

# Hornsby Development Control Plan 2024

## Part 9 Heritage



## 9 Heritage

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## Introduction

This Part of the DCP applies to Aboriginal cultural heritage, historical archaeology, listed heritage items, heritage conservation areas, and places in the vicinity of heritage items and heritage conservation areas.

Heritage includes places and objects that have a sense of living history and that offer physical links that connect the community to earlier generations and their way of life.

The Darug and GuriNgai peoples were the original inhabitants of Hornsby Shire. Significant remnants of Aboriginal culture remain as evidence of their occupation.

Guidelines addressing design, streetscapes, siting, garages, carports, fences, gates, and landscaping assist conserve the heritage significance of the natural and built environment and ensure new development is sympathetic with identified heritage values. These guidelines are not intended to prevent development but rather ensure that change takes place in a way that does not detract from the significance of cultural heritage places.

## 9.1 General Overview

### 9.1.1 Objectives

This part aims to provide direction and guidance for the development of heritage items and properties located within heritage conservation areas and within the vicinity of heritage items and places in Hornsby Shire.

The heritage controls have the following overarching aims and objectives:

- a. To retain and conserve the environmental heritage of Hornsby Shire, including places of Aboriginal cultural heritage, heritage items, archaeological sites, and heritage conservation areas.
- b. To ensure the heritage significance, fabric, and setting of heritage items and heritage conservation areas are conserved.
- c. To ensure development in the vicinity of heritage items and heritage conservation areas respects the heritage item or place.

### 9.1.2 Land to Which the Part Applies

This part applies to any development that is:

- a place of known or potential Aboriginal cultural heritage
- a heritage item or archaeological site listed under Schedule 5 of the Hornsby Local Environmental Plan 2013
- located within a heritage conservation area
- in the vicinity of a heritage item or heritage conservation area

### 9.1.3 Legislation and Guiding Documents

#### NSW Legislation

In NSW, items of heritage significance and archaeological remains (referred to as 'relics') are afforded statutory protection under the following legislation:

- the *Heritage Act 1977* (NSW) (the Heritage Act)
- the National Parks and Wildlife Act 1974 (NSW) (the NPWS Act)
- the Environmental Planning and Assessment Act 1979 (NSW) (the EPA Act)

#### Guiding Heritage Documents

Key documents to assist with compliance, managing cultural heritage places, and assessing heritage significance in NSW include:

- *Heritage Compliance Policy (2024)* (Department of Climate Change, Energy, and the Environment)
- The Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (2011) (Office of Environment and Heritage, Department of Premier and Cabinet)
- *Assessing Heritage Significance: Guidelines for Assessing Places and Objects against the Heritage Council of NSW Criteria* (2023) (Department of Planning and Environment)
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (2013)
- *Design Guide for Heritage* (2023) (Department of Planning and Environment)
- *Connecting with Country Framework* (2024) (Department of Planning and Environment)
- *Design in Context* (2005) (NSW Heritage Office)
- Better Placed – Design Guide for Heritage (2019) (Heritage Council of NSW)

### 9.1.4 Relationship to the LEP and Other Parts of the DCP

#### HLEP 2013

Clause 5.10—Heritage Conservation of the HLEP provides the objectives and requirements for the management of heritage items and archaeological sites in the LGA, including the ability for Council to request a heritage management document for proposed developments involving heritage items and places. The HLEP 2013 contains a list of environmental heritage items referred to as Schedule 5.

Note:

To view Schedule 5 of the HLEP 2013 refer to: <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0569#sch.5>

#### HDCP 2024

This part of the HDCP should be read in conjunction with the other relevant parts of the HDCP. Where there is inconsistency between the provisions in Chapter 9 and in other parts of the HDCP, the provisions in Chapter 9 should prevail.

### 9.1.5 Types of Heritage Items in Hornsby Shire

Hornsby Shire contains the following types of heritage items and places of significance:

- Aboriginal heritage items and places of Aboriginal cultural heritage
- Archaeological heritage items
- Built heritage items, including houses, residential flat buildings, shops, churches, schools, monuments, commercial buildings, civic buildings etc
- Landscape heritage items, including natural landscapes, cultural landscapes, gardens, parks, trees, cemeteries, and memorials
- Heritage Conservation Areas

Note:

For further information about the types of heritage and definition of heritage in Hornsby, refer to Council's website: [www.hornsby.nsw.gov.au/property/build/heritage](http://www.hornsby.nsw.gov.au/property/build/heritage)

### 9.1.6 Submission Requirements

Detailed information about the submission requirements for heritage management documents can be found on Council's website.

