard heritage provisions prepared by the NSW Heritage Council which together with a Heritage Development Control Plan (DCP) have been used to guide and manage change. Initially some 800 heritage items and six Heritage Conservation Areas were identified for listing in the HSLEP 1994.

Development consent is required for demolishing, moving or altering the exterior of listed heritage items and buildings in conservation areas, disturbing an archaeological site, erecting a building or subdividing land that is identified as heritage.

The LEP is supplemented by the Heritage DCP which aims to provide detailed guidelines to ensure that alterations, additions and infill development are sympathetic to the identified heritage values of the Shire, and to control the demolition of heritage items. The DCP controls address design, streetscapes, siting, fences, gates and landscaping. Heritage controls do not prevent development, but rather they ensure that change takes place in a way that does not detract from the values that make heritage items special.

Council has recently prepared a new draft Hornsby Shire Local Environmental Plan (HLEP) and a draft Hornsby Development Control Plan (HDCP) which were exhibited for community comment between 5 June and 7 August 2012. The draft HLEP is principally a translation of the HSLEP 1994 into the NSW Government's Standard Instrument format. Council's 32 existing DCPs have also been consolidated into one document and provisions updated to supplement the draft HLEP.

1.8 Non Statutory Heritage Listings

1.8.1 National Trust Australia: Heritage Register

The National Trust of Australia (NSW) maintains a Non-Statutory Heritage Register intended to perform an advisory and educational role for heritage places across the state. The Trust Register consists of significant buildings and conservation areas identified through the assessment work of its expert committees. Although it holds no legal status, the National Trust Register is considered to be an authoritative guide to heritage significance and it acts as a lobby group for heritage conservation. The Stage 5 properties that are within National Trust Conservation Areas are listed at Appendix A.

1.8.2 Australian Institute of Architects: Twentieth-Century Architecture Database

Most of the properties in the Stage 5 review were from the twentieth century, some potentially important as examples of significant post-war housing. As part of the comparative analysis research for the Stage 5 Heritage Review, contact was made with the Australian Institute of Architects (AIA) to obtain a copy of the Hornsby entries from its database. This database is being developed as part of the research to prepare the AIA register of twentieth century architecture for NSW. The buildings that have been identified in Hornsby are listed in Appendix B, and include one of the subject properties, 'Kuranda' at 8 Rosemead Avenue, Hornsby.

Other Stage 5 properties which may also warrant entry on the AIA database include 6 Greycliffe Avenue, 108 Bellamy Street in Pennant Hills, 48 and 54 Bundarra Avenue, 32 Ingalara Avenue in Wahroonga, and 88 Sutherland Road in Beecroft.

Like the National Trust Register, the AIA database has no legal status. It is simply a record of buildings that have been identified as being of potential interest by its expert committee and advisers.

2.0 Tasks and Methodology

2.1 Introduction

In responding to Hornsby Council's Stage 5 Heritage Study Review brief, the study team has:

- **Reviewed relevant heritage studies** and Council documentation, and undertaken additional historical research referring to material from the Hornsby Library local studies collection and a wide range of documentary resources relevant to the context of Hornsby's local historical themes. In some cases primary research was undertaken at the NSW Land and Property Information Department to establish construction dates and early ownership patterns;
- **Undertaken field surveys** to inspect and photograph each property (where possible) to assess its physical evidence and current condition, integrity and context, as well as analysed the health and condition of the gardens;
- **Consulted with selected stakeholders**, advised and invited all owners to participate in the review (See Appendix C - Letters to Owners). The study team met with the owners of properties (where possible) for on-site consultation;
- **Analysed the information gathered** and prepared a succinct Statement of Significance for each item to be listed in the LEP heritage schedule, using the Heritage Office Significance Assessment guidelines. An inventory form was prepared (in Microsoft Word format, but compatible with the State Heritage Inventory (SHI) database) for each item recommended for inclusion in Schedule D of the HSLEP; and
- **Prepared a series of reports** regarding the study findings, with succinct recommendations. A preliminary draft report identifying main issues was presented to Council staff in early July 2012, and following consideration of comments, a draft report was provided in July 2012. Additional inspections were arranged in late 2012 and the findings amalgamated into a draft report provided in February 2013. Following receipt of further comments, a final report was prepared in March 2013.

The study outputs are:

- The report, presented in three volumes. Volume 1 is the project report and appendices A-F, which includes the recommendations (Appendix D). Volume 2 is Part 1 of Appendix G: the SHI compatible inventory forms for each of the items in Schedule A, B and C; Volume 3 is Part 2 of Appendix G: the SHI compatible inventory forms for each of the items in Schedule D and E and Appendix H Updated forms have been prepared for items which are not recommended for listing, or de-listing, as part of the research and assessment process.
- A CD of additional photographs taken during inspections, beyond those entered on SHI forms, as a record of the properties in 2012. During meetings on site, owners signed 'permission to photograph and document' forms which have been supplied to the Council. In all other cases, the study photographs are taken from the public domain. Any additional documentation supplied for copying has been provided to the Hornsby Shire Library Local Studies Collection

2.2 Scope of Work

The GML study team has addressed:

- the history of each property;
- the physical qualities of each property;
- the physical health and condition of the garden/landscape items;
- the nature and level of each item's significance, preparing a succinct statement of significance and an inventory form for each item recommended for inclusion in Schedule D of HSLEP 1994.

The study process has ensured careful investigation and assessment of the heritage significance and condition of the properties, however, given the seasonality, timing and resources available, some items are recommended for further investigation and analysis (for example arborist reports when the trees are in leaf).

Each owner was invited by Council to meet with members of the study team at their property and to provide any additional information or comment into the assessment process. These discussions proved useful, both in terms of understanding owner issues and having discussions about the various aspects of heritage listing. Owners were keen to learn more and to receive copies of historical research data about their property.

Material from the Hornsby Library Local Studies Collection and the Building Application (BA) and Development Application (DA) data from Council records were particularly useful in dating major property changes accurately. The contribution of alterations was considered in assessing the integrity and intactness of properties. The layers of historical development were considered as part of the assessment process.

Assessment of the integrity of the buildings and gardens was most fruitful when site inspections were undertaken with owners to discuss the issues. Where owners chose not to participate in meetings or were unavailable during the survey period, assessments were made from the public domain.

Revision or development of a succinct statement of significance summarising the key heritage values for each of the properties recommended to be listed has used the standard Burra Charter criteria and approach. The Heritage Council's *Assessing Heritage Significance* publication was also a key reference standard. Where relevant, additional information about the property has been added to both the SHI forms and the information folders which accompany the study report.

The study recommendations regarding ongoing listing, amendments or removal from the HSLEP 1994 have been summarised in a table at Appendix D. Recommendations are illustrated with key photos.

Inventory forms in Microsoft Word format, compatible with the SHI Microsoft Access database have been completed for all properties recommended for inclusion in Schedule D of the HSLEP and are presented as Appendix G of this report (Volumes 2 and 3).

Prior to the delivery of the final study report, a meeting was arranged with Council staff to discuss the draft report and selection of inventory forms to illustrate the major issues arising from the

fieldwork and the principal study recommendations. It was agreed that GML would facilitate additional inspections in late 2012, the findings to be incorporated into a single report.

2.3 Historical Research

A range of material was initially gathered from diverse public repositories and Council sources. Where available, references to relevant DAs and BAs have now been added to each SHI form. Given time, investigation and review of the detailed documentation attached to these applications would undoubtedly provide further useful information, which can be integrated by Council in the future. Occasionally, Heritage Impact Assessments were located by the study team which also provided additional information and useful floor plans, and sometimes basic histories. Helen Barker's documentation of early Hornsby houses was particularly helpful, with floor plans and photographs.

Historic research on individual properties was undertaken in the Hornsby Shire Library by GML historian Michelle Richmond with the generous help of the Local Studies Co-ordinator Neil Chippendale. The research involved Council Rate Book searching on individual properties, use of existing historical research, copying early plans and maps for use on field inspections and scanning to enable addition of material to individual entries. Copies of materials provided by owners during fieldwork have been provided to the Local Studies Co-ordinator, with appropriate permission to copy forms, duly signed.

A land titles search from the NSW Land and Property Information Department was undertaken for most properties to determine ownership and subdivision pattern, and also to assist with the dating of individual properties.

The research material for each property was used during inspections as a basis for discussion with owners, who were often delighted to see additional information about their house. Owners of all properties personally inspected in their company were asked if they were aware of any additional historical information. Very few had additional information to offer. Several had extensive collections of research or photographs which were then copied (and are accompanied with signed permission forms). All owners were invited to contact the survey team or Council if further information or recollections came to light. Hornsby Shire Historical Society was consulted regarding appropriate sources of information for the review.

Over the course of the study, it became increasingly evident that to identify further useful documentary evidence was quite difficult in terms of the available study timing. Title documentation and physical observation could provide information; however, it is not always possible to expand the analysis of significance. In some cases, extensive and time consuming research to identify an architect or designer proved fruitless. It is suggested that ongoing historic research into several specific properties would be worthwhile. A number of our research enquiries remain outstanding and it is anticipated that further information will come to light after the study period and from key stakeholders such as the Hornsby Shire Historical Society and Heritage Advisory Committee when the draft report is circulated. A bibliography of the documents consulted is included with this report as Appendix H.

2.4 The Inventory Forms

The heritage study inventory forms used are in a Microsoft Word format, based on Council's Version 4 of the Microsoft Access Heritage Database software, which is the most up to date version, released by the NSW Heritage Office in June 2009.

The Heritage Database Software is freeware software programmed in Microsoft Access which is available on the NSW Heritage Office website. It is structured in a way that allows an easy search facility, contains custom fields and is aligned with the NSW Heritage Office guidelines to assess heritage significance and manage heritage items. It also allows managing and storing of multiple images of the same item but this is very time consuming. It effectively limits uploading of additional material.

Due to the range of issues presented for Council by data entry protocols in this software, GML was requested to prepare Microsoft Word format inventory forms that compile and summarise all the information about each listing. Transfer of data from the Microsoft Word inventory forms to the SHI Microsoft Access Database format can be readily undertaken by Council in the future.

2.5 Consultation Phone Calls and Meetings with Owners

Introductory letters were prepared by GML for Council to send to all owners, and a schedule of meetings and responses was prepared by Council, which was updated as further contacts were made. Some properties required multiple contacts over the study timeframe to facilitate an inspection and several inspections by the team proved necessary.

Of the 76 properties in the study, 20 were inspected with owner meetings (8 gardens, 12 built heritage items). All other properties were viewed from the public domain. Where an accompanied inspection could not be organised by Council, it appears that some owners were not interested, some were negatively disposed towards an inspection and some were simply unable to make a convenient meeting time due to illness, holidays, etc.

Consultation meetings were always useful and owners were interested to see the outcome of the research. Common questions raised were in relation to Tree Preservation Orders and heritage listed item management, usually in cases where there had been previous Council contact or refusals of development proposals.

3.0 Study Findings and Recommendations

3.1 Introduction

The initial fieldwork was undertaken from April to July 2012, with some delays experienced due to the logistics of meeting arrangements and extremely wet weather. In a number of cases, visibility from the public domain was limited. A second round of fieldwork was undertaken in November/December 2012 to confirm preliminary assessments and meet with owners.

3.2 Exceptional Survivors

A number of exceptional properties may warrant further investigation, inspections and discussions with owners or archival recording.

- 32 Ingalara Avenue, Wahroonga—has a remarkable interior, collection and related documentation intact from 1938. This property has been in the same family ownership since construction, and aspects of its heritage significance will be difficult to sustain if or when it leaves family hands. The history of this house and garden would benefit from archival recording as soon as possible. It has potential as a temporary house museum by Historic Houses Trust or as an Open Sydney participant.
- 50 Sutherland Road, Beecroft— Log dragging rills. Potentially rare evidence of Beecroft's early timber getting industry. Requires detailed comparative analysis and investigation. Archival recording is recommended.
- 6 Greycliffe Avenue, Pennant Hills—home of R.S.C. Smith, architect, requires internal inspection and AIA research.
- 30-38 and 42 Oxford Street, Epping. Formal Archaeological Assessment of the site and its vicinity is required (possibly including properties on opposite side of Oxford Street). Potential state heritage values. Heritage Act archaeology provisions apply.
- 183 Beecroft Road, Cheltenham (corner of Cheltenham Road)—intact garden, recommend archival recording.
- 2-4 Hillcrest Road, Berowra—garden largely original, recommend archival recording. Investigate house in Stage 6 of the Hornsby Heritage Study Review.

3.3 Building Issues

With very few exceptions, almost all the inspected built properties have undergone a range of changes and alterations, commensurate with modern lifestyle requirements. Such changes often include extensive rear alterations. Most had successfully undertaken sympathetic changes, guided by the LEP heritage provisions and the DCP Hornsby heritage adviser or Heritage Advisory Committee recommendations.

In three cases, full second-storey additions had substantially altered the heritage values of the properties. In the case of 77 Cheltenham Road, Cheltenham, listing is not recommended. In the case of 3 Pritchard Street, Thornleigh, removal from the heritage schedule of the LEP is recommended.

In another case (80 Norfolk Avenue, Epping), a DA for substantial changes has been recently approved, which if undertaken, would seriously diminish the heritage significance of the property. In two other cases, recent extensive renovations appear externally to have significantly changed the heritage values (2 Waratah Road, Berowra and 7 Station Street, Thornleigh) and removal from the heritage schedule of the LEP is recommended and no further action is recommended, respectively.

Discussion with the principal of Oakhill College mentioned several development proposals that will require careful consideration of heritage impacts, such as alterations to the De La Salle Brothers cemetery including removal of existing grave markers and the replacement of the timber windows of the main De La Salle building. A Conservation Management Plan for this regionally important site is recommended to provide guidance for such decisions.

Similarly, future planning for the remarkable St Alban's Complex site in Epping requires careful consideration. Analysis of the church complex for this review recommends listing of the whole site (3-7 Pembroke Street) including the Rectory, for its historic, associative, aesthetic, social and research significance. A Heritage Assessment was carried out in 2005 for part of the site (Rectory excluded) which could be updated and used for forward planning. The Rectory was considered in Heritage Review Stage 4 and Council resolved not to progress its listing due to concern regarding possible structural issues.

The site of a former convict timber-getting establishment in Oxford Street, Epping, appears to be of potential State significance but the extent of its physical remains is unclear. A formal Archaeological Assessment of the area, with primary documentary research, plan analysis and registration, is warranted. The archaeology provisions of the Heritage Act are likely to apply to the site and its vicinity, including the opposite side of Oxford Street. Early assessment of the extent of the remains is strongly recommended together with a plan for its interpretation. Valuable research into this site has been initiated by local historian Ralph Hawkins.

3.4 Properties with Both Built Heritage and Garden Values

In several cases it was identified that properties listed for their built heritage values also have landscape/garden values and vice versa.

Built properties with gardens that were investigated and recommended for listing as both 'house and garden' include:

- 32 Ingalara Avenue, Wahroonga
- 86 and 88 Sutherland Road, Beecroft
- 34–36 Fernhill Avenue, Epping
- 54 Bundarra Avenue, Wahroonga
- 48 Bundarra Avenue, Wahroonga

Garden listed properties that also warrant investigation to determine built heritage values in Stage 6 of the Heritage Study Review include:

- 2–4 Hillcrest Road, Berowra
- 15 Yallabee Road, Berowra

- 27A Chester Street, Epping
- 149 Copeland Road, Beecroft

3.5 Landscape/Garden Issues

3.5.1 Arborist Advice

A number of landscape listings are for large mature trees (both indigenous and exotic) growing in residential gardens or on nature strips, and which overhang buildings, footpaths and/or public roads.

These trees require more detailed arboricultural assessment to determine their condition, public risk and management recommendations. Examples include large specimens of *Eucalyptus saligna* (Sydney Blue Gum) and/or other remnant indigenous trees in Hillcrest Road, Pennant Hills; 121–123 David Road, Castle Hill; 17–23A Trelawney Street, Thornleigh; 7–17 Capella Place, Normanhurst; 2–7 Bluegum Street, Normanhurst; *Quercus robur* (English Oak), 27 Royston Parade, Asquith; *Araucaria heterophylla* (Norfolk Island Pine), 547 Pacific Highway, Mount Colah; *Araucaria cunninghamii* (Hoop Pine), 132 Midson Road, Epping.

3.5.2 Changes to Tree Preservation and Heritage Conservation Provisions

A number of landscape listings are only for large, mature trees growing in residential gardens. A number of listings are also within Heritage Conservation Areas. Consideration needs to be given by Council as to whether these trees would be adequately protected by Council's Tree Preservation Order rather than having the whole property listed as a heritage item on the LEP schedule.

Clause 18(1) of the HSLEP requires development consent for the demolition of, or alteration to, a tree that is a heritage listed item or that is situated in a Heritage Conservation Area. Clause 18(2) of the HSLEP provides Council the discretion to not require development consent for development of a heritage item or within a heritage conservation area where it is of the opinion that the proposed development would not adversely affect its heritage significance.

The Heritage DCP contains a schedule of exemptions as they relate to Clause 18(2) of the HSLEP. The DCP states: *"In relation to gardens which have been identified as heritage items, general maintenance such as pruning, replanting or the planting of new species in existing garden beds do not require Council's consent. Where major changes are proposed such as redesigning or the removal of significant trees, Council's consent will be required"*. This principle was established under the old Building Application/Development Application planning regime and provides generic guidance for all owners of heritage listed properties to enable them to undertake general maintenance and/or minor change to heritage listed gardens without the need for development consent.

There is soon to be a significant change to the legislation that controls the preservation of trees and heritage items/areas. Council has prepared the draft Hornsby Local Environmental Plan (HLEP) that is principally a translation of the HSLEP into the NSW Government's Standard Instrument LEP format. Clause 5.9 Preservation of Trees or Vegetation, in the draft HLEP aims to preserve trees and vegetation within the Shire by requiring consent or a permit to prune or remove any tree or other vegetation. The Clause specifies that to prune or remove any tree or vegetation that is, or forms part of a heritage item, or is within a heritage conservation area, is only permissible with consent (not a permit) unless Council is satisfied that it is of a minor nature or for the maintenance

of the item and would not adversely affect the heritage significance of the item. The Tree and Vegetation Clause of the draft HLEP is complemented by Clause 5.10(3) Heritage, of the draft HLEP.

The draft HLEP will be enacted by Council’s draft Hornsby Development Control Plan (HDCP) which prescribes whether a tree permit or development consent is required based on species, size, location and other relevant matters. The Tree and Vegetation Preservation section of the draft HDCP identifies that tree species indigenous to Hornsby Shire, trees on land within a heritage conservation area and trees on land comprising heritage listed items are subject to Council’s Tree Preservation Order and therefore require either a development application or permit.

The following table provided by Council identifies the type of tree application that will be required for the pruning of or removal of any tree.

Table 3.1 Type of Tree Application Required

Location	Extent of Works	Form of Application
Land identified as “Biodiversity” on the HLEP Biodiversity map.	Work to any indigenous tree.	Development Application.
Land that contains native vegetation which is habitat for species, populations or ecological communities listed in Schedule 1, 1A or 2 of the <i>Threatened Species Conservation Act 1995</i> .	Work to any indigenous tree.	Development Application.
Work that is contrary to a development consent that requires trees to be retained.	Work to any indigenous tree.	Section 96 Application.
Heritage Item.	Minor work to any tree that is or forms part of a Heritage Item as described by Clause 5.10(3) of the HLEP.	Tree Permit.
	Major work to any tree that is or forms part of a Heritage Item (i.e. work that is not minor as described by Clause 5.10(3) of the HLEP).	Development Application.
Land within a Heritage Conservation Area.	Minor work to any tree as described by Clause 5.10(3) of the HLEP.	Tree Permit.
	Major work to any tree (i.e. work that is not minor as described by Clause 5.10(3) of the HLEP).	Development Application.
Other land - tree removal or pruning.	Removal or pruning of 0 to 9 indigenous trees.	Tree Permit.
	Removal or pruning of 10 or more indigenous trees.	Development Application.
Other land - work within a Tree Root Zone. <i>Work includes construction (driveways, concrete slabs, retaining walls) and earthworks (changes in soil levels, embankments, trenching).</i>	Work within the tree root zone of 0 to 9 indigenous trees.	Tree Permit.
	Work within the tree root zone of 10 or more indigenous trees.	Development Application.

3.5.3 Changes to Exempt and Complying Development Legislation

There have been a number of significant changes to the legislation controlling exempt and complying development since the majority of heritage items in Hornsby Shire were first listed in 1994. The implications of the introduction of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and State Environmental Planning Policy (Infrastructure) 2009 should be considered in determining an appropriate approval regime for the pruning and removal of trees in Hornsby Shire.

State Environmental Planning Policy (Exempt and Complying Development Codes) enables various minor internal alterations to a dwelling-house as “exempt or complying development”. However, minor internal alterations, identified as complying development, cannot be undertaken to a dwelling-house where the property has been heritage listed for any circumstance, including where a property has been listed because a component of the property has landscape significance (e.g. trees). Accordingly, a development application would be required to be lodged and considered (for heritage reasons only) where such development would have no impact on heritage listed gardens.

The Stage 5 review of heritage listed private gardens has identified a number of items which have lost many significant elements since they were listed but which retain one or more non-indigenous trees that have historical and/or aesthetic significance and should still be the of subject a tree permit and determination of whether they can be removed or pruned. The procedural fairness for private land owners in requiring a development application for minor works to dwelling-houses resulting from the heritage listing of significant landscape trees is questionable where there are alternate planning tools available to conserve those trees. An alternate planning tool that could be used to ensure a non-indigenous tree is subject to a tree permit (but not place a wholesale prohibition on the use of the complying development codes) is a Significant Tree Register.

3.5.4 Significant Tree Register

Council does not currently have a Significant Tree Register. However, a Significant Tree Register could easily be established and form an appendix to the *draft HDCP*. The *draft HDCP* could also be easily amended to reference the need for a tree permit to be lodged for works to any tree on a Significant Tree Register.

The removal or pruning of any tree on land containing a heritage item or within a heritage conservation area would already require a tree permit or development application to be lodged. The onus would be on the applicant to demonstrate, through the lodgement of a heritage impact assessment, that the removal of a tree on land comprising a heritage item or within a heritage conservation area would have no more than minor impact on the value of the item or area. The establishment of a significant tree register would ensure a Council arborist assesses an application for the removal or pruning of a “significant” non-indigenous tree on any other land in the Shire. The assessment would include an evaluation of the continued significance of the tree and whether it is a risk to human life or property prior to a determination concerning its removal or pruning.

It is recommended that Council establish a Significant Tree Register and reference be included in Council’s *draft HDCP* to (in part) inform the approval regime for the removal or pruning of trees in the Shire. The following table identifies the recommended tree approval regime, as confirmed with Council officers.

Table 3.2 Recommended Tree Approval Regime

Location of Significant Tree	Type of Tree	Strategy for Requiring Approval
On property containing a heritage listed house	Indigenous tree Non-indigenous tree	TPO TPO
On property containing a heritage listed house and garden	Indigenous tree Non-indigenous tree	HSLEP. Identify Tree in Statement of Significance HSLEP. Identify Tree in Statement of Significance
On property containing a heritage listed garden	Indigenous tree Non-indigenous tree	HSLEP. Identify Tree in Statement of Significance HSLEP. Identify Tree in Statement of Significance
On property within a heritage conservation area	Indigenous tree Non-indigenous tree	TPO TPO
On property on any other land in Shire	Indigenous tree Non-indigenous tree	TPO Identify Tree in Significant Tree Register

3.5.5 Curtilages

In most cases, the curtilage for a property is the lot which encompasses the significant house and/or garden. Where indicated, the significant features may extend beyond the listed lot.

3.5.6 Impact of Rear Subdivision—Protecting Front Gardens Only

While most gardens recorded in the 1993 Heritage Study and currently listed on the LEP schedule were primarily assessed on the basis of their front gardens, a number of properties have been subsequently subdivided, resulting in loss of their rear gardens, sometimes with the creation of new extended driveways beside the houses. Examples include 28 and 30 Balmoral Street, Waitara and 44 The Crescent, Waitara. Consideration might be given to amending listings to refer to front gardens only. Legal advice of the implications may be helpful to Council.

3.5.7 Changes Due to Plant Growth and Lack of Maintenance

In the case of gardens and landscape, change since the 1993 Heritage Study is due to a number of factors, including natural plant growth, introduction of new landscaping, and the effects of prolonged drought and recent very wet periods and removal of some trees and other plantings. Lack of formative pruning of cypress trees and hedges on a number of properties has resulted in reduction in aesthetic value (128 Beecroft Road, Beecroft; 26, 34 and 36 Balmoral Street, Waitara). Plantings intended as hedges, topiary or shaped trees require regular pruning to maintain their design intent and landscape integrity.

3.5.8 Defensive Planting (e.g. Cheltenham Railway-Noise and Privacy)

Some owners of properties near the railway line at Cheltenham have expressed the desire to plant dense screens of landscaping along their front boundaries in an attempt to reduce the noise impact resulting from increased rail traffic. Dense planting for noise attenuation and /or increased privacy can have a major impact on heritage values of significant front gardens.

3.5.9 Council Policy Consistency (e.g. Bunya Pines)

Araucaria bidwillii (Bunya Pine) produces large, heavy cones (specimens at 8 Beecroft Road, Beecroft, have weighed as much as 14.5kg) which can fall from a significant height when shed from mature trees. These cones can cause major damage to property, as well as injury and/or death to humans or other animals hit by them.

Council has received requests for removal of Bunya Pines growing in listed properties. It approved the removal of two Bunya Pines from 19C Ethel Street, Hornsby, but refused removal of a Bunya Pine growing in the front garden of Blackwood House, 8 Beecroft Road, Beecroft. Many Councils manage Bunya pines in public parks by using cherry pickers to remove cones. The cost of such management, particularly on an annual basis, is probably beyond the means of most private property owners, particularly if road closures are involved while the removal takes place.

Recommendations for a Bunya Pine Management Policy are provided in Appendix E.

3.5.10 Seasonal Nature of Inspections

The Hornsby Heritage Study Review Stage 5 has been carried out at a time when most deciduous trees in gardens inspected had lost all or at least some of their leaves. Consequently, it has not been possible to comprehensively assess the condition and vigour of most of these trees or to make positive identifications. Assumptions were made on the health of the trees based on fallen leaves and/or surviving fruits. The health of the trees can be confirmed by a detailed arborist evaluation where necessary.

3.5.11 Unauthorised Works

A number of properties listed for their gardens have had new front fences erected since the 1993 Heritage Study. In some cases these are sympathetic to the architectural style of the house and the historic period of the property but in some cases they have not been informed by historical evidence.

3.5.12 Archaeological items

Several properties currently listed as "Gardens" primarily derive their remaining significance from a boundary fence. These are 2,2A and 4 Beecroft Rd, Beecroft and 44 The Crescent and 28 The Promenade, Cheltenham. Rather than continue to list the entire property as a garden, it is recommended that the fences be listed as archaeological items, or as specific built elements.

3.6 Crosslands Reserve Archaeological Remains

Archaeological remains of former buildings, walls and a well within Crosslands Reserve, identified in a 1911 survey of the area were located and assessed. They may relate to the period of occupation by George Murphy, Matthew Charlton or Burton Crossland. The remains are in a ruinous condition, and likely represent various phases of construction and occupation. Should any disturbance or interpretation of the remains be necessary, this should be archaeologically monitored, as is consistent with the provisions of the NSW Heritage Act. It is recommended that detailed historical research be undertaken by the Hornsby Historical Society to fully document the occupation and history of the Reserve, in order to provide a better context for the management of the remains. In the interim, a curtilage of c.10m outside the fence indicated in the 1911 survey is recommended for management purposes and identification in the HLEP.

3.7 Recommendations

3.7.1 LEP Listing

The significance, integrity and merit of each property has been assessed as far as possible and available information updated in word format on SHI compatible forms, which should become the principle reference point henceforth.

Appendix D summarises the outcomes of the individual property assessments and the recommendations of the study team.

3.7.2 Promotion and Education

A general brochure explaining heritage listing to owners and prospective owners in Hornsby is strongly recommended to build owner and community understanding of what it means to be heritage listed. Good sample brochures from Willoughby Council which could be readily adapted for Hornsby Shire are at Appendix F.

Ongoing promotion and celebration of Hornsby's pride in its heritage places through Heritage Awards and media is to be encouraged.

3.7.3 Heritage Incentives: Hornsby Heritage Fund and Heritage Advice

A key question from many owners was the availability of financial incentives to assist restoration work or research, such as arborist reports. It is noted that Council no longer provides a Heritage Fund. Modest contributions of support can be an important and positive support for heritage listed properties. Reinstatement of the Hornsby Heritage Fund is recommended.

The availability of timely advice from an experienced heritage advisor when enquiries or proposals arrive is also a key factor in supporting successful conservation outcomes for Hornsby's heritage places.

3.7.4 Address Corrections

- An early cottage on Dangar Island, 38 Grantham Crescent, warrants further investigation in the next stage of the heritage review. The existing heritage-listed house is number 36 Grantham Crescent, next door.
- St Alban's Church, Epping, should be correctly addressed as 3–5 Pembroke Street to include the full church complex consisting of the existing church, war memorial hall, parish hall, original church building, the Rectory and landscaping, including mature eucalypts. It is noted that Council did not progress listing of the Rectory at Heritage Review Stage 4.
- Since the creation of Parker Close, Beecroft, a short cul-de-sac off Kirkham Street, 15 Kirkham Street is now known as 6 Parker Close, Beecroft.
- Bunya Pine trees surviving from a previous estate (addressed as 19C Ethel Street) covering 10A Ethel Street and 33–35 Galston Road and 19C Ethel Street, Hornsby could be suitably protected by their inclusion on a Significant Tree Register.
- The significant sandstone boundary fence at 44 The Crescent, Cheltenham, extends along the street boundary of 28 The Promenade which was formerly part of the property.

4.0 Appendices

Volume 1

Appendix A

Subject properties listed by the National Trust of Australia (NSW) in Hornsby Shire.

Appendix B

Properties identified by Australian Institute of Architects Database in Hornsby Shire.

Appendix C

Hornsby Shire Council letters of introduction about the Hornsby Heritage Study Review Stage 5 sent to all property owners; permission to photograph and documentation loan items release form

Appendix D

Recommendations

Appendix E

Bunya Pine Management Policy.

Appendix F

Willoughby Council Heritage Brochure samples.

Volume 2

Appendix G Part 1

State Heritage Inventory Forms—Hornsby Heritage Review Stage 5: (Sites A1–C30).

Volume 3

Appendix G Part 2

State Heritage Inventory Forms—Hornsby Heritage Review Stage 5: (Sites D31–E78).

Appendix H

Hornsby Heritage Study Review Stage 5 Report Bibliography

Volume 1

Appendix A

Subject properties listed by the National Trust of Australia (NSW) in Hornsby Shire.

Appendix A—Subject Properties Listed by National Trust in Hornsby

Table 1.1 Individually listed heritage items within Conservation Areas in the Hornsby LEP 1994.