Work to State significant heritage items may be integrated development requiring an approval under Section 60 of the Heritage Act.

#### Heritage Management Documents

A heritage management document is a report that identifies the heritage significance of a place and assesses the impact a proposed development would have on that significance.

A heritage management document is required to be submitted with a Development Application for works to:

- a heritage item,
- on land adjacent to a heritage item, or
- in the vicinity of a heritage item, or
- within a heritage conservation area

Council may require any of the following heritage management documents:

- Heritage Impact Statement (HIS)
- Heritage Landscape Plan
- Schedule of Conservation Works (SoCW)
- Conservation Management Plan (CMP)
- Schedule of materials, colours, and finishes
- Curtilage Study

Note:

The information required will depend on the heritage significance of the property, the contribution of the property to a heritage conservation area (if relevant), and the nature and scope of the development proposed.

#### Heritage Impact Statements

Development applications for heritage items and properties located within heritage conservation areas require a Heritage Impact Statement (HIS) or Statement of Heritage Impact (SOHI). The HIS should follow the "Guidelines for preparing a statement of heritage impact" published by the NSW Department of Planning and, at a minimum, address:

- the identified heritage significance of the place (use heritage manual criteria and state heritage inventory datasheet),
- an overview of the historical development of the site,
- the effects of the proposal on the significance of the place and its setting, and
- the heritage requirements of the HLEP and HDCCP.

Notes:

For further information about the DA submission requirements for heritage items and places, refer to: [https://www.hornsby.nsw.gov.au/data/assets/pdf\\_file/0020/271190/DA-Submission-Guideline-2013.pdf](https://www.hornsby.nsw.gov.au/data/assets/pdf_file/0020/271190/DA-Submission-Guideline-2013.pdf)

For further information, refer to the Department of Planning and Environment website: <https://www.environment.nsw.gov.au/>

Detailed guidelines on preparing Heritage Impact Statements can be found at: [Guidelines for preparing a statement of heritage impact | Environment and Heritage](#)

#### Heritage Landscape Plan

A Heritage Landscape Plan may be required if the property has significance for its landscape values, including private gardens. A qualified consultant should be engaged to prepare the Heritage Landscape Plan.

#### Schedule of Conservation Works

Development Applications for a heritage item that is in need of repair, conservation or maintenance works to the significant fabric of the item should be accompanied by a Schedule of Conservation Works (SoCW). The SoCW should be prepared by an experienced heritage consultant.

#### Conservation Management Plans

Conservation Management Plans (CMPs) are required for changes to State significant heritage items or large heritage sites such as schools and churches. A CMP is not usually required for a locally listed heritage item unless substantial redevelopment is proposed. A CMP should be prepared by a qualified heritage consultant in accordance with published guidelines.

## Heritage Asset Action Plan

Heritage Asset Action Plans (HAAPs) may be required to provide guidance for the management and maintenance of a heritage item and conservation approach when significant change or development affecting an item is proposed.

Note:

For further information on Heritage Asset Action Plans, refer to the Statement of Best Practice for Heritage Asset Action Plans: <https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Heritage/statement-of-best-practice-heritage-asset-action-plans-2021.pdf>

## Schedule of Materials, Colours, and Finishes

Development Applications for works to a heritage item or property within a heritage conservation area require a schedule of materials and details of the colour scheme and finishes.

## Curtilage Study

For development applications that propose subdivision, a curtilage study should be provided and an assessment of the impacts of the proposal on the curtilage of the heritage item or heritage conservation area.

### 9.1.7 Exemptions for Minor Works, Repair and Maintenance

Some minor works or maintenance may be able to be undertaken to a heritage-listed property or a property located within a heritage conservation area without development consent. However, written advice from Council confirming an exemption must be obtained prior to any works commencing.