Conservation Area	Item	Total Number
Beecroft/Cheltenham Heritage Conservation Area	2, 2A, 4 Beecroft Road, Beecroft 59 Beecroft Road, Beecroft 68 Beecroft Road, Beecroft 81 Beecroft Road, Beecroft 128 Beecroft Road, Beecroft 136 Beecroft Road, Beecroft 2–4 Boronia Avenue, Beecroft 149 Copeland Road, Beecroft 156 Copeland Road, Beecroft 15 Kirkham Street, Beecroft 50 Sutherland Road, Beecroft 86 Sutherland Road, Beecroft 88 Sutherland Road, Beecroft 25 Wongala Crescent, Beecroft 183 Beecroft Road, Cheltenham 10–12 The Boulevard, Cheltenham 20 Cheltenham Road, Cheltenham 22 Cheltenham Road, Cheltenham 77 Cheltenham Road, Cheltenham 44 The Crescent, Cheltenham 46 The Crescent, Cheltenham 48 The Crescent, Cheltenham 7 The Promenade, Cheltenham	23
Mt Errington Precinct Hornsby West Side Heritage Conservation Area	52 Dural Street, Hornsby 4 Lisgar Road, Hornsby 6 Lisgar Road, Hornsby 8 Lisgar Road, Hornsby 6 Rosemead Road, Hornsby 8 Rosemead Road, Hornsby	6
Pretoria Parade Precinct Hornsby West Side Heritage Conservation Area	61–63 Pretoria Parade, Hornsby	1

Conservation Area	Item	Total Number
Wahroonga (North) Heritage Conservation Area	32 Ingalara Avenue, Wahroonga 43 Bundarra Avenue, Wahroonga 45 Bundarra Avenue, Wahroonga 48 Bundarra Avenue, Wahroonga 48 Bundarra Avenue, Wahroonga - garden 51 Bundarra Avenue Wahroonga 54 Bundarra Avenue, Wahroonga 55, 57 and 57A Bundarra Avenue, Wahroonga	8

Appendix B

Properties identified by Australian Institute of Architects Database in Hornsby Shire.

SORTED BY ARCHITECT

	Firm	Architect	Start Date	Finish Date	Building	No	Address	Suburb/Town	Local Government Area	AIA Register Number		
H	ADRIAN COX Builder Haines & Twigg		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	Lot 49	John Savage Crescent	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
H	ALAN GILBERT	ALAN GILBERT	1963		House			Dural/Galston	Hornsby			
H	ALAN V. DOUST, B.E. Builder J W Lake		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	Lot 17	New Farm Road	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
H	ANCHER MORTLOCK MURRAY & WOOLLEY	KEN WOOLLEY	1968		Pettit & Sevitt Split Level Mark 1'E' House	Lot 53	Elourera Road	Thornleigh	Hornsby		RAIA NSW Chapter Project House Design Awards 1969 \$13,000-\$18,000	
H	ANCHER MORTLOCK MURRAY & WOOLLEY	KEN WOOLLEY	1969		Pettit & Sevitt "Shingle" House	Lot 275	Duffy Avenue	Westleigh	Hornsby		RAIA NSW Chapter Project House Design Awards 1970 Under \$12,000	
H	ANCHER MORTLOCK MURRAY & WOOLLEY	KEN WOOLLEY	1969		Pettit & Sevitt The 3136 House (Basic H)	Lot 238	Windam Place	Westleigh	Hornsby		RAIA NSW Chapter Project House Design Awards 1971 Under \$10,000	
H	ANCHER MORTLOCK MURRAY & WOOLLEY	KEN WOOLLEY	1969		Pettit & Sevitt The 3136 House (Variation 3H)	Lot 24	Langdon Road	Winston Hills	Hornsby		RAIA NSW Chapter Project House Design Awards 1971 \$10,000-\$13,000	
H	ANCHER MORTLOCK MURRAY & WOOLLEY	KEN WOOLLEY	1973		Pettit & Sevitt "2937J"House	Lot 634	Westleigh Drive	Westleigh	Hornsby		RAIA NSW Chapter Project House Design Awards 1973 \$11,500-\$17,500	
H	ANCHER MORTLOCK MURRAY & WOOLLEY	KEN WOOLLEY	1973		Pettit & Sevitt "Lowline J" House	Lot 632	Westleigh Drive	Westleigh	Hornsby		RAIA NSW Chapter Project House Design Awards 1973 Over \$17,500	
H	ANCHER MORTLOCK MURRAY & WOOLLEY	KEN WOOLLEY	1973		Pettit & Sevitt Courtyard J House	637	Westleigh Drive	Westleigh	Hornsby		RAIA NSW Chapter Project House Design Awards 1974 Over \$20,000	
H	ANCHER MORTLOCK MURRAY & WOOLLEY	KEN WOOLLEY	1975		Pettit & Sevitt "K Series - Type D (Garden House)"	Lot 9	Fishburn Crescent	Castle Hill	Hornsby		RAIA NSW Chapter Project House Design Awards 1976 \$22,001-\$26,000	
H	ANCHER MORTLOCK MURRAY & WOOLLEY	KEN WOOLLEY	1975		Pettit & Sevitt "Split Level K" Project House		Fishburn Crescent	Castle Hill	Hornsby		RAIA NSW Chapter Project House Design Awards 1976 Over \$35,000	
H	ANCHER MORTLOCK MURRAY & WOOLLEY	KEN WOOLLEY	1976		Pettit & Sevitt SL4J House	15	Westleigh Drive	Westleigh	Hornsby		RAIA NSW Chapter Project House Design Awards 1977 \$24,001-\$29,000	
H	ANCHER MORTLOCK MURRAY & WOOLLEY	KEN WOOLLEY	1967+ 1969		Pettit + Sevitt Project House	Lot 53	Elouera Rd	Thornleigh	Hornsby		Ref AA Vol 57 No 6 Nov 1968	Visit required
H	ANCHER MORTLOCK MURRAY & WOOLLEY	KEN WOOLLEY	1971		Pettit & Sevitt Constructions Pty		Windam Place	Westleigh	Hornsby		SMH Thurs March 25 1971 p.16	
H	ANCHER MORTLOCK MURRAY & WOOLLEY	KEN WOOLLEY	1972		Pettit & Sevitt Westleigh Exhibition Village Interiors			Westleigh	Hornsby		Job No 7227	
H	ANCHER MORTLOCK MURRAY & WOOLLEY	Pettit & Sevitt	1973		Pettit & Sevitt Westleigh Exhibition Village opened		Westleigh Drive	Westleigh	Hornsby		Pettit & Sevitt JJ Temple 1987 BArch UNSW p.66	
H	ANCHER MORTLOCK MURRAY	ANCHER MORTLOCK MURRAY	1959		Dr Brian Stacey House	Lot 6	Hull Road	Beecroft	Hornsby			
C	ANCHER MORTLOCK MURRAY	STUART MURRAY	1955		A Hudson & Company Showroom	Lot 2B & 2C	Pacific Highway	Asquith	Hornsby			
H	ANCHER MORTLOCK MURRAY	STUART MURRAY	1953		P B Hart House	Lot 87, 8	Amaroo Ave	Wahroonga	Hornsby			
H	ANCHER MORTLOCK MURRAY	SYDNEY ANCHER	1956		Miss L Cuthbertson House	67	Chapman Avenue	Beecroft	Hornsby			
H	ANCHER MORTLOCK MURRAY	SYDNEY ANCHER	1959		L J Sweeney House		Cnr Glenhaven & Old Northern Rd	Castle Hill	Hornsby			
H	ANCHER MORTLOCK MURRAY	SYDNEY ANCHER	1950		House		Old Northern Road	Dural	Hornsby			
H	ANCHER MORTLOCK MURRAY	SYDNEY ANCHER	1950		F Williams House	6	Ada Avenue	Wahroonga	Hornsby			
H	ANCHER MORTLOCK MURRAY	SYDNEY ANCHER	1950		J M Bristow House	Lot 381	Boundary Road	Wahroonga	Hornsby			
H	ANCHER MORTLOCK MURRAY	SYDNEY ANCHER	1947		F Haines House		Burns and Ancona Road	Wahroonga	Hornsby			
H	ANCHER MORTLOCK MURRAY	SYDNEY ANCHER	1949		Misses McDougall & Doyle House	32	Fox Valley Road	Wahroonga	Hornsby			

SORTED BY ARCHITECT

	Firm	Architect	Start Date	Finish Date	Building	No	Address	Suburb/Town	Local Government Area	AIA Register Number		
H	ANCHER MORTLOCK MURRAY	SYDNEY ANCHER	1956		Mrs M Leslie House	36	Fox Valley Road	Wahroonga	Hornsby			
H	ANCHER MORTLOCK MURRAY	SYDNEY ANCHER	1946		House for Mr & Mrs Bain		Roland Avenue	Wahroonga	Hornsby			
H	AYNSLEY & DIGBY Builder Kauri Timber Co		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	Lot 44	John Savage Crescent	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
H	B K LAWSON Builder McMahon & Dyett		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	10 (Lot 40)	John Savage Crescent	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
H	BRUCE RICKARD	BRUCE RICKARD	1964		Lewis House		Lynbrae Avenue	Beecroft	Hornsby			
H	BRUCE RICKARD	BRUCE RICKARD	1965		Resanceff House		Morella Place	Castle Cove	Hornsby			
H	BRUCE RICKARD	BRUCE RICKARD	1969		Connolly House		Colbran Road	Cheltenham	Hornsby			
H	BRUCE RICKARD	BRUCE RICKARD	1963		Tennisen House		Burra Close	Mount Colah	Hornsby			
H	BRUCE RICKARD	BRUCE RICKARD	1963		Shereline 'Farmstead' Project House		Pennant Hills Road	Carlingford	Baulkham Hills ?		Built at the Easter Show and later sold & relocated to Raymond Terrace	
H	BRUCE RICKARD	BRUCE RICKARD	1964		Shereline 'Executive' Project House		Pennant Hills Road	Carlingford	Baulkham Hills?		Intact with hgh wall along main road.	Pettit & Sevitt JJ Temple 1987 Barch UNSW p.42 Cross Section
H	Builder A H Bagnall		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	25 (Lot 54)	John Savage Crescent	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
H	Builder Alex Menkoff Pty Ltd		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	21 (Lot 51)	John Savage Crescent	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
H	Builder B W Stafford & Son		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	12 (Lot 41)	John Savage Crescent	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
H	Builder C C Sorensen		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	Lot 57	New Farm Road	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
H	Builder G J Burgess		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	Lot 62	New Farm Road	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
H	Builder G J Burgess		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	Lot 63	New Farm Road	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
H	Builders Craftsmen Modern Constructions Pty Ltd		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	Lot 81	New Farm Road	West Pennant Hills	Hornsby		Second storey additions at rear	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
H	Builders West Pennant Hills Timber & Hardware Pty Ltd		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	Lot 79	New Farm Road	West Pennant Hills	Hornsby		Front extension	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
K	CLARK GAZZARD & PARTNERS	DONALD GAZZARD	1963		Hornsby Baby Health Centre		Hunter Street	Hornsby	Hornsby		Have photograph	
K	CLARK GAZZARD & PARTNERS	DONALD GAZZARD	1965		West Pennant Hills Baby Health Centre		Castle Hill & Ramsay Road	Castle Hill	Hornsby		Have photograph	
K	CLARK GAZZARD & PARTNERS	PADDY YOUNG	1966		North Epping Baby Health Centre		Malton Road	North Epping	Hornsby		Have photograph	
CH	A. LANYON CLARK	A. LANYON CLARK	1921		St Andrew's Presbyterian Church				Hornsby		AIA file. ref.Robt Evans. Arthur Lanyon Clark. Architect of Churches in NSW. Privately publ. 2011.	
H	COCKS & CARMICHAEL	COCKS & CARMICHAEL	1975		Civic Construction Co (Aust) "LC4 Growth House"	Lot 13	Showground Road	Castle Hill	Hornsby		RAIA NSW Chapter Project House Design Awards 1976 \$26,001-\$30,000	

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	Firm	Architect	Start Date	Finish Date	Building	No	Address	Suburb/Town	Local Government Area	AIA Register Number		
H	COCKS & CARMICHAEL	COCKS & CARMICHAEL	1977		Civic Constructions Pty Ltd Project House	Lot 74	Ensign Place	Castle Hill	Hornsby		RAIA NSW Chapter Project House Design Awards 1978 Over \$38,000	
K	COLLARD, CLARKE & JACKSON	COLLARD, CLARKE & JACKSON	1965		Baby Health Centre		Ramsay Road	West Pennant Hills	Hornsby			
H	Design Cronulla Home Planning Service Builder E K Pink		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	89 (Lot 85)	New Farm Road	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering Febrauary 1960 pp.26-32 Supplement to the Australian Womans Weekly 20.1.1960
H	Designer ALLAN V DOUST, BE Builder Hopkins & Jackson		1960		Traditional Charm' The Parade of Homes 1960 Cherrybrook Gardens Estate	Lot 50	John Savage Crescent	West Pennant Hills	Hornsby		Demolished	Building Lighting Engineering Febrauary 1960 pp.26-32 Supplement to the Australian Womans Weekly 20.1.1960
C	DR HENRY EPSTEIN	DR HENRY EPSTEIN	1961		Austr Alim?	Lot 8	Murray Farm Road	Beecroft / Carlingford	Hornsby			
C	DR HENRY EPSTEIN	DR HENRY EPSTEIN	1970		Sullivan & Tamp & Finance Pty Ltd	Lots 2 & 3	Thorn Street	Pennant Hills	Hornsby			
H	DUFFIELD YOUNG	ANDREW YOUNG			House	153	Burns Bay Road	Normanhurst	Hornsby			
H	DUFFIELD YOUNG	DUFFIELD YOUNG	1966		House	16	Daly Avenue	North Wahroonga	Hornsby			
H	ERNST PILSCHKE	ERNST PILSCHKE	1963	1968	Summerleaves' House and garden		Crosslands Road	Galston	Hornsby		We have measured drawings also Book reference Should be on the register	
H	FOMBERTAUX RICE HANLEY	FOMBERTAUX RICE HANLEY	1973		Minter Developments Model LC1	126	Joseph Banks Drive	Kings Langley	Hornsby		RAIA NSW Chapter Project House Design Awards 1974 \$16,000 - \$20,000	
H	GABOR LUKACS	GABOR LUKACS	1949		Mr & Mrs Leicht			Pennant Hills	Hornsby		The Australian House & Garden in NSW , June 1949 p.30	
	GEOFFREY TWIBILL ARCHITECTS	GEOFFREY TWIBILL	1960		Mowll Memorial Village	284	Castle Hill Road	Castle Hill	Hornsby			
H	GEORGE SYDNEY JONES	GEORGE SYDNEY JONES	1909		Rochester' ('Lorne')	63	Beecroft Road	Beecroft	Hornsby	4700692		On LEP
H	GEORGE SYDNEY JONES	GEORGE SYDNEY JONES	1909		Barncleuth Former Regenbah	17	The Crescent	Pennant Hills	Hornsby	4700820		
C	GLENN MURCUTT	GLENN MURCUTT (Stage 2 Graham Jahn assistant)	1977	1978 1982-3	Berowra Waters Inn Phase 1 & 2			Berowra Waters	Hornsby	4703259		
C	GLENN MURCUTT	GLENN MURCUTT (Stage 2 Graham Jahn assistant)	1977	1978 1982-3	Berowra Waters Inn Phase 1 & 2			Berowra Waters	Hornsby	4703259		
H	H L DIVOLA Builder A E Swan		1960		Third Prize Home The Parade of Homes 1960 Cherrybrook Gardens Estate	Lot 84	New Farm Road	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering Febrauary 1960 pp.26-32 Supplement to the Australian Womans Weekly 20.1.1960
	H. P. OSER & ASSOCIATES	H. P. OSER			Shops		Pacific Highway	Hornsby	Hornsby		Source James Weirwick he mentioned some other buildings	
H	HARRY HOWARD	HARRY HOWARD	1959		House & Surgery	17	Edgeworth David Avenue	Hornsby	Hornsby		B Buchanan Thesis on Howard	
H	HARRY SEIDLER	HARRY SEIDLER	1968		Pettit & Sevvitt Project House			Thornleigh	Hornsby		Intact Should be on the register	
H	HARRY SEIDLER	HARRY SEIDLER	1969		Pettit & Sevvitt "Curvilinear " House	Lot 298	Duneba Drive	Thornleigh	Hornsby	INTACT	RAIA NSW Chapter Project House Design Awards 1970 \$12,000 - \$16,000	
H	HARRY SEIDLER Builder Grimson & Rose		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate Demolished	Lot 19	New Farm Road	West Pennant Hills	Hornsby		Opened Saturady 23rd January 1960 by Mr Landa	Building Lighting Engineering Febrauary 1960 pp.26-32 Supplement to the Australian Womans Weekly 20.1.1960
H	HARRY SEIDLER & ASSOCIATES	HARRY SEIDLER	1971	1972	Gissing House	9A	Water Street	Wahroonga	Hornsby	4703437	Draft/photos listing on file	
H	IAN MCKAY	IAN MCKAY	1961	1962	House	29	Parklands Rd	Mount Colah	Hornsby			
H	JOHN JAMES	JOHN JAMES	1963		Pearson House	68	Sutherland Street	Beecroft	Hornsby			
H	JOHN JAMES	JOHN JAMES	1961		Burns House	27	Normanhurst Road	Normanhurst	Hornsby			
H	JOHN JAMES	JOHN JAMES	1958		Timothy Swan House	96	Boundary Road	Wahroonga	Hornsby			
H	KEN WOOLLEY & MICHAEL DYSART Builder F E Duffell		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	23 (Lot 24)	John Savage Crescent	West Pennant Hills	Hornsby		Extensions on both sides and carport now in front of original house. The courtyard is intact.	Building Lighting Engineering Febrauary 1960 pp.26-32 Supplement to the Australian Womans Weekly 20.1.1960
H	LAURIE AND HEATH	WILLIAM (BILL) LAURIE			McAlister House			Dural	Hornsby			
H	LIGHTFOOT ROSS & STANTON Builder Allan C Smith & Coy		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	16 (Lot 29)	John Savage Crescent	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering Febrauary 1960 pp.26-32 Supplement to the Australian Womans Weekly 20.1.1960

SORTED BY ARCHITECT

	Firm	Architect	Start Date	Finish Date	Building	No	Address	Suburb/Town	Local Government Area	AIA Register Number		
C	McCONNEL SMITH & JOHNSON	McCONNEL SMITH & JOHNSON	1964	1968	Riker Laboratories	9	Chilvers Road	Thornleigh	Hornsby			
H	MCMURRAY & MCELHONE Builder Stewardson Stubbs & Collett		1960		Modern - Colonial' The Parade of Homes 1960 Cherrybrook Gardens Estate Original house demolished	Lot 25	John Savage Crescent	West Pennant Hills	Hornsby		Demolished	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
H	MCMURRAY MCELHONE Builder R M Thompson Pty Ltd		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	77 (Lot 78)	New Farm Road	West Pennant Hills	Hornsby		Carport extension	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
H	NADO MILAT Builder L W H Lawrence		1960		Contemporary Style' The Parade of Homes 1960 Cherrybrook Gardens Estate	Lot 58	New Farm Road	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
H	NEIL CLEREHAN in association AMMW	NEIL CLEREHAN in association AMMW	1969		Pettit & Sevit "The 3136 House"	Lot 276	Duffy Avenue	Westleigh	Hornsby		RAIA NSW Chapter Project House Design Awards 1970 Under \$12,000	
H	NEVILLE J. COULTER	NEVILLE J. COULTER	1949		Mr & Mrs R H Trueman House		Dartford Road	Thornleigh	Hornsby		The Australian House & Garden in NSW, April 1949, p.30	
	NEW SOUTH WALES GOVERNMENT ARCHITECT in association with Collard Clarke and Jackson	Project Architect M Zatorski	1965		Hornsby Technical College		Pacific Highway	Hornsby	Hornsby		Should be on the Register	Architecture in Australia December 1968 pp.1100-1102 Max Dupain photographs In the brutalist study and Russell Jack Thesis
H	PENNY ROSIER	PENNY ROSIER	1981		Solar G2 House		Cnr. Edward Bennet Drive & Durant Place	West Pennant Hills	Hornsby		RAIA NSW Chapter Merchant Housing Merit Awards 1982	
H	PETER CARMICHAEL	PETER CARMICHAEL	1969		Civic Constructions X-2 House	Lot 302	Duneba Drive	Westleigh	Hornsby		RAIA NSW Chapter Project House Design Awards 1970 Over \$16,000	
H	PETER CARMICHAEL	PETER CARMICHAEL	1969		Civic Constructions "Civic X3" House	Lot 243	Duneba Drive	Westleigh	Hornsby		RAIA NSW Chapter Project House Design Awards 1971 \$13,000-\$16,000	
H	PETER CARMICHAEL	PETER CARMICHAEL	1969		Civic Constructions "Civic X2" House	Lot 245	Duneba Drive	Westleigh	Hornsby		RAIA NSW Chapter Project House Design Awards 1971 Over \$16,000	
H	PHILIP COX	PHILIP COX	1968	1969	Mr & Mrs Jim Hawkins House	19	Norma Crescent	Cheltenham	Hornsby	4703093		on NT Register Includes significant garden
H	PHILIP COX	PHILIP COX	1976		Civic Constructions "The Farm"	Lot 77	Britannia Road	Castle Hill	Hornsby		RAIA NSW Chapter Project House Design Awards 1977 \$31,001-\$38,000	
	R A STEWART	R A STEWART	1949		Mr & Mrs D S Goddard house			Pennant Hills	Hornsby		The Australian House & Garden in NSW December 1949, p.41	
H	R V MINNETT & CULLIS HILL Builder Brantford Construction Pty Ltd		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	67 (Lot 72)	New Farm Road	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
H	RICHARD LEPLASTRIER	RICHARD LEPLASTRIER	1986	1988	Kenyan/Thompson House			Berowra Waters	Hornsby			
H	RONALD A KNOWLES Builder J W Bartlett		1960		Australian Plywood Board Prize The Parade of Homes 1960 Cherrybrook Gardens Estate Original house demolished	78 (Lot 77)	New Farm Road	West Pennant Hills	Hornsby		Demolished	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
H	RONALD A KNOWLES Builder Crellin & Sellar		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	65 (Lot 73)	New Farm Road	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
K	ROSS AYNSLEY	ROSS AYNSLEY	1957	1958	Hornsby Women's Rest Centre (CWA)		Princes Highway	Hornsby	Hornsby	4703457	Listing/Data Sheet	
H	SAMUEL LIPSON & KAAD Builder A L Clarke		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	Lot 16	New Farm Road	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960
H	SAMUSEL LIPSON & KAAD Builder J B Cordukes		1960		A Striking Design' The Parade of Homes 1960 Cherrybrook Gardens Estate	27 (Lot 55)	John Savage Crescent	West Pennant Hills	Hornsby		House intact	Building Lighting Engineering February 1960 pp.26-32 Supplement to the Australian Womens Weekly 20.1.1960

SORTED BY ARCHITECT

	Firm	Architect	Start Date	Finish Date	Building	No	Address	Suburb/Town	Local Government Area	AIA Register Number		
H	SHIRLEY R LAWRIE Builder McMahon & Dyett		1960		Charm in Timber' The Parade of Homes 1960 Cherrybrook Gardens Estate Original house demolished	(Lot 76)	New Farm Road	West Pennant Hills	Hornsby		Demolished	Building Lighting Engineering Febrauary 1960 pp.26-32 Supplement to the Australian Womans Weekly 20.1.1960
H	SPAIN & COSH	T COSH	1938		D Goddard Residence		Bellamy Street	Pennant Hills	Hornsby			
C	STAFFORD MOORE & FARRINGTON	STAFFORD MOORE & FARRINGTON	1957		Wrigley & Co Building		Michigan Avenue	Asquith	Hornsby			
H	SUMMERHAYES & SUMMERHAYES	SUMMERHAYES & SUMMERHAYES	1949		Mr & Mrs Ellis House			Pennant Hills	Hornsby		The Australian House & Garden in NSW April 1956 p.38	
H	TERRY DORROUGH	TERRY DORROUGH	1986		Brentnall Homes Display House		Shepherds Drive	Cherrybrook	Hornsby			
H	TERRY DORROUGH	TERRY DORROUGH	1989		Dorough House	36	Grantham Crescent	Dangar Island	Hornsby			
H	TERRY DORROUGH	TERRY DORROUGH	1996		Jones House	47/49	Grantham Crescent	Dangar Island	Hornsby			
H	TERRY DORROUGH	TERRY DORROUGH	1996		Bower House	3	Neotsfield Ave	Dangar Island	Hornsby			
H	TERRY DORROUGH	TERRY DORROUGH	1999		Dangar Island House, for his own family	14	Riverview Ave	Dangar Island	Hornsby			
H	TERRY DORROUGH	TERRY DORROUGH	1999		Dorough House 2	14	Riverview Avenue	Dangar Island	Hornsby	4703053		
H	TERRY DORROUGH	TERRY DORROUGH	1987		Zydenbos House	12	Riverview Road	Dangar Island	Hornsby			
H	TERRY DORROUGH	TERRY DORROUGH	1999		Hayden House	86/88	Riverview Road	Dangar Island	Hornsby			
H	TERRY DORROUGH	TERRY DORROUGH	1999		Hayden House	3	Yallaroy Parade	Dangar Island	Hornsby			
H	The Australian Women's Weekly Home Plan Service Builder A N Stokes		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	63 (Lot 74)	New Farm Road	West Pennant Hills	Hornsby			Building Lighting Engineering Febrauary 1960 pp.26-32 Supplement to the Australian Womans Weekly 20.1.1960
H	The Australian Women's Weekly Home Plan Service Builder M J Bray		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate Original house demolished	Lot 83	New Farm Road	West Pennant Hills	Hornsby		Demolished	Building Lighting Engineering Febrauary 1960 pp.26-32 Supplement to the Australian Womans Weekly 20.1.1960
H	The Australian Women's Weekly Home Plan Service Builder M J Bray		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate Original house demolished	Lot 82	New Farm Road	West Pennant Hills	Hornsby		Demolished	Building Lighting Engineering Febrauary 1960 pp.26-32 Supplement to the Australian Womans Weekly 20.1.1960
H	The Australian Women's Weekly Home Planning Service Builder C E Pilcher		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	Lot 45	John Savage Crescent	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering Febrauary 1960 pp.26-32 Supplement to the Australian Womans Weekly 20.1.1960
H	The Australian Women's Weekly Home Planning Service Builder S Mack		1960		First Prize Home The Parade of Homes 1960 Cherrybrook Gardens Estate	14 (Lot 42)	John Savage Crescent	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering Febrauary 1960 pp.26-32 Supplement to the Australian Womans Weekly 20.1.1960
H	The Women's Weekly Home Plan Service Builder Archer Bros		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	23 (Lot 52)	John Savage Crescent	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering Febrauary 1960 pp.26-32 Supplement to the Australian Womans Weekly 20.1.1960
CH	unknown	Probably PTW	1940		Church of Christ, Scientist				Hornsby		AIA church file	
CH	unknown	Probably PTW	1940		First Church of Christ, Scientist				Hornsby		AIA church file	
H	WILSHIRE & HODGES Builder W J Harbour Pty Ltd		1960		The Parade of Homes 1960 Cherrybrook Gardens Estate	Lot 47	John Savage Crescent	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering Febrauary 1960 pp.26-32 Supplement to the Australian Womans Weekly 20.1.1960
H	WmC BROWN & MOWBRAY Builder F L & F CG Sattler Pty Ltd		1960		Second Prize Home The Parade of Homes 1960 Cherrybrook Gardens Estate	69 (Lot 71)	New Farm Road	West Pennant Hills	Hornsby		Opened Saturday 23rd January 1960 by Mr Landa	Building Lighting Engineering Febrauary 1960 pp.26-32 Supplement to the Australian Womans Weekly 20.1.1960
H		J Snudden Builder	1954		Mr & Mrs Nutman			Pennant Hills	Hornsby		The Australian House & Garden in NSW, February 1954 P.45	
PO			1913	1914	Post Office	13	Bridge Street	Brooklyn	Hornsby	4702493		On LEP
B					A.N.Z. Bank	206	Brooklyn Road	Brooklyn	Hornsby	4702494		
H					House	208	Brooklyn Road	Brooklyn	Hornsby	4702495		On LEP
SC			1929		Public School	106	Brooklyn Road	Brooklyn	Hornsby	4702496		On LEP include trees
CH					St Catherine's Convent		Brooklyn Road	Brooklyn	Hornsby	4702497		
HO					Hospital		Peat Island	Hawkesbury River	Hornsby	4702632		
TH					Hornsby Town Hall and Administration Buidling	296	Pacific Highway	Hornsby	Hornsby	4703120		On LEP
H			1955		Mr & Mrs Manderson House			Pennant Hills	Hornsby		The Australian House & Garden in NSW, June 1955 p.34	
H			1952		Mr & Mrs J C Wellbourne			Pennant Hills	Hornsby		The Australian House & Garden in NSW, July 1952 pp.40-41	

Appendix C

Hornsby Shire Council letters of introduction about the Hornsby Heritage Study Review Stage 5 sent to all property owners; permission to photograph and documentation loan items release form.

8 May 2012

«Owner»
«Mailing_Address»

Dear «Salutation»

Heritage Review Stage 5 – Review of Items and Heritage Listed Gardens

The purpose of this letter is to inform you that a site inspection of your property, «Property_Address», will be undertaken as part of Heritage Review Stage 5.

Council recently resolved to embark on Heritage Review Stage 5 to review its list of heritage items. Council has engaged heritage consultants, Godden Mackay Logan, to assess the heritage significance and condition of nominated properties and heritage listed gardens, and make recommendations for their inclusion or exclusion from Schedule D (Heritage Items) of the *Hornsby Shire Local Environmental Plan 1994*.

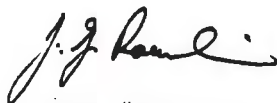
As part of the assessment, the consultants will be carrying out site inspections of each nominated property between May – July 2012. Your assistance in allowing the consultants to view your property, including allowing access to the grounds of your property, would be appreciated. It is not necessary for the consultants to gain access to any buildings that may be located on your property.

Should you have any historical information (including historic photographs or reports) about your property that may be of assistance to the team in making the assessment, Council would appreciate the opportunity to view and (with your permission) copy such material for addition to the Local Studies Library. Any items loaned for copying as part of the Study would be carefully handled and returned and their use fully acknowledged by Council.

Should you wish to be notified of the date and time of the consultants proposed site inspection 48 hours prior to same, please contact Mr David Lousick, Student Town Planner on 9847 6727 by Tuesday, 15 May 2012. You may also contact Mr Lousick if you have any enquiries about the Study or access arrangements.

Thank you for your assistance in this matter.

Yours faithfully



JASON RAWLIN
Acting Manager
Town Planning Services

If you do not understand this letter, please telephone 131 450 for a free interpreter.
Ask them to contact Hornsby Shire Council on 9847 6666 and council will try to help you.
Council's office hours are 8.30 am – 5.00 pm, Monday to Friday.

ARABIC

ان لم تفهم هذه الرسالة فالرجاء الاتصال مع الهاتف رقم ١٣١ ٤٥٠ للحصول على مترجم مجاني. اطلب منهم الاتصال مع بلدية هورنزبي على الرقم ٩٨٤٧ ٦٦٦٦ وستحاول البلدية مساعدتك. ساعات الدوام في البلدية ما بين ٨:٣٠ صباحا حتى ٥:٠٠ بعد الظهر.