#### General

- a. Pursuant to Clause 5.10(3) of the HLEP, development consent may not be required for work to a heritage item or heritage conservation area if Council is satisfied the proposed development:
  - is of a minor nature, or is for the maintenance of the heritage item, archaeological site, or a building, work, relic, tree or place within a heritage conservation area; and
  - would not adversely affect the significance of the heritage item, archaeological site or heritage conservation area.
- b. Written advice has been received from Council prior to commencement of works.

## Maintenance and Minor Works

- c. For the purposes of Clause 5.10(3) of the HLEP, the following minor maintenance works may not require consent:
  - resealing/treating timber
  - replacing broken windows
  - re-hanging doors or gates
  - replacing or establishing gutters and downpipes
  - re-pointing brickwork
  - restoring posts or fence posts
  - repairing stonework and plasterwork
  - underpinning and damp proofing
  - replacing plumbing and wiring
  - general maintenance of heritage gardens (pruning or replanting original species)
- d. Replacing external materials such as roofs, verandah balustrades, exterior cladding or front fences with like materials. However, details of such works must be submitted to Council, seeking confirmation in writing that development consent is not required.
- e. Repainting surfaces other than items on the State Heritage Register may not require development consent. Colours must be in keeping with the heritage significance or style of the property or heritage conservation area.

Notes:

Replacing original materials with modern materials which are not of a similar style, type, colour, and profile is not minor work and will require development consent.

Painting previously unpainted surfaces requires development consent from Council.

#### How to Apply

A request for advice on whether works to a heritage item or within a heritage conservation area can be carried out without development consent can be submitted through Council's [Online Services Portal](#). There is no fee for requesting heritage exemption advice.

#### Documentation

The submission of comprehensive information with the request will assist in Council's assessment of your proposal. At a minimum, a statement describing the proposed works and photographs should be supplied. Other information such as plans, schedule of colours, materials, construction details, and tree location should be supplied if relevant to the proposed works.

Notes:

To access Council's Online Services Portal, refer to: [HSC Online Services Portal \(infor.com\)](https://infor.com).

Some minor developments are permissible on heritage items and within heritage conservation areas as exempt development under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, including access ramps, air-conditioning units, pathways and paving, playground equipment, and rainwater tanks. For further information, refer to: [www.planning.nsw.gov.au](https://www.planning.nsw.gov.au).

### 9.1.8 Heritage Incentives

#### Change of Use

Clause 5.10(10)—Conservation Incentives of the HLEP outlines circumstances where a development may be approved for a change of use to a purpose that would otherwise not be permissible where it facilitates conservation of the heritage item or place.

A CMP should accompany any application under Clause 5.10(10) and should address:

- how the conservation of the heritage item is facilitated by the proposed new use
- that the proposed development does not adversely affect the significance of the heritage item or amenity of the surrounding area
- a staging plan indicating when secondary or non-heritage works are to be undertaken
- An economic assessment that demonstrates the costs involved in the conservation of the heritage site are such that the proposed use is necessary on heritage grounds
- A Schedule of Conservation Works

### 9.1.9 Heritage Advice and Further Information

Applicants should obtain heritage advice before preparing a Development Application for properties to which this part applies. Resources are available through Council's website and Heritage NSW.

Applicants are advised to refer to:

#### Council's Website

- Further information to assist in understanding if a property is heritage listed or located in an HCA, when approvals are required, and where to find additional information.
- 'Heritage in Hornsby Brochures'
- Heritage Inventory Sheets for Heritage Items and HCAs – available through the State Heritage Inventory Database.

#### Council Staff

Council's Heritage Planners are available to provide advice about the heritage significance and DA requirements for heritage items and conservation areas. Early consultation with Council through a Pre-Lodgement Application may assist to ensure the smooth processing and assessment of an application.

#### Hornsby Local Studies – Researching the History of Your Property

Hornsby Local Studies, within Hornsby Library, has a wealth of resources that can assist research the history of a heritage place, including books, reports, local newspapers, pamphlets, files, aerial photos, maps, and street directories. The Local Studies team can help you learn more about the history of your property.

#### Heritage NSW Publications

Heritage NSW, which sits within the NSW Department of Planning and Environment, has a wide range of heritage publications available to download.