CHINESE

如果你不明白這封信的內容，請致電131450便可獲得免費傳譯員服務。你可要求傳譯員致電98476666聯絡Hornsby郡市議會。本市議會將會盡量幫你。本市議會的辦公時間為星期一至星期五早上8時30分至下午5時。

FARSI

آگرمطالب این نامه را درگ نمی‌کنید جهت استفاده از مترجم رایگان به شماره ١٣١٤٥٠ تلفن بزنید. از مترجم بخواهید تا با انجمن شهرداری منطقه هورنزبی با شماره تلفن ٩٨٤٧ ٦٦٦٦ تماس بگیرد. این انجمن سعی خواهد کرد که در درک مطالب نامه به شما کمک کند. ساعات کار انجمن شهرداری ٨:٣٠ صبح تا ٥ بعد از ظهر می‌باشد

GREEK

Αν δεν καταλαβαίνετε την επιστολή αυτή, παρακαλώ τηλεφωνήστε στο 131 450 για δωρεάν Διερμηνέα. Ζητήστε του να επικοινωνήσει με την Δημαρχία του Χόρνσμπι (Hornsby) στο τηλ. 9847 6666 και η Δημαρχία θα προσπαθήσει να σας βοηθήσει. Τα γραφεία εργάζονται 8,30 πμ - 5 μμ, Δευτέρα-Παρασκευή.

HINDI

यदि आपको यह पत्र समझ नहीं आता तो कृपया एक नि:शुल्क दुभाषिये के लिए १३१ ४५० पर फोन करें। उनसे कहें कि वे ९८४७६६६६ पर होन्सबी शाइर कांसिल को संपर्क करें तथा कांसिल आपकी सहायता करने का प्रयत्न करेगी। कांसिल के कार्यालय के समय, सोमवार से शुक्रवार प्रात ८.३० - शाम ५.०० है।

INDONESIAN

Apabila anda tidak memahami (mengerti) isi surat ini, harap menilpon 131 450 untuk mendapatkan layanan juru bahasa gratis. Harap meminta mereka untuk menghubungi Dewan Kotapraja Homsby (Hornsby Shire Council) pada nomor telepon 9847 6666 dan Dewan akan mencoba untuk menolong anda. Jam Kantor Dewan adalah jam 8.30 pagi sampai jam 5 sore, hari Senin sampai dengan Jum'at.

ITALIAN

Se non comprendete la presente lettera, telefonate al numero 131 450 per servirvi gratis di un interprete. Chiedete a quest'ultimo di chiamare l'Hornsby Shire Council al numero 9847 6666 e il Comune cercherà di rispondere ai vostri quesiti. L'orario d'ufficio del Comune è 8.30-17 dal lunedì al venerdì.

KOREAN

만일 이 편지의 내용을 이해하지 못하시면 131 450으로 전화해서서 무료통역을 요청하십시오, 통역사에게 9847 6666으로 전화하여 혼스비 카운슬을 접촉하도록 요청하시면 카운슬에서는 당신을 도울 것입니다. 카운슬의 근무시간은 오전 8,30부터 오후 5,00, 월요일부터 금요일까지입니다.

POLISH

Jeśli nie rozumiesz treści tego pisma, zadzwoń pod numer 131 450 po bezpłatną pomoc tłumacza. Poproś tłumacza o skontaktowanie się z Radą Okręgową w Homsby (Hornsby Shire Council) pod numerem 9847 6666, która dołoży starań, żeby ci pomóc. Rada urzęduje w godzinach 8.30-17.00 od poniedziałku do piątku.

RUSSIAN

Если вы не можете понять содержание этого письма, позвоните, пожалуйста, по телефону 131 450 и попросите позвать к телефону бесплатного переводчика. Попросите переводчика позвонить по телефону 9847 6666 в Hornsby Shire Council, и Council постарается вам помочь. Часы работы в Council – с 8.30 утра до 5.00 часов вечера с понедельника до пятницы.

SINHALESE

මෙම ලිපිය ඔබට නොතේරේ නම්, අංක 131450 අමතා, නොමිලේ භාෂා පරිවර්තකයෙකු අවශ්‍ය බව තෝරින්ස්බි අයර් සභාවේ අංක 9847 6666 ට දන්වන්න යැයි ඉල්ලා සිටින්න. ඔවුන් ඔබට උපකාර කරාවි. සඳුදා - සිකුරාදා අතර දිනපතා උදේ 8.30 සිට සවස 5.00 දක්වා ඔවුන් විවෘතය.

SPANISH

Si usted no entiende esta carta, sírvase llamar al 131 450 para pedir ayuda a un intérprete gratuito. Pídale que contacte al Hornsby Shire Council llamando al 9847 6666 y el Municipio tratará de ayudarle. El horario de oficina del Municipio es de 8.30 am a 5.00 pm, de lunes a viernes

TAMIL

இக்கடிதத்தை விளங்கிக்கொள்ள முடியாவிட்டால், தயவுசெய்து ஒர் இலவச மொழிபெயர்ப்பாளருக்கு 131 450 தொ. இலக்கத்தில் பேசவும். 9847 6666 என்ற இலக்கத்தில் Hornsby Shire சபையைத் தொடர்புகொள்ளுமாறு கேட்கவும். சபை உங்களுக்கு உதவு முயற்சிக்கும். சபை அலுவலக நேரம்: திங்கள் முதல் வெள்ளி வரை மு.ப 8.30 - பி.ப 5.00

TAGALOG

Kung hindi ninyo maunawaan ang sulat na ito, tumawag sa 131 450 para sa libreng Interpreter. Ipatawag ninyo sila sa Hornsby Shire Council sa 9847 6666 upang kayo ay matulungan ng council. Ang oras ng tanggapan ng conseho ay 8:30 ng umaga hanggang 5:00 ng hapon, mula Lunes hanggang Biyernes.

TO WHOM IT MAY CONCERN

Dear Sir/Madam

Heritage Review Stage 5 – Review of Items and Heritage Listed Gardens

The purpose of this letter is to introduce the heritage consultants, Godden Mackay Logan, who has been engaged by Hornsby Council to assist it in reviewing its list of heritage items.

Godden Mackay Logan is assisting Council by assessing the heritage significance of nominated properties and heritage listed gardens, and providing recommendations for their inclusion or exclusion from Schedule D (Heritage Items) of the *Hornsby Shire Local Environmental Plan 1994*. As part of the assessment, the consultants will be carrying out site inspections of each property between May – July 2012.


Your assistance in allowing the consultants to view your property, including allowing access to the grounds of your property, would be appreciated. It is not necessary for the consultants to gain access to any buildings that may be located on your property.

Should you have any historical information (including historic photographs or reports) about your property that may be of assistance to the team in making the assessment, Council would appreciate the opportunity to view and (with your permission) copy such material for addition to the Local Studies Library. Any items loaned for copying as part of the Study would be carefully handled and returned and their use fully acknowledged by Council.

Should you have any enquiries about the Study or access arrangements, please contact Mr David Lousick, Student Town Planner on 9847 6727.

Thank you for your assistance in this matter.

Yours faithfully



JASON RAWLIN
Acting Manager
Town Planning Services

If you do not understand this letter, please telephone 131 450 for a free interpreter.
Ask them to contact Hornsby Shire Council on 9847 6666 and council will try to help you.

Council's office hours are 8.30 am – 5.00 pm, Monday to Friday.

ARABIC

ان لم تفهم هذه الرسالة فالرجاء الاتصال مع الهاتف رقم ١٣١ ٤٥٠ للحصول على مترجم مجاني. اطلب منهم الاتصال مع بلدية هورنزبي على الرقم ٩٨٤٧ ٦٦٦٦ وستحاول البلدية مساعدتك. ساعات الدوام في البلدية ما بين ٨:٣٠ صباحا حتى ٥:٠٠ بعد الظهر.

CHINESE

如果你不明白這封信的內容，請致電131450便可獲得免費傳譯員服務。你可要求傳譯員致電98476666聯絡Hornsby郡市議會。本市議會將會盡量幫你。本市議會的辦公時間為星期一至星期五早上8時30分至下午5時。

FARSI

آگر مطالب این نامه را درک نمی کنید جهت استفاده از مترجم رایگان به شماره ١٣١٤٥٠ تلفن بزنید. از مترجم بخواهید تا با انجمن شهرداری منطقه هورنزبی با شماره تلفن ٩٨٤٧ ٦٦٦٦ تماس بگیرد. این انجمن سعی خواهد کرد که در درک مطالب نامه به شما کمک کند. ساعات کار انجمن شهرداری ٨:٣٠ صبح تا ٥ بعد از ظهر می باشد

GREEK

Αν δεν καταλαβαίνετε την επιστολή αυτή, παρακαλώ τηλεφωνήστε στο 131 450 για δωρεάν Διερμηνέα. Ζητήστε του να επικοινωνήσει με την Δημαρχία του Χόρνσμπι (Hornsby) στο τηλ. 9847 6666 και η Δημαρχία θα προσπαθήσει να σας βοηθήσει. Τα γραφεία εργάζονται 8;30 πμ - 5 μμ, Δευτέρα-Παρασκευή.

HINDI

यदि आपको यह पत्र समझ नहीं आता तो कृपया एक निःशुल्क दुभाषिये के लिए १३१ ४५० पर फोन करें। उनसे कहें कि वे ९८४७६६६६ पर होन्सबी शाइर कांसिल को संपर्क करें तथा कांसिल आपकी सहायता करने का प्रयत्न करेगी। कांसिल के कार्यालय के समय, सोमवार से शुक्रवार प्रातः ८.३० - शाम ५.०० है।

INDONESIAN

Apabila anda tidak memahami (mengerti) isi surat ini, harap menilpon 131 450 untuk mendapatkan layanan juru bahasa gratis. Harap meminta mereka untuk menghubungi Dewan Kotapraja Hornsby (Hornsby Shire Council) pada nomor telepon 9847 6666 dan Dewan akan mencoba untuk menolong anda. Jam Kantor Dewan adalah jam 8.30 pagi sampai jam 5 sore, hari Senin sampai dengan Jum'at.

ITALIAN

Se non comprendete la presente lettera, telefonate al numero 131 450 per servirvi gratis di un interprete. Chiedete a quest'ultimo di chiamare l'Hornsby Shire Council al numero 9847 6666 e il Comune cercherà di rispondere ai vostri quesiti. L'orario d'ufficio del Comune è 8.30-17 dal lunedì al venerdì.

KOREAN

만일 이 편지의 내용을 이해하지 못하시면 131 450으로 전화해서 무료통역을 요청하십시오. 통역사에게 9847 6666으로 전화하여 호른스비 카운슬을 접촉하도록 요청하시면 카운슬에서는 당신을 도울 것입니다. 카운슬의 근무시간은 오전 8.30부터 오후 5.00, 월요일부터 금요일까지입니다.

POLISH

Jeśli nie rozumiesz treści tego pisma, zadzwoń pod numer 131 450 po bezpłatną pomoc tłumacza. Poproś tłumacza o skontaktowanie się z Radą Okręgową w Hornsby (Hornsby Shire Council) pod numerem 9847 6666, która dołoży starań, żeby ci pomóc. Rada urzęduje w godzinach 8.30-17.00 od poniedziałku do piątku.

RUSSIAN

Если вы не можете понять содержание этого письма, позвоните, пожалуйста, по телефону 131 450 и попросите позвать к телефону бесплатного переводчика. Попросите переводчика позвонить по телефону 9847 6666 в Hornsby Shire Council, и Council постарается вам помочь. Часы работы в Council – с 8.30 утра до 5.00 часов вечера с понедельника до пятницы.

SINHALESE

මෙම ලිපිය ඔබට නොතේරේ නම්, අංක 131450 අමතා, නොමිලේ සාමාජිකවරයෙකු අවශ්‍ය බව තෝරන්න. සියලු සභාවේ අංක 9847 6666 ට දන්වන්න. ඉල්ලා සිටින්න. ඔවුන් ඔබට උපකාරකරුවී, සඳුදා - සිකුරාදා අතර දිනපතා උදේ 8.30 සිට සවස 5.00 දක්වා ඔවුන් විවෘතය.

SPANISH

Si usted no entiende esta carta, sírvase llamar al 131 450 para pedir ayuda a un intérprete gratuito. Pídale que contacte al Hornsby Shire Council llamando al 9847 6666 y el Municipio tratará de ayudarle. El horario de oficina del Municipio es de 8.30 am a 5.00 pm, de lunes a viernes

TAMIL

இக்கடிதத்தை விளங்கிக்கொள்ள முடியாவிட்டால், தயவுசெய்து ஓர் இலவச மொழிபெயர்ப்பாளருக்கு 131 450 தொ. இலக்கத்தில் பேசவும். 9847 6666 என்ற இலக்கத்தில் Hornsby Shire சபையைத் தொடர்புகொள்ளுமாறு கேட்கவும். சபை உங்களுக்கு உதவ முயற்சிக்கும். சபை அலுவலக நேரம்: திங்கள் முதல் வெள்ளி வரை மு.ப 8.30 - பி.ப 5.00

TAGALOG

Kung hindi ninyo maunawaan ang sulat na ito, tumawag sa 131 450 para sa libreng Interpreter. Ipatawag ninyo sila sa Hornsby Shire Council sa 9847 6666 upang kayo ay matulungan ng council. Ang oras ng tanggapan ng conseho ay 8:30 ng umaga hanggang 5:00 ng hapon, mula Lunes hanggang Biyernes.

HORNSBY SHIRE HERITAGE REVIEW – STAGE 5

**PHOTOGRAPHY & DOCUMENTATION LOAN ITEM/S
RELEASE FORM**

I/we confirm that the nature of the heritage review being undertaken by consultants Godden Mackay Logan has been fully explained to me/us and agree that Hornsby Shire Council, and their assigns, may utilise (without payment), parts or all of the photographs or loan items described hereunder, for use in the Hornsby Shire Council Heritage Review – Stage 5 and heritage register.

SIGNATURE: _____

NAME: _____
(block capitals)

WITNESS: _____ (signature)

_____ (name)

DATE: _____

ADDRESS: _____

TELEPHONE: _____

MOBILE: _____

EMAIL: _____

ITEMS LOANED FOR COPYING:



DATE: _____



Appendix D



Recommendations

Appendix D Recommendations


Recommendations on Schedule A - Re-assessment of Properties



A	Street Address	Item	Item Image	Issue	Review Recommendations
1	1015 Pacific Highway, BEROWRA	House		<p>This cottage is evidence of the turn of the century residential subdivision phase of Berowra's historic development, with aesthetic significance as a representative and now rare example of a late Victorian weatherboard cottage in this location. Its sandstone fence, while later in construction, contributes to its setting.</p> <p>Property is within medium density zoning, on a large allotment sited close to the Highway. Designing for its retention within the context of potentially more intensive surrounding development will conserve its heritage values.</p>	<p>Retain on LEP. (Listing has been updated on inventory form).</p>
2	51 Brooklyn Road, BROOKLYN	House		<p>One of the first cottages constructed on the subdivided farm of Joseph Gannon, Kingscourt documents the closer, pre WWI residential subdivision along Brooklyn Road. Situated on a bend of the road, the later sympathetic second-storey addition has emphasised the long standing historic presence of the building, and its landmark prominence.</p>	<p>Retain on LEP. (Listing has been updated on inventory form).</p>




A	Street Address	Item	Item Image	Issue	Review Recommendations
3	19C Ethel Street, HORNSBY	House and Garden Trees		The mature conifers (Bunya Pines) at 19C Ethel Street, across Galston Rd (33-35 Galston Rd) and at 10A Ethel Street are significant remnants of the historic cultural landscape of this part of Hornsby with landmark aesthetic values derived from their majestic scale and horticultural qualities.	Remove listing for 19C Ethel Street from the LEP schedule, (also deleting the 2 Bunya pines that have been removed). Include the maritime pine at 19C Ethel Street on Significant Tree Register. Include Bunya Pines at 10A Ethel Street and 33-35 Galston Road on Significant Tree Register.
4	6 Greycliffe Avenue, PENNANT HILLS	House		Evidence of the influence of European modernism in Australian domestic architecture, important in demonstrating a new design approach in a suburban context. Associated with local architect Raymond Smith, as his own house. A rare example of 1940s residential modernism in Hornsby Shire.	Retain on LEP. (Listing has been updated on inventory form). Recommend internal inspection and research with AIA.



A	Street Address	Item	Item Image	Issue	Review Recommendations
5	3 Pritchard Street, THORNLEIGH	House		<p>Originally a single-storey c1920s weatherboard cottage with a terracotta tiled roof. Now greatly extended and modified with the addition of an upper level, side wing and corrugated steel roofing. No longer a good or intact local example of a representative Federation period cottage.</p> <p>Significance is greatly diminished.</p>	Remove from LEP.
6	33 Yaralla Crescent, THORNLEIGH	House		<p>An architect designed Sydney-School split level compact home, sensitively adapted to its steeply sloping site. House is remarkably intact and well maintained; an excellent example of Hornsby's 1960s fringe development.</p>	<p>Retain on LEP. (Listing has been updated on inventory form).</p>



Recommendations on Schedule B - Requests for Listing of New Items



B	Street Address	Item	Item Image	Issue	Recommendations
7	81 Beecroft Road, BEECROFT	House		Hornsby Council advised GML on 23 May 2012 that subsequent to the original request for review, the property forms part of an area gazetted for rezoning to accommodate higher density in accordance with Councils Housing Strategy and that further review was no longer necessary.	(Listing has been updated on inventory form). No further assessment undertaken.
8	50 Sutherland Road, BEECROFT	Log Dragging Rills		Rare evidence of Beecroft timber getting industry, two parallel ditches/swales in lower area of heavily vegetated Lot. Detailed historic research required to establish comparative significance.	Encourage conservation. Historic research and archival record.



B	Street Address	Item	Item Image	Issue	Recommendations
9	86 Sutherland Road, BEECROFT	House and Garden		<p>A fine example of an Inter-war Old English Revival style residence which demonstrates the investment in substantial housing during the post-war infilling of the older subdivisions in Beecroft. The style and detailing of the house demonstrate accomplished architectural design and trades skills in its execution.</p> <p>The house is representative of an important period of Old English Revival houses in the North Shore area. The front garden, much of it contemporary with the house, has aesthetic values that complement the building and provide an appropriate landscape setting, with species popular in the 1950s.</p>	<p>List in LEP as house and garden. (Listing has been updated on inventory form).</p>
10	88 Sutherland Road, BEECROFT	House and Garden		<p>A good example of a substantial Federation style bungalow, the house and garden are evidence of the more intensive residential development of Beecroft following the railway. The house is representative of the aesthetic character, form and fabric of the style and era, set in a generous garden which retains mature planting and has sympathetic new features.</p>	<p>List in LEP as house and garden. (Listing has been updated on inventory form).</p>

B	Street Address	Item	Item Image	Issue	Recommendations
11	20 Cheltenham Road, CHELTENHAM	House		Evidence of the comparatively late phase of subdivision of this area during the Inter-war period and of commitment to quality building. A fine example of a corner site, specifically designed villa of restrained art deco style and detailing. Set across two generous garden allotments.	List in LEP. (Listing has been updated on inventory form).
12	77 Cheltenham Road, CHELTENHAM	House		Originally a single-storey weatherboard house with a tile roof built c1948. Second-storey extension c2002/3 in timber has unsympathetically altered the external appearance, extended the footprint to south, widened the verandah and extended the verandah to the northern side. The addition of the second-storey has diminished any previous heritage values.	Do not list in LEP.
13	3 Dorset Street, EPPING	House		Said to match the adjacent heritage-listed Federation house at No.5 Dorset Street - but bears little resemblance to its neighbour. No apparent heritage qualities.	Do not list in LEP.



B	Street Address	Item	Item Image	Issue	Recommendations
14	34-36 Fernhill Avenue, EPPING	'Eldruwin'		<p>'Eldruwin' is an important early house of the Epping area, the home of orchardist and manufacturer Alfred Wooster, who built and occupied the house from 1893-1920. Compared to other orchard houses in the area which were built during the same period, the design and aesthetic approach to 'Eldruwin' demonstrates technical achievement and an aesthetic sensitivity to its location and the Wooster family's requirements. A rare example of a substantial Victorian house built for a prominent orchardist family. Set in a mature garden, Eldruwin has been conserved and sympathetically adapted by ongoing owners.</p>	<p>List in LEP (Listing has been updated on inventory form).</p>
15	30-38 and 42 Oxford Street, EPPING	Convict relics – circa 1820s saw pit		<p>The site of a former convict timber getting establishment in Oxford Street, Epping appears to be of potential state significance, but the extent of its physical remains is unclear. A formal Archaeological Assessment of the area, with primary documentary research, plan analysis and registration is warranted. The archaeology provisions of the Heritage Act are likely to apply to the site and its vicinity. Early assessment of the extent of the remains is strongly recommended, together with a plan for its interpretation. Valuable research into this site has been initiated by local historian Ralph Hawkins.</p>	<p>List in LEP. Potential State significant site. Formal Archaeological Assessment needed to define significance and curtilage, which may extend across Oxford Street.</p>

B	Street Address	Item	Item Image	Issue	Recommendations
16	52 Dural Street, HORNSBY	'Birklands'		The siting and design of 'Birklands' was oriented to enjoy specific views of Hornsby's remarkable bushland valleys on the spurs and ridges to the west. Former home of local architect Louis S Robertson from c1901-1932, whose work in the LGA includes the Hornsby War Memorial and the extension to Beecroft School of Arts. 'Birklands' is representative of the earlier houses in the Hornsby area which sought healthful locations with bushland views on the edge of Sydney suburbia.	List in LEP (Listing has been updated on inventory form).
17	6 Rosemead Road, HORNSBY	'The Haven'		'The Haven' is part of the wave of subdivision of the larger estates of Hornsby which occurred in the late nineteenth century to create smaller residential allotments. It was the home of Rev Thomas Watson from 1903-1905, headmaster of Barker College, until he retired and returned to England. An early weatherboard house of the Federation era, its form, fabric and location demonstrates the association of bedrooms with open air verandahs, sited to appreciate the Old Man Valley views. Representative of the small Federation-era bungalows designed for families, sited for bushland enjoyment and healthful open air on Hornsby's outskirts.	List in LEP (Listing has been updated on inventory form).

B	Street Address	Item	Item Image	Issue	Recommendations
18	8 Rosemead Road, Hornsby	'Kuranda'		<p>A finely detailed Arts and Crafts house of unusual design, demonstrating significant investment in quality building in Hornsby as the larger estates were subdivided. Built by architect Roscoe Collins as his family home, it is also associated with Robin John Tillyard, entomologist, who lived in the house from 1909-1922. Designed to demonstrate new approaches to suburban villa design, 'Kuranda' features key elements of the Arts and Crafts style and materiality. 'Kuranda' is a rare example of its style in Hornsby, an adventurous early bungalow that was publicised in contemporary journals.</p>	<p>List in LEP (Listing has been updated on inventory form).</p>
19	41 Pennant Hills Road, NORMANHURST	'Chislehurst'		<p>A large, late Federation era house built in 1913, situated in a generous garden setting which demonstrates the subdivision of local farms for residential allotments. A prominent, large house in a corner position surrounded by a mature garden, 'Chislehurst' was associated with the Small family for more than 50 years and is representative of the early residential development along Pennant Hills Road following the decline of orcharding in the area.</p>	<p>List in LEP (Listing has been updated on inventory form).</p>



B	Street Address	Item	Item Image	Issue	Recommendations
20	311 Malton Road, NORTH EPPING	House		<p>The bungalow is a remnant of the orcharding era of the development of North Epping, now on a much subdivided, but still generous curtilage. The building demonstrates careful aesthetic consideration in its detailing and proportions, being designed to maximise its relationship with its garden (and former surrounding orchards), and with principal rooms of formal composition below a fine, sweeping slate roof. The bungalow is representative of the orcharding homes that were once the major residences of the area prior to its residential redevelopment and post-war subdivision.</p>	<p>List in LEP (Listing has been updated on inventory form).</p>
21	80 Norfolk Road, NORTH EPPING	House and Garden		<p>Demonstrates early large acre residential subdivision of North Epping and closer subdivision as suburban development encroached on the orchards. Successful adjustment of the setting of the house to a diminished curtilage. Representative example of Federation style house and generous front garden with original planting. Historic association with Grigg family who built the house.</p> <p>A DA for a second-storey addition has been approved DA/433/2008 dated 30/5/2008. If this proceeds, the heritage value of the property would be severely diminished, to the point of deletion from the list.</p>	<p>List in LEP (Listing has been updated on inventory form).</p>


B	Street Address	Item	Item Image	Issue	Recommendations
22	108 Bellamy Street, PENNANT HILLS	House and Garden		A remarkably intact Pettit & Sevitt designed project home, designed c1972, which retains its original form, fabric and features. An excellent example of a contemporary, modest home designed by prominent architects for the project home market and maintained in excellent condition.	List in LEP (Listing has been updated on inventory form).
23	10 Harold Avenue, PENNANT HILLS	'Fairview'		'Fairview' is a representative example of the generous Inter-war bungalows built in Pennant Hills as orchards were subdivided, associated with the Yeo family.	List in LEP (Listing has been updated on inventory form).

B	Street Address	Item	Item Image	Issue	Recommendations
24	Hillcrest Road, PENNANT HILLS	Trees in road reserve		Very large remnant indigenous trees in road reserve with branches overhanging road, footpath and adjacent properties. Need regular arborist assessment for condition, risk assessment and management recommendations.	Protect remnant native trees under Tree Preservation Order.
25	1549 Singleton Road, SINGLETON'S MILL	House		A cottage associated with the Singleton family has stood in this location since before 1884, and is evidence of the early Hawkesbury River settlement. The simple pitched roof cottage form is clearly an early building in a formerly agricultural landscape, prominent in views from the eastern side of the river. Singleton's cottage is representative of the small vernacular cottages that were built by early Hawkesbury River settlers that have by and large now been lost or substantially rebuilt.	List in LEP Listing to apply to riverfront portion which includes former farmed area and cottage.


B	Street Address	Item	Item Image	Issue	Recommendations
26	7 Station Street, THORNLEIGH	House		DA and Construction Certificate for residential alterations and additions 2009.	Do not list in LEP
27	32 Ingalara Avenue, WAHROONGA	House and Garden		The house, its garden, its fittings and contents demonstrate a time capsule of its construction in 1938, a period rarely well recorded in the residential development of Sydney. The house has been associated with the Waterworth family from its construction to today. The house demonstrates the aesthetics of the Art Deco period in a modest cottage form. The house, its associated documentation, furniture and fittings and garden has the potential to yield information that will contribute to an understanding of NSW's cultural history, and that of the Shire. The house is a rare survivor in its present state, uncommon in its intactness and integrity. The garden retains the original gates, sections of the original wall and a number of mature trees characteristic of the period in which the house was built.	List in LEP (Listing has been updated on inventory form). Recommend archival recording of property.



Recommendations on Schedule C - Review of Requests for Listing of New Items within Existing Listings


C	Street Address	Item	Item Image	Issue	Recommendations
28	59 Beecroft Road, BEECROFT	House		<p>This late Victorian house is evidence of the spread of settlement along Beecroft Road following the closer subdivision of earlier orcharding properties for residential redevelopment. The house form and fabric are typically Victorian with Federation overlay and extensive modern modifications to rear.</p> <p>Front and rear gardens have been extensively modified. No evidence of a well has been sighted or is known of by current owners.</p>	<p>Retain house listing on LEP.</p> <p>(Listing has been updated on inventory form).</p>
29	48 Bundarra Avenue, WAHROONGA (see also E73)	House)		<p>Landskrona is a substantial Inter-war house and garden (built c1930), demonstrating the subdivision of Wahroonga's early estates for a second generation of significant houses. 'Landskrona' is a finely detailed and executed house and garden design of quality and distinction, an important individual component of a significant streetscape. The house's name is reflective of an association with John Sonnerdale who was the Swedish Vice-Consul.</p>	<p>List house as well as garden in LEP.</p> <p>(Listing has been updated on inventory form to cover both house and garden)</p>

C	Street Address	Item	Item Image	Issue	Recommendations
30	54 Bundarra Avenue, WAHROONGA See also E75	House		A distinguished, architect designed Inter-war house in remarkably intact condition on its original one acre Lot, set in a mature garden with a wide variety of cultural plantings and mature trees from the period 1930-50, of high Local significance in the Wahroonga North Heritage Conservation Area.	List house as well as garden in LEP. (Listing has been updated on inventory form to cover both house and garden).


Recommendations on Schedule D - Review of Heritage Listing Details

D	Street Address	Item	Item Image	Issue	Recommendations
31	22 Hillcrest Road, BEROWRA	Trees associated with 4, 5, 7, 8 and 10 Wanill Place		Significant trees are actually on properties around cul-de-sac of Wanill Place. Some of these significant trees appear to relate to the re-subdivision of the landscape in the local area, with aesthetic significance and amenity value.	Remove from LEP. Include on Significant Tree Register.