Notes:

For further information, refer to the following links to Council and Heritage NSW websites:

[Heritage | Hornsby Shire Council \(nsw.gov.au\)](https://www.hornsby.nsw.gov.au)

Hornsby Local Studies: [Research the history of your house | Hornsby Shire Council \(nsw.gov.au\)](https://www.hornsby.nsw.gov.au)

[State Heritage Inventory | NSW Environment and Heritage Publications | NSW Environment and Heritage](https://www.environment.nsw.gov.au)



### 9.1.10 Definitions

*Character* refers to the combination of the individual characteristics or qualities of a neighbourhood, precinct or street.

*Compatible use* means a use which respects the *cultural significance* of a place. Such a use involves changes which are substantially reversible, or changes which require no or minimal impact on cultural significance.

*Conservation* means all the processes of looking after a *place* to retain its *cultural significance*. It includes *maintenance* and may, according to circumstance, include *preservation*, *restoration*, *reconstruction*, and *adaptation* and will commonly be a combination of more than one of these.

*Context* means the physical, social, cultural, economic, environmental, and geographic circumstances that form the setting for a place or buildings. This includes views to and from the site.

*Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its *fabric*, *setting*, use, associations, meanings, records, related places, and related objects.

*Curtilage* means the area of land (including land covered by water) surrounding an item, area, or place of heritage significance, which is essential for retaining and interpreting its heritage significance.

*Disturbed land* means land that has been the subject of a human activity that has changed the land's surface, being changes that remain clear and observable.

*Fabric* means all the physical material of the place, including elements, fixtures, contents, and objects.

*Infill development* means a new building in an established heritage context. It may be adjacent to a heritage building, within a conservation area, or in a heritage site or precinct.

*Intactness* refers to the degree of original elements, or elements from a significant period of development, which demonstrates the heritage significance of the building or group of buildings.

*Interpretation* means the ways of presenting the *cultural significance* of a place to the users and the community. The need to interpret heritage significance may drive the design of new elements and the layout or planning of the place.

*Maintenance* means the continuous protective care of the *fabric*, contents, and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*, and it should be treated accordingly.

*Place* means a geographically defined area. It may include elements, objects, spaces, and views. Place may have tangible and intangible dimensions.

*Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

*Reconstruction* means returning a *place* as nearly as possible to a known earlier state and is distinguished from restoration by the introduction of materials (new or old) into the *fabric*.

*Setting* means the immediate and extended environment of a heritage *place* that is part of or contributes to its *cultural significance* and distinctive character. This may include views to and from the heritage place. The listing boundary or curtilage of a heritage place does not always include the whole of its setting.

Note:

The above definitions have been adapted from *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (2013).

## 9.2 Aboriginal Cultural Heritage

Aboriginal heritage includes places and landscapes that relate to Aboriginal culture and history. These can be ancient, but they are not just things of the past. For Aboriginal people, these places and landscapes can continue to hold meaning; meaning that is embedded in the land and held in the hearts and minds of people today. Aboriginal heritage can and should be considered important by the wider community, but Aboriginal people are the only ones who can determine the cultural significance of this heritage, and the significance they give to particular places can change over time. For this reason, it is essential to actively involve Aboriginal people in the protection and management of their heritage places.

Aboriginal cultural heritage in NSW is protected under the National Parks and Wildlife Act 1974 (NPW Act).

All known Aboriginal objects and sites are recorded in the Heritage NSW [Aboriginal Heritage Information Management System](#) (AHIMS). The AHIMS is the online register of notified Aboriginal objects and declared Aboriginal places in NSW.

Aboriginal heritage sites and archaeological relics can occur in a range of places, including private property. Examples of Aboriginal sites are provided below, and can be found in a range of environments.

- Engravings, such as those on sandstone ridges
- Rock shelters containing cave paintings, drawing sites, and archaeological deposits, potentially on valley slopes
- Open campsites
- Grinding grooves, usually near water sources
- Shell middens along tidal waterways
- Scarred trees.

Note:

Aboriginal sites may exist on land that has not been recorded on AHIMS. Council may request submission of a due diligence assessment based on the location or nature of the existing landform.

### Cross References to Other Sections

Control
9.1 Introduction
9.3 Historical Archaeology
9.4 Heritage Items
9.5 Landscape Heritage

### Due Diligence Code of Practice

The Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW sets out a process to determine whether an Aboriginal object will be harmed by a proposed activity, and whether further assessment and applications are needed. The Code sets out the steps which applicants need to take to:

- identify whether or not Aboriginal objects are, or are likely to be, present in an area
- determine whether or not their activities are likely to harm Aboriginal objects (if present)

A due diligence process involves the following checks:

- Check the HLEP Schedule 5 and HLEP heritage mapping.
- Check for the presence of landforms that would indicate the likely presence of Aboriginal objects, following the Heritage NSW Due Diligence Code of Practice for the protection of Aboriginal objects in New South Wales.
- Check the AHIMS database for sites within 200m of the development site.
- Where the AHIMS basic search does not identify any registered sites or declared Aboriginal heritage places, and where prior substantial disturbance has taken place, no further assessment is required.
- Where the AHIMS basic search identifies a registered site or declared Aboriginal place, further assessment will be required.
- Where the AHIMS basic search does not identify a registered site or declared Aboriginal place, but the site has not been subject to prior substantial disturbance, further assessment is required.

## 9.2.1 Development of Aboriginal Cultural Heritage Sites

### Desired Outcomes

- a. Aboriginal cultural heritage values, objects, tangible sites or features, and intangible spiritual and cultural values are fully and effectively addressed in the development assessment process and afforded appropriate protection or management consistent with legislative requirements.
- b. Design and development solutions are appropriate for areas having known or potential Aboriginal cultural heritage values.
- c. Development protects Aboriginal sites by minimising the likelihood of disturbance.

### Prescriptive Measures

- a. An assessment of Aboriginal heritage should accompany any development application on lands that contain culturally modified trees or recorded Aboriginal objects.
- b. For work to land that has *not been disturbed* and is:
  - within 200 metres of waterways;
  - located within a sand dune system;
  - located on a ridge top, ridge line or headland;
  - located within 200 metres below or above a cliff face; or
  - within 20 metres of or in a cave, rock shelter or a cave mouth.
- c. An assessment of Aboriginal heritage should be prepared in accordance with published best practice guidelines. This should include an *Aboriginal Heritage and Information Management System certificate* for property that contains listed objects/ sites.
- d. Works, including landscaping and associated elements, should be located away from sites and potential sites containing archaeological relics.
- e. The depth and extent of excavation should be minimised where land contains, or is likely to contain, archaeological remains or relics.

#### Notes:

Depending on the outcomes of the preliminary due diligence assessment, additional reporting requirements may apply.

An Aboriginal Cultural Heritage Assessment Report (ACHAR) is a detailed investigation **and** impact assessment in line with the *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW* (Office of Environment and Heritage, 2011).

If the ACHAR determines the proposal will harm a known Aboriginal object or Aboriginal place, an Aboriginal Heritage Impact Permit (AHIP) will be required under the NPW Act. This is separate to development consent. It is the applicant's responsibility to obtain the permit from the relevant NSW Government authority, separate to the development assessment process.

For further information on best practice guidelines, refer to:

Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (2011)

Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (2010)

by the Department of Planning and Environment, available at [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au).

For further information and to obtain a certificate from the Aboriginal Heritage and Information Management System (AHIMS) database, refer to the Department of Planning and Environment website: [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au).

For more information on the AHIMS and Aboriginal cultural heritage in NSW, contact Heritage NSW: <https://www.environment.nsw.gov.au/topics/heritage/about-heritage/aboriginal-cultural-heritage>

For an understanding of the definitions of 'Aboriginal object' and 'Aboriginal place' in NSW, refer to the National Parks and Wildlife Act 1974 (the NPW Act): <https://legislation.nsw.gov.au/view/html/inforce/current/act-1974-080>

For an understanding of the definition of Aboriginal Cultural Heritage in NSW, refer to the Heritage NSW website: <https://www.heritage.nsw.gov.au/about-our-heritage/aboriginal-cultural-heritage>

Examples of disturbed land may include ploughing, construction of rural infrastructure (such as dams and fences), construction of roads, trails, and tracks, clearing vegetation, construction of buildings and the erection of other structures, construction or installation of utilities, and other similar services.

**Figure 9.2-a:** Example of a land feature that could indicate the likely presence of Aboriginal objects (E).



## 9.3 Historical Archaeology

In NSW, historical archaeology refers to the archaeological (physical) record following British colonisation in 1788. Sites and places defined as historical archaeological items are classed differently from those listed as landscape or built heritage in that they usually comprise archaeological remains (deposits, artefacts, objects, or material evidence) principally present underground (often not visible on the ground surface). It is important to note there can be overlap between categories.

Known and potential archaeological relics in NSW are protected under the *Heritage Act 1977* (NSW). Archaeological sites within Hornsby Shire are also protected under Clause 5.10 of the HLEP.

### Cross References to Other Sections

Control
9.1 Introduction
9.2 Aboriginal Cultural Heritage
9.4 Heritage Items
9.5 Landscape Heritage

### 9.3.1 Development of Historical Archaeology Sites

#### Desired Outcomes

- Historical archaeological places (or potential archaeological sites) are appropriately identified, managed, conserved, and interpreted.
- Development is based on an understanding of the site's heritage significance, including its archaeological significance and any remaining relics above or below the ground.

#### Prescriptive Measures

- An Archaeological Assessment should be supplied with a development application for any site identified as having archaeological potential.
- The Archaeological Assessment should be prepared in accordance with the guidelines of the Heritage Council of NSW by a suitably qualified heritage consultant.

- In general, the principle of avoiding archaeological impacts should be applied to places of known archaeological significance.
- Mitigation measures should be appropriate to the level of heritage significance of the assessed site.

#### Notes:

To determine if a property is listed as an archaeological site, refer to Schedule 5 of the HLEP.

The Archaeological Assessment should be obtained early in the development planning process to allow for any archaeological constraints or requirements to be factored into the project design.

Where a proposed development may impact a known or potential archaeological site, excavation permits may be required before works can proceed.

For further information on the historical archaeology of Hornsby Shire, refer to Council's website: <https://www.hornsby.nsw.gov.au/property/build/heritage/the-heritage-of-hornsby-shire/historical-archaeology>

**Figure 9.3-a:** Example of a known archaeological site that would require an excavation permit prior to undertaking works (E)





## 9.4 Heritage Items

This section provides objectives and controls for heritage places listed as individual or group heritage items within Schedule 5 of the HLEP 2013.

In general terms, new work to heritage items (excluding conservation work) should be located in areas that are not original or have been altered. The key objective is to retain elements that contribute to the significance of the item.

Alterations and additions are usually acceptable if they retain the significant form, scale, fabric, original details, and setting of the heritage item. Additions should not alter the scale of the original building when viewed from the public domain.

Note:

The controls for heritage items adopt a “whole of building” approach because heritage significance applies to the whole property, not just the front façade of a building or a particular element of a site.

### Cross References to Other Sections

Control
9.1 Introduction
9.2 Aboriginal Cultural Heritage
9.3 Historical Archaeology
9.5 Landscape Heritage

### Common Building Types

The major historical architectural and building types in Hornsby Shire are:

- Colonial Georgian (1788 – 1850)
- Victorian (1850 – 1900)
- Federation & Arts and Crafts (1901 – 1925)
- Inter-War (1925 – 1940)
- Post-War (1940 – 1960)
- Mid-Century (1950 – 1980)

Note:

For further information about common architectural styles, refer to the National Trust website: <https://www.nationaltrust.org.au/wp-content/uploads/2016/07/Australia-housing-Styles.pdf>

### 9.4.1 Tolerance for Change

Tolerance for change is a method used to guide change to avoid adverse impacts on heritage significance. It is based on an understanding of the significant attributes of a place, which may be embodied in its fabric, form, use or location, and how tolerant the attributes are to change without impacting the heritage significance.

#### Desired Outcomes

- a. Any change to a heritage item is based on an understanding of the significance of the item and ensures retention of the item’s heritage significant attributes.
- b. Development that facilitates reasonable change to heritage items, particularly to meet contemporary amenity or safety standards, without unreasonably impacting heritage significance.
- c. Alterations and additions that are sympathetic to significant attributes and complement the heritage item in terms of bulk, scale, form, setbacks, and materials.

#### Prescriptive Measures

- a. Change to heritage items should retain the significance of the item and attributes that contribute to the significance, including form, fabric, use, and setting.

Change to heritage items should ensure that views of the heritage item and its significance are retained.

### 9.4.2 Demolition

#### Desired Outcomes

- a. Heritage items are retained and conserved.
- b. Significant fabric and features of heritage items are retained and conserved.

#### Prescriptive Measures

- a. Heritage items should not be demolished. Costs associated with renovating or poor condition are not sufficient justification for demolition of an item.
- b. Partial demolition of heritage items may be considered when the part of the building to be demolished is not original fabric or does not contribute to its significance.

- c. Elements that contribute to the significance and setting of a heritage item should be retained. This includes original fabric, verandahs, balconies, interior elements, gardens, trees, and early outbuildings and where relevant.

Note:

The significance of a built heritage item is almost always embodied in its original fabric, its built form, walls, floors, roof, windows, doors, interior layout, spaces, garages, outbuildings, and features.

### 9.4.3 Change of Use

The original or historic use of a heritage-listed place is usually embodied in its significance. However, the use of heritage items may be changed when there is no viable option for its continued historic use.

#### Desired Outcomes

- a. Heritage items are used for their original purpose unless no longer viable.
- b. New uses are compatible with the heritage significance of the place.
- c. New uses facilitate the ongoing viability of heritage items without adversely impacting heritage significance.

#### Prescriptive Measures

- a. Historic uses of heritage items should be retained unless no longer viable.
- b. New uses should be compatible with the heritage significance of the items.
- c. New uses should facilitate the retention of the heritage significance of the building, including its original form, fabric, and setting.
- d. Alterations to the original fabric to facilitate the new use should be minimised.
- e. The original and historic uses of the heritage item and its history should be interpreted through interpretive devices.
- f. Original signs should be retained in their original place.
- g. Impacts from the introduction of new services and *Building Code of Australia* (BCA) compliance should be minimised.

### 9.4.4 Subdivision

#### Desired Outcomes

- a. Heritage items are retained on their original allotments where possible.
- b. Subdivision maintains significant curtilages and setting of heritage items, including views and vistas, and enable the interpretation of original boundaries.
- c. Subdivision supports the ongoing use and heritage significance of the heritage item.

#### Prescriptive Measures

- a. Heritage items should be retained on their original allotment (or remaining curtilage) where possible.
- b. Adequate area around the heritage item should be retained to facilitate its ongoing use or allow for flexible adaptive reuse in a manner compatible with its history and heritage significance.
- c. Subdivision should minimise impact on the visual setting of the heritage item. The lot containing the heritage item should have sufficient area to provide a visual setting that is proportional to the size and design of the building.
- d. Changes affecting significant gardens should be avoided.
- e. Impacts from associated development (such as driveways or hard stand areas) on the heritage significance and setting of the heritage item should be minimised.
- f. Traditional relationships between the heritage item and street, such as presentation of the heritage item, should be retained.
- g. Subdivision layout should enable historic boundaries to be interpreted. This may be achieved by the location of internal subdivision lines along historic fence lines or similar.

Notes:

The original allotment of a heritage item is usually embodied in its significance. It provides the historic setting that contributes to an understanding and appreciation of the place.

Applications for subdivision of a heritage item will require a curtilage analysis with particular emphasis on the potential impact on garden and landscape settings.

### 9.4.5 Excavation

#### Desired Outcome

- a. Excavation on heritage-listed properties does not adversely impact the significance of the heritage item, including fabric and setting.

#### Prescriptive Measures

- a. Excavation directly beneath heritage items is generally not supported.
- b. If excavation directly beneath or within 1m of the heritage item is proposed, the application should be supported by a structural engineer's statement confirming the heritage item is able to withstand the works without loss of integrity.
- c. Excavation should not alter the external scale and form of the heritage item.
- d. Excavation for additions should be kept away from the original walls and foundations.

### 9.4.6 Siting

#### Desired Outcomes

- a. Alterations and additions do not involve the removal of original fabric of a heritage item
- b. Alterations and additions are sited such that they do not alter the presentation of the heritage item from the public domain.
- c. New works and changes are located away from areas that are intact or highly significant.

#### Prescriptive Measures

- a. Additions should be located at the rear of a heritage item, away from the principal elevations and significant features of the heritage item.
- b. Additions should be smaller in scale and located behind and below the original roof ridge so that they do not alter the scale of the original building.
- c. Where additions to the side of buildings are proposed, the addition should be set back as far as possible from the front building line.
- d. Development on corner sites should address the corner and retain the original built form as it turns the corner. Additions should be located in the secondary street, at the rear of the original building.
- e. Generous setbacks should be provided between new and old where appropriate.

Figure 9.4-a: Sensitive located alterations and additions smaller in scale and located to the rear (E)



Figure 9.4-b: Appropriate additions (I).

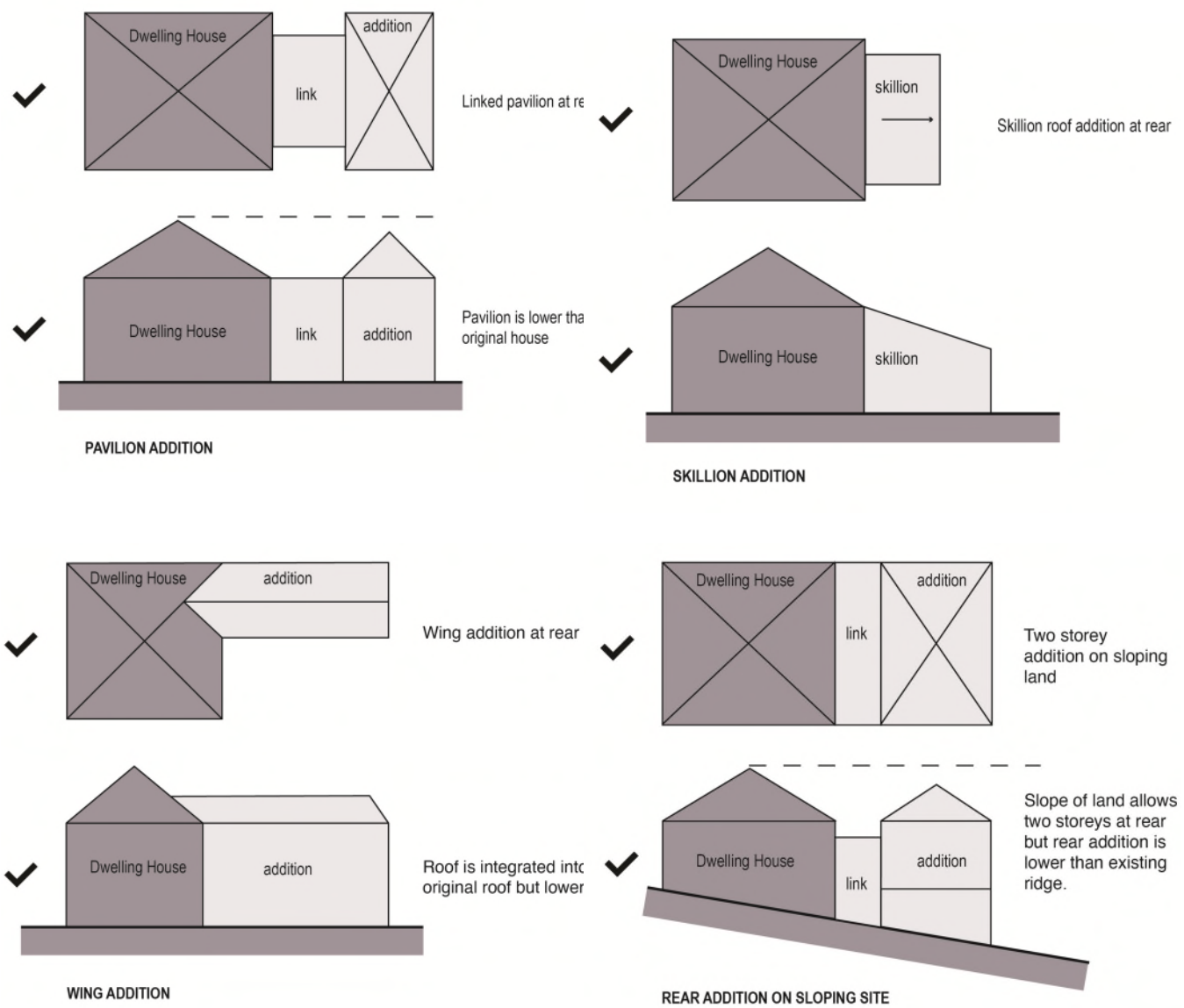