D	Street Address	Item	Item Image	Issue	Recommendations
32	2 Waratah Road, BEROWRA	'The Laurels' and garden		Delist. Poor maintenance and possible changes to the water table from the new residential development make the future uncertain for the remaining six trees of the former row of eight trees. House to which they related has been demolished and the site subdivided.	Remove from LEP.
33	423-521 Old Northern Road, CASTLE HILL	Oakhill College, original building, gate house and grounds		<p>Oakhill College is a significant site in the history of the region, initially as a homestead complex, and now as a major regional educational institution, with associated buildings and landscaping. Institutional buildings, notably the three-storey De La Salle building, illustrate the aesthetic preferences of the brothers of Romanesque architecture. Oakhill has strong associations with the De La Salle brothers and their educational work and with the extensive school and religious communities, as evidenced in its buildings and associated national brothers' cemetery. A rare example of a regional educational and institutional complex.</p> <p>Although the original homestead and gatehouse have been demolished and much of its curtilage redeveloped for housing, the remnant mature cultural tree planting and elements of the homestead garden on the hilltop site remain, dating from about 1910. Archaeological remains of earlier buildings are likely.</p> <p>Proposals for unsympathetic new windows on the De La Salle building and removal of existing grave markers from the cemetery require careful consideration of heritage impacts.</p>	<p>Retain on LEP.</p> <p>Listing updated to remove reference to porter's gatehouse now demolished.</p>

D	Street Address	Item	Item Image	Issue	Recommendations
34	36 Grantham Crescent, DANGAR ISLAND	House		<p>'Joyville' is associated with the 1921 subdivision of the island for residential development, and is evidence of Dangar Island's increasing popularity for residential and weekend recreational use in the 1920s.</p> <p>It is associated with its first owners, the Starrett family, who built and occupied the cottage 1922-1936.</p> <p>The original cottage form is evidence of the Inter-war era in its construction, with sheltering verandahs and hipped roof using materials of fibro, tin and timber that could be readily transported to the island.</p> <p>'Joyville' is representative of the cottages of its era in its original form and fabric. Located on one of the islands first residential subdivisions, its ongoing residential use both as a weekender and as a permanent residence, is evidence of its enduring functionality.</p>	<p>Retain listing in LEP (Listing has been updated on inventory form).</p> <p>No 38 Grantham Crescent should also be investigated – early fibro cottage on 1922 subdivision.</p>


D	Street Address	Item	Item Image	Issue	Recommendations
35	3 Pembroke Street (3 - 5 Pembroke Street), EPPING	St Albans Anglican Church and grounds		<p>The Church site and its buildings have been the focus of Anglican worship since 1896, and it has an enduring association with the Anglican ministry to its congregation and the Epping community more generally, as it continues to play a lively community role today. The existing Church (1922) was designed by Burcham Clamp, the parish hall and rectory (1934) were designed by Professor Leslie Wilkinson, both being Diocesan architects of prominence and accomplishment. Ongoing architectural engagement with local architects has contributed the War Memorial Hall (1957) and completed the second stage of the Church and spire (1961).</p> <p>Together with its mature remnant indigenous trees and landscaping it represents a remarkable enclave in the village area of Epping, notable in the streetscape.</p> <p>The almost complete archive of the parish records of St Alban's provides a remarkable research repository, available to yield information about the history of the site and the area.</p> <p>Rectory recommended for listing in Stage 4 Heritage Review, but not progressed by Council due to concern regarding structural stability.</p> <p>The Church complex is incorrectly called number 3 Pembroke Street in the existing listing, but described as inclusive of the adjacent lot. The listing should encompass numbers 3 - 5.</p>	<p>Heritage significance confirmed, List. The listed address should be amended to 3 - 5 Pembroke Street.</p> <p>Listing has been extensively updated on inventory form.</p> <p>A Conservation Management Plan (CMP) is needed for the site which can build upon the partial analysis of the Church property undertaken by NBRS in 2005. This will guide future development of this important site.</p>

D	Street Address	Item	Item Image	Issue	Recommendations
36	Crosslands Reserve, 441 Sommerville Road, HORNSBY HEIGHTS	Crosslands Reserve House Ruins and Well		<p>Archaeological remains of former buildings, walls and a well within Crosslands Reserve, identified in a 1911 survey of the area , in a ruinous condition, and likely represent various phases of construction and occupation.</p> <p>Should any disturbance or interpretation of the remains be necessary, this should be archaeologically monitored, consistent with the provisions of the NSW Heritage Act.</p>	<p>Detailed historical research to fully document the occupation and history of the Reserve,</p> <p>In the interim, a curtilage of c. 10m outside the fence indicated in the 1911 survey is recommended for management purposes and identification in the LEP.</p> <p>Inventory form prepared.</p>



Recommendations on Schedule E - Heritage Listed Privately Owned Gardens (Review Listing)



E	Street Address	Item	Item Image	Issue	Recommendations
37	27 Royston Parade, ASQUITH	Garden		<p>Large exotic tree in residential lot, overhanging footpath and adjoining property. Needs arborist report when in leaf for condition and risk assessment.</p> <p>Aesthetic significance at a Local level derived from a large mature English Oak, which makes a positive contribution to the streetscape.</p>	<p>Remove from LEP. Include on Significant Tree Register.</p>
38	2, 2A and 4 Beecroft Road, BEECROFT	Gardens		<p>Significant items are the sandstone fence, probably relating to Blackwood House (6-8 Beecroft Road) and both exotic and indigenous trees.</p>	<p>Retain on LEP. Amend listing to identify fence as archaeological item or specific built element and include exotic trees on Significant Trees Register .Manage indigenous trees via TPO</p>



E	Street Address	Item	Item Image	Issue	Recommendations
39	68 Beecroft Road, BEECROFT	Garden		Garden has significantly altered since the 1993 Heritage Study but retains prominent Canary Island Date palms.	Remove from LEP Include mature palms on Significant Tree Register.
40	128 Beecroft Road, BEECROFT	Garden		Garden has been significantly altered since 1993 Heritage Study.	Remove from LEP.



E	Street Address	Item	Item Image	Issue	Recommendations
41	136 Beecroft Road, BEECROFT	Garden		Garden has altered since 1993 Heritage Study but retains significant specimen of Norfolk Island Pine.	Remove from LEP. Include Norfolk Island Pine on Significant Tree Register.
42	2-4 Boronia Avenue, BEECROFT	Gardens		No 2 appears to have had a new fence constructed since the 1993 Heritage Study. Gardens have also been altered since the 1993 Heritage Study but retain significant elements.	Retain on LEP. (Listing has been updated on inventory form).



E	Street Address	Item	Item Image	Issue	Recommendations
43	149 Copeland Road, BEECROFT	Garden		New front fence since 1993 Heritage Study but garden retains significant elements.	Retain on LEP. Investigate house in stage 6 Heritage Study Review. (Listing has been updated on inventory form).
44	156A Copeland Road, BEECROFT	Garden		Garden has altered since 1993 Heritage Study but retains significant elements.	Retain on LEP. (Listing has been updated on inventory form).

E	Street Address	Item	Item Image	Issue	Recommendations
45	15 Kirkham Street/ 6 Parker Close, BEECROFT	Garden		Address is now known as 6 Parker Close. Most of trees in listing have gone. Garden has association with the late Mary Duigan, a prominent local gardener.	Retain on LEP with updated address. (Listing has been updated on inventory form).
46	25 Wongala Crescent, BEECROFT	Garden		Surviving front fence, curvilinear bride path and plantings typical of the Federation period, including a magnificent specimen of <i>Camellia sasanqua</i> . Local historic and aesthetic significance as representative of a particular garden style.	Retain on LEP. (Listing has been updated on inventory form).



E	Street Address	Item	Item Image	Issue	Recommendations
47	2- 4 Hillcrest Road, BEROWRA	Garden		<p>Gardens retain original layout and plantings and the house is largely original.</p> <p>Investigate house for possible listing as representative of late 1940s/early 1950s style.</p>	<p>Retain on LEP.</p> <p>Archival record of garden recommended.</p> <p>Investigate house in stage 6 of Heritage Study Review.</p> <p>Listing updated.</p>
48	15 Yallabee Road, BEROWRA	Garden		<p>Site subdivided and garden significantly modified since 1993 Heritage Study.</p> <p>Remaining house requires investigation.</p>	<p>Remove garden from LEP.</p> <p>Investigate surviving building in Stage 6 of Heritage Study Review.</p>



E	Street Address	Item	Item Image	Issue	Recommendations
49	121–123 David Road, CASTLE HILL	Garden		Remnant indigenous tree demonstrating an element of the pre-European settlement plant community. Historical and aesthetic significance locally.	Remove from LEP. Protect remnant native trees under TPO.
50	183 Beecroft Road, CHELTENHAM	Garden		A largely intact period garden on a prominent corner, conserving fine original or early features including a curved gravel drive, twin entries with stone gate pillars and wrought iron gates, garden beds and a garden of trees and shrubs of the late Federation/Inter-war era. Of historical and aesthetic significance.	Retain on LEP. Recommend archival recording.



E	Street Address	Item	Item Image	Issue	Recommendations
51	22 Cheltenham Road, CHELTENHAM	Garden		Garden retains many original features including the boundary fence, pedestrian gate and plantings. White pool fence for pedestrian safety on nature strip is visually intrusive.	Retain on LEP. (Listing has been updated on inventory form).
52	10–12 The Boulevard, CHELTENHAM	Garden		New front fence since 1993 Heritage Study but garden retains many original features. Despite alteration since the 1993 Heritage Study, this garden retains considerable original fabric representative of its period and has Local aesthetic significance derived from mature tree and shrub plantings.	Retain on LEP. (Listing has been updated on inventory form).


E	Street Address	Item	Item Image	Issue	Recommendations
53	44 The Crescent, CHELTENHAM	Garden		<p>The fine sandstone boundary fence is a prominent element in the streetscape of both The Crescent and The Promenade, with Local aesthetic significance and interpreting the former garden on the site.</p> <p>The previous garden has been largely replaced and should no longer be listed as such</p>	<p>Modify listing to delete garden and only include fence, which relates to pre-subdivision boundary and extends along street boundary of 28 The Promenade, Cheltenham.</p> <p>Alternatively, list fence of 44 The Crescent and 28 The Promenade as an archaeological item. (Listing has been updated on inventory form).</p>
54	46 The Crescent, CHELTENHAM	Garden		<p>Garden dilapidated but retains original features including timber arbour, row of cypress, original sandstone front fence and timber vehicle and pedestrian gates.</p>	<p>Retain on LEP. (Listing has been updated on inventory form).</p>

E	Street Address	Item	Item Image	Issue	Recommendations
55	48 The Crescent, CHELTENHAM	Garden		Several garden features have been removed since the 1993 Heritage Study (including the gravel drive and some plantings) but garden retains early significant plantings and sandstone front fence retains continuity with adjoining properties at 44 and 46 The Crescent.	Retain on LEP. (Listing has been updated on inventory form).
56	7 The Promenade, CHELTENHAM	Garden		Garden has altered since 1993 Heritage Study and is now mainly significant for the large Deodar.	Remove from LEP but include Deodar on Significant Tree Register.

E	Street Address	Item	Item Image	Issue	Recommendations
57	452 Galston Road, DURAL	Garden		<p>Garden – Pukekara Park.</p> <p>Although of more recent date than suggested in the 1993 Heritage Study, this garden has considerable aesthetic significance as a “plantsman’s garden” featuring a wide variety of ornamental trees and flowering shrubs.</p>	<p>Retain on LEP</p> <p>Information on listing has been updated on inventory form.</p>
58	454 Galston Road, DURAL	Garden – Kelvin Park		<p>Garden—Kelvin Park</p> <p>Representative of large 1960-70s rural gardens with ornamental shrubs massed blow canopy trees. Plantings have declined since 1993 Study..</p>	<p>Retain on LEP.</p> <p>(Listing has been updated on inventory form).</p>



E	Street Address	Item	Item Image	Issue	Recommendations
59	27A Chester Street, EPPING	Garden		Some plants have gone from garden since 1993 Heritage Study but it retains many original features including the landmark Deodar.	Retain on LEP. (Listing has been updated on inventory form). Investigate house in Stage 6 Heritage Study Review.
60	132 Midson Road, EPPING	Garden		Garden has changed since 1993 Heritage Study but large Hoop Pine still warrants listing.	Remove from LEP. Include Hoop Pine on Significant Tree Register.

E	Street Address	Item	Item Image	Issue	Recommendations
61	64-66 Norfolk Road, EPPING	Garden – The Poplars		<p>Garden – The Poplars Camphor laurels and most other trees have been removed for redevelopment.</p>	Remove from LEP.
62	4 Lisgar Road, HORNSBY	Garden		<p>A locally significant hillside garden for its aesthetic values derived from trees, terraced garden beds and mature plantings, particularly cycads, azaleas and tree ferns. Also significant is the ornamental sandstone lily pond with a central fountain.</p>	<p>Retain on LEP. Description updated. (Listing has been updated on inventory form)</p>




E	Street Address	Item	Item Image	Issue	Recommendations
63	6 Lisgar Road, HORNSBY	Garden		<p>Bushland remnant with Local significance and positive streetscape contributions. Primarily significant for remnant native trees and sandstone outcrops, but also with some exotic orientals, making major contribution to streetscape in conjunction with 4 and 8 Lisgar Road.</p>	<p>Retain on LEP. (Listing has been updated on inventory form).</p>



E	Street Address	Item	Item Image	Issue	Recommendations
64	8 Lisgar Road, HORNSBY	Garden		Primarily significant for remnant native trees and sandstone outcrops, making major contribution to streetscape in conjunction with 4 and 6 Lisgar Road.	Retain on LEP. (Listing has been updated on inventory form).
65	61–63 Pretoria Parade, HORNSBY	Garden		All but one heavily lopped Camphor Laurel have been removed.	Remove from LEP.

E	Street Address	Item	Item Image	Issue	Recommendations
66	547 Pacific Highway, MOUNT COLAH	Garden		Very tall Norfolk Island Pine is a landmark tree.	Remove from LEP. Include Norfolk Island Pine on Significant Tree Register. (Listing has been updated on inventory form).

E	Street Address	Item	Item Image	Issue	Recommendations
67	2, 3, 5, 6 and 7 Bluegum Street, NORMANHURST	Gardens		<p>Group of remnant indigenous trees in residential gardens reflect canopy species of original vegetation community.</p> <p>Through their majestic scale and aesthetic qualities these trees make a positive contribution to the streetscape and bushland identity of the area, as well as contributing to biodiversity, conservation and habitat protection.</p>	<p>Remove from LEP. Protect remnant native trees under TPO.</p>
68	7, 9, 11, 15 and 17 Capella Place, NORMANHURST	Rear Gardens		<p>Group of remnant indigenous trees in residential gardens reflect canopy species of original vegetation community.</p>	<p>Remove from LEP. Protect remnant native trees under TPO.</p>

E	Street Address	Item	Item Image	Issue	Recommendations
69	1-7 Frith Avenue, NORMANHURST	Garden		<p>House and most of garden removed since 1993 Heritage Study.</p> <p>The remnant garden and trees of a 1920s house, its significance has been reduced by the loss of the house, and much of its plantings, but a number of significant trees remain on the site. They interpret its original use and contribute to the aesthetic values of the site.</p>	<p>Remove from LEP.</p> <p>Include the surviving non-indigenous trees on Significant Tree Register.</p>
70	17, 19, 21, 21A, 23 and 23A Trelawney Street, THORNLEIGH	Gardens		<p>Group of remnant indigenous trees in residential gardens reflect canopy species of original vegetation community.</p>	<p>Remove from LEP.</p> <p>Protect remnant native trees under TPO.</p>

E	Street Address	Item	Item Image	Issue	Recommendations
71	43 Bundarra Avenue, WAHROONGA	Garden		Large Pin Oak remains but rest of garden significantly altered.	Remove from LEP. Include Pin Oak on Significant Tree Register.
72	45 Bundarra Avenue, WAHROONGA	Garden		The horticultural qualities of the mature trees give the garden aesthetic significance at a Local level and contribute greatly to the streetscape of Bundarra Avenue and the Wahroonga North Heritage Conservation Area.	Retain on LEP. (Listing has been updated on inventory form).
73	48 Bundarra Avenue, WAHROONGA See also C29	Garden – 'Landskrona'		Landskrona is a substantial Inter-war house and garden demonstrating the subdivision of Wahroonga's early estates for a second generation of significant houses. 'Landskrona' is a finely detailed and executed house and garden of quality and distinction.	Retain on LEP and extend to include house. (Listing has been updated on inventory form).

E	Street Address	Item	Item Image	Issue	Recommendations
74	51 Bundarra Avenue, WAHROONGA	Garden		Exotic trees and shrubs and indigenous remnant trees have aesthetic significance at a Local level as evidence of the tree layer of pre-European settlement vegetation or regrowth thereof.	Retain on LEP. (Listing has been updated on inventory form).
75	54 Bundarra Avenue, WAHROONGA See also C30.	Garden (and House)		Garden has been altered since 1993 Heritage Study but retains many significant features.	Retain garden on LEP. House recommended for individual listing.

E	Street Address	Item	Item Image	Issue	Recommendations
76	55, 57 and 57A Bundarra Avenue, WAHROONGA	Garden		Subdivisions since 1993 Heritage Study. No.57 has two remnant eucalypts in garden of new house; No.57A—two remnant eucalypts in garden of new house. Now significant only for remnant indigenous trees	Remove from LEP. Protect remnant native trees under TPO.
77	1 Pacific Highway, WAHROONGA	Garden		Garden retains landmark palms and an earlier garden with Local historical and aesthetic significance derived from their species and horticultural qualities at a major intersection.	Retain on LEP. (Listing has been updated on inventory form).

E	Street Address	Item	Item Image	Issue	Recommendations
78	28–36 Balmoral Street, WAITARA	Gardens		<p>Gardens have been altered since last Heritage Study and several lots have been subdivided, removing rear gardens. The Cypress Pines at No. 34 are significant elements in the streetscape</p>	<p>Remove from LEP. Include mature Cypressess at No.34 on Significant Tree Register. Protect remnant native trees under TPO.</p>

Appendix E

Bunya Pine Management Policy.

Appendix E—Management of Significant Specimens of Bunya Pine

Araucaria bidwillii (Bunya Pine) is an Australian conifer with a natural distribution restricted to certain areas in southeast Queensland (eg Bunya Mountains near Kingaroy). It is in the same genus as Norfolk Island Pine, Hoop Pine and Cook's Pine, all species planted from the mid-nineteenth century onwards as ornamentals in large gardens and public parks. Many colonial homesteads in the greater Sydney area have Bunya pines that serve as marker or 'spire' trees often identifying the locations of properties from great distances. A number of old properties in Hornsby Shire have mature specimens of Bunya Pine, some of which are now in suburban gardens following subdivision of old estates.

At maturity the Bunya Pine is a majestic tree with a domed crown, branches in whorls of 10-15, horizontal or arching downwards on older trees, the very prickly foliage in large clusters at the branch tips. Bunya Pines produce male cones up to 18cm long which hang from the ends of the upper branches mostly in September to October. Together with those of the related *A. araucana* (Monkey Puzzle) from the southern Andes in Chile and Argentina, these are the largest male cones of any conifer. The female cones are even larger (up to more than 30cm long and more than 20cm wide) and heavy (specimens from a Bunya Pine at 8 Beecroft Road, Beecroft, have weighed as much as 14.5 kilograms). The female cones are similar in appearance to a pineapple and are borne erect on the uppermost branches, usually every few years but in some cases annually (the tree at 8 Beecroft Road is reported to have shed fruit every year for the past 7 years). The female cones can fall from a significant height when shed from mature trees. These cones can cause major damage to property, and injury and/or death to humans or other animals hit by them. Female cones are often difficult to see from the ground as they may be obscured by the tree's foliage.

Significant mature Bunya Pines have been recorded at 10A Ethel Street, Hornsby; 26-28 Galston Road, Hornsby; and the listed property 8 Beecroft Road, Beecroft. There are also two immature but well advanced Bunya pines, planted by the current owner c1980s in the garden of the listed property Pukekura Park, 452 Galston Road, Dural. Hornsby Shire Council has received requests for removal of Bunya Pines growing in listed properties. It approved the removal of two Bunya Pines from 19C Ethel Street, Hornsby, but refused removal of a Bunya Pine growing in the front garden of Blackwood House, 8 Beecroft Road, Beecroft. Many councils, park authorities and botanic gardens manage Bunya pines by fencing off affected areas during fruiting season or by using cherry pickers to remove cones. The cost of the latter form of management, particularly on an annual basis, is probably beyond the means of most private property owners, particularly if road closures are involved while the removal takes place.

An alternative method of management is for an arborist to climb the tree and remove the cones manually. This not only reduces the potential risk from falling cones but also enables the trees to be retained in areas frequented by the public. Given the whorled branch structure, Bunya Pines are often relatively easy to climb but the sharp-pointed leaves are a major deterrent. Some arborists create a 'rat run' close to the main trunk by judicious pruning. This allows them to climb up the tree more easily (and with less discomfort) to confirm whether cones are present and, if so, to remove them. Experienced arborists known to carry out this work or able to arrange it are listed below.

Australian Tree Consultants Pty Ltd

ABN 38 104 636 535

PO BOX 276

Parramatta

NSW 2124

Tel: 1300 737 674

Offices located at:

Blaxland (Blue Mountains)

Denistone (Sydney)

Currumbin (Queensland)

Hugh Taylor, Managing Director

Julia Sullivan, Senior Arborist

Email: hugh@australiantreeconsultants.com.au

Mobile: 0418 474 796

Plateau Tree Services

7 Chiltern Road Ingleside NSW 2101

PO Box 5191

Elanora Heights NSW 2101

Tel: 02 9979 3311

Email: info@plateautrees.com.au

Tony Plummer, Managing Director

Bolans Tree Service Pty Ltd

Suite 3, 993 Pacific Hwy

Berowra, NSW, 2081

Tel: (02) 9456 5022

Mobile 0416 265 022

Appendix F

Willoughby Council Heritage Brochure samples.

- General maintenance of properties in conservation areas does not require formal approval or a Development Application. However, if in doubt refer to Willoughby Development Control Plan or contact Council staff.

Heritage Awards

Willoughby City Council's Heritage Awards are held every two years in conjunction with the National Trust's Heritage Festival.

The aim of the award is to recognise and promote quality sustainable design solutions that ensure that the significant heritage character of the Willoughby Local Government Area is maintained and enhanced.

Award categories include restoration, infill, alterations and additions. The heritage award serves to encourage excellence in design and also to promote community awareness of our heritage.

For details on the next Heritage Awards and other award categories contact Council.

For further information and advice

- Free heritage advice covering maintenance, alterations, additions, infill and conservation is available from the Council's Heritage Architect (Tuesday, Friday 9.00am to 12.30pm, telephone: (02) 9777 7678) or Heritage Planner (Tuesday to Friday 8.30am to 4.30pm, telephone: (02) 9777 7502).
- Willoughby City Library has a local studies librarian to assist property owners with research on their property. The Library also has an extensive collection of publications on restoration and maintenance of properties. Contact the Local Studies Librarian on (02) 9777 7940.

- A list of Heritage Consultants and Architects is also available from the Council.
- Willoughby Development Control Plan is available to view and download from Council's website: www.willoughby.nsw.gov.au
- The Department of Planning, Heritage Branch (3 Marist Place Parramatta NSW, telephone: (02) 9873 8500) has a wide range of publications, and information sheets which can be viewed and downloaded or ordered from their website: www.heritage.nsw.gov.au
- Many conservation tasks can be undertaken by tradespersons experienced in the field. You will find lists of such tradespeople on the Department of Planning, Heritage Branch website, in the yellow telephone book and local newspapers. It is always a good idea to inspect samples of their work.
- The Department of Planning, Heritage Branch can provide information on conservation architects, structural and soil engineers, fire protection specialists, historians, etc.

Willoughby City Council

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Willoughby 2006 Heritage Award winner infill development

Conservation Areas

A Guide for Property Owners



There are twelve Conservation Areas identified in the Willoughby City local government area. These areas are protected by the heritage provisions of Willoughby Local Environmental Plan, and Willoughby Development Control Plan.

What is a Conservation Area?

Conservation Areas are areas in which the historical origins and relationships between the various elements create a sense of place that is worth maintaining.

A Conservation Area is identified by researching and analysing its heritage significance and the special characteristics, which make up this significance. These may include its subdivision pattern, the consistency of building materials or the common age of its building stock. The external setting of individual properties includes pathways, existing hard surfaces, gardens, fencing, landscape features and trees.

The Willoughby Development Control Plan provides individual information on the twelve conservation areas and outlines the individual history and characteristics, which makes each area significant.

Council's objectives for conservation areas are simply to make sure the special character, setting or consistent streetscape of the area is retained and to conserve the City's heritage by ensuring that new development does not adversely affect the significance of the conservation area and its distinctive character.

How do Willoughby City Council's planning controls protect the amenity of Conservation Areas?

If a residential property is included in a Conservation Area some of the main development control provisions which may apply include:

- Dual occupancy is not permitted other than to make internal alterations to a dwelling house involving minimal or no change to the external envelope of the dwelling house, so as to create two dwellings.

- Development consent for demolition will only be considered when justification has been provided by a suitably qualified professional on structural or heritage grounds and replacement development plans have been submitted.
- Inclusion in a conservation area does not prohibit change. However, any proposed alterations and additions to the property need to be compatible with the heritage qualities of the conservation area.
- Conservation Area specific controls contained in Willoughby Development Control Plan relating to matters including floor space ratio, scale, setbacks, building envelope, car parking, materials and detailing controls which apply to any new work in order to retain the special qualities of the area.
- If a property is within the vicinity of a conservation area the provisions of Willoughby Local Environmental Plan require that the Council is not to consent to development in the vicinity of a Conservation Area unless it has assessed the effect of that development on the heritage significance of the Conservation Area and its setting.

Benefits of owning a property in a Conservation Area

- Inclusion in a Conservation Area provides certainty for property owners and intending purchasers. This is important when people are looking for a particular environment within which to live and work. It explains why certain suburbs or areas are sought after. A special character has developed which has been recognised and valued and planning controls have been put in place to protect that special character.
- Listing gives owners of properties in Conservation Areas access to the free heritage advisory services provided by Council including advice from Council's qualified heritage architect. Consultation with Council's heritage architect is free of charge and can provide valuable practical advice on maintenance, restoration, alterations and extensions and assists owners to make the best decisions about their property and its management.
- Council's experience has been that maintaining the heritage qualities of residential buildings can contribute

positively to property value and can be an asset in property marketing and that consumer demand for properties in Conservation Areas continues to be strong.

- If a property is included in a conservation area the owner can receive a heritage-restricted valuation for the purpose of land tax and local rates. If your property does not have a "heritage restricted" valuation, contact the Department of Lands or consult their website www.lands.nsw.gov.au.
- Free pre-purchase advise to prospective buyers of properties in conservation areas.
- Free pre DA (Development Application) meetings with Council's Planning staff for property owners and/or their architects.

Facts about owning a property in a Conservation Area

- Inclusion in a Conservation Area does not exclude changes or additions provided that these do not detract from the heritage significance of the conservation area. Council has to take into account and assess the impact of the proposed change on the heritage values of the property in addition to other planning matters. If there is an impact, Council officers (including Council's Heritage Architect) can assist owners in establishing how the proposal might be adjusted to avoid the impact whilst achieving the owners' expectations for increased accommodation or improvements.
- Buildings are best cared for when they are lived in and loved. This means they must be useable. Houses may need new bathrooms, kitchens and new rooms to accommodate family needs in the twenty-first century. Council recognises the need for owners to adapt buildings, particularly houses to provide a comfortable environment.
- If a property has been inappropriately altered in the past, Council will not make you return the house to its original state.
- General maintenance of properties in conservation areas does not require formal approval or a Development Application. However, if in doubt refer to Willoughby Development Control Plan or contact Council staff.

For further information and advice

- Free heritage advice is available from the Council's Heritage Architect (Tuesday, Friday 9.00am to 12.30pm, telephone: (02) 9777 7678) or Heritage Planner (Tuesday - Friday 8.30am to 4.30pm, telephone: (02) 9777 7502).
- Willoughby City Library has a local studies librarian to assist property owners with research on their property. The Library also has an extensive range of publications on restoration and maintenance of properties. Contact the Local Studies Librarian on (02) 9777 7940.
- A list of Heritage Consultants and Architects is also available from the Council.
- Willoughby Development Control Plan is available to view and download from Council's website www.willoughby.nsw.gov.au
- The Department of Planning, Heritage Branch (3 Marist Place Parramatta NSW, telephone: (02) 9873 8500) has a wide range of publications and information sheets which can be viewed and downloaded or ordered from their website: www.heritage.nsw.gov.au
- Many conservation tasks can be undertaken by tradespersons experienced in the field, eg bricklayers, carpenters, concreters, demolishers, drainers, electricians, glaziers, plaster fixers, joiners, metal workers, painters, plasterers, pest controllers, roofers, tilers, wood turners etc. You will find lists of such trades people on the Department of Planning, Heritage Branch website, in the yellow pages telephone book and local newspapers. It is always a good idea to inspect samples of their work.
- The Department of Planning, Heritage Branch can provide information on conservation architects, structural engineers, historians, etc.

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Heritage Listing

A Guide for Property Owners



1918

Willoughby 2006 Heritage Award winner - restoration

HERITAGE LISTING –

A guide for property owners

Heritage listing provides formal recognition by Council or the State Government that a place has heritage significance and that the community wants to keep it for future generations.

There are two levels of statutory listing:

- Heritage schedules in a local council's Local Environmental Plan.
- The State Heritage Register – this list includes only those items that have been identified as having particular importance to the state of New South Wales.

Have you noticed headings like these in the property section of newspapers: "Full of character," "Loads of charm," "Classic style," "Original period features"? Chances are, these headlines are referring to a Victorian, Federation, Inter-War bungalow or a charming cottage. They may also refer to a heritage listed property. There is growing evidence to support the view that heritage listing has a positive impact on property values, and current real estate advertisements reflect this.

The main reason why people purchase heritage buildings is because they like them. It may be because of the architect, the property's character, and historic links with the past, or the established setting and gardens and in some instances the challenge of restoration and renovation.

Benefits of Heritage Listing

- Heritage listing provides long-term certainty for owners, neighbours and intending purchasers. This is important when people are looking for a particular environment within which to live and work.
- Additional planning controls apply to development on sites adjoining an item and Council has to consider the effect of any proposed development in the area surrounding a heritage item. This ensures an appropriate context for heritage items, preventing inappropriate and unsympathetic surrounding developments from detracting from the significance of the heritage item and its setting.
- The research and assessment process leading to a listing often results in disclosing new information on the history, architect, previous owners and style of the item.

- When a property is listed as a heritage item under Council's Local Environmental Plan, the property may be developed for any purpose (eg commercial, small business and other uses), provided that the proposed development does not have a detrimental effect on the heritage significance of the item or the amenity of the neighbourhood. Concessions are also possible for determining the floor space ratio and parking requirements of the new development. These incentives may significantly increase the property value of a heritage item.
- Listing gives owners access to the free heritage advisory services provided by Council including practical conservation advice from Council's qualified heritage architect providing valuable advice on maintenance, restoration, alterations and extensions.
- Free pre DA (Development Application) meetings with Council's Planning staff for property owners and / or their architects.
- Development Application Fees are waived for owners of a Heritage Item.
- Free pre - purchase advice to prospective buyers of heritage listed properties.
- Properties listed as a heritage item can receive a heritage restricted valuation for the purpose of land tax and local rates. If your property does not have a "heritage restricted" valuation contact the Department of Lands or consult their website at: www.lands.nsw.gov.au.
- If your heritage property earns income, you can claim a deduction against the assessed income for maintenance or depreciation – discuss this with your tax advisor. The full value of any repair work will normally be allowable as a full deduction in the year incurred.

Facts about Heritage Listing

- Listing places no legal restriction on the sale or leasing of properties.
- Heritage buildings are best cared for when they are lived in. This means that they must be usable. Houses may need new bathrooms and kitchens and new rooms to

accommodate family needs. Council recognises the need for owners to adapt buildings, particularly houses, to provide a comfortable environment and that commercial buildings may need new services and fire protection.

- Heritage listing applies to the **whole property** and any element which contributes to the heritage significance of this item. This may include floor plan layout, internal detailing and/or fittings and fixtures, external setting including pathways, existing hard surfaces, gardens, fencing, landscape features and trees. However, listing does not exclude changes or additions provided that these do not detract from the heritage significance of the listed item. Council has to take into account and assess the impact of the proposed change on the heritage values of the item in addition to other planning matters. If there is an adverse effect, Council officers (including Council's Heritage Architect) can assist owners in establishing how the proposal might be adjusted to avoid the impact whilst achieving the owners' expectations for increased accommodation or improvements.
- Listing does not exclude the adaptive re-use of a heritage item. Sometimes this is a sensible way of ensuring the future use of a heritage item.
- Development consent from Council is required for alterations and additions to a heritage item. A Development Application for such work must demonstrate that careful consideration has been given to any impact on the heritage significance of the item and must be accompanied with a Heritage Impact Statement. Examples of Heritage Impact Statements are available at the Council.

Heritage Awards

Willoughby City Council's Heritage Awards are held every two years in conjunction with the National Trust's Heritage Festival.

The aim of the award is to recognise and promote good sustainable design solutions that ensure that the significant heritage character of the Willoughby Local Government Area is maintained and enhanced.

Award categories include restoration, infill, alterations and additions. The heritage award serves to encourage excellence in design and also to promote community awareness of our heritage.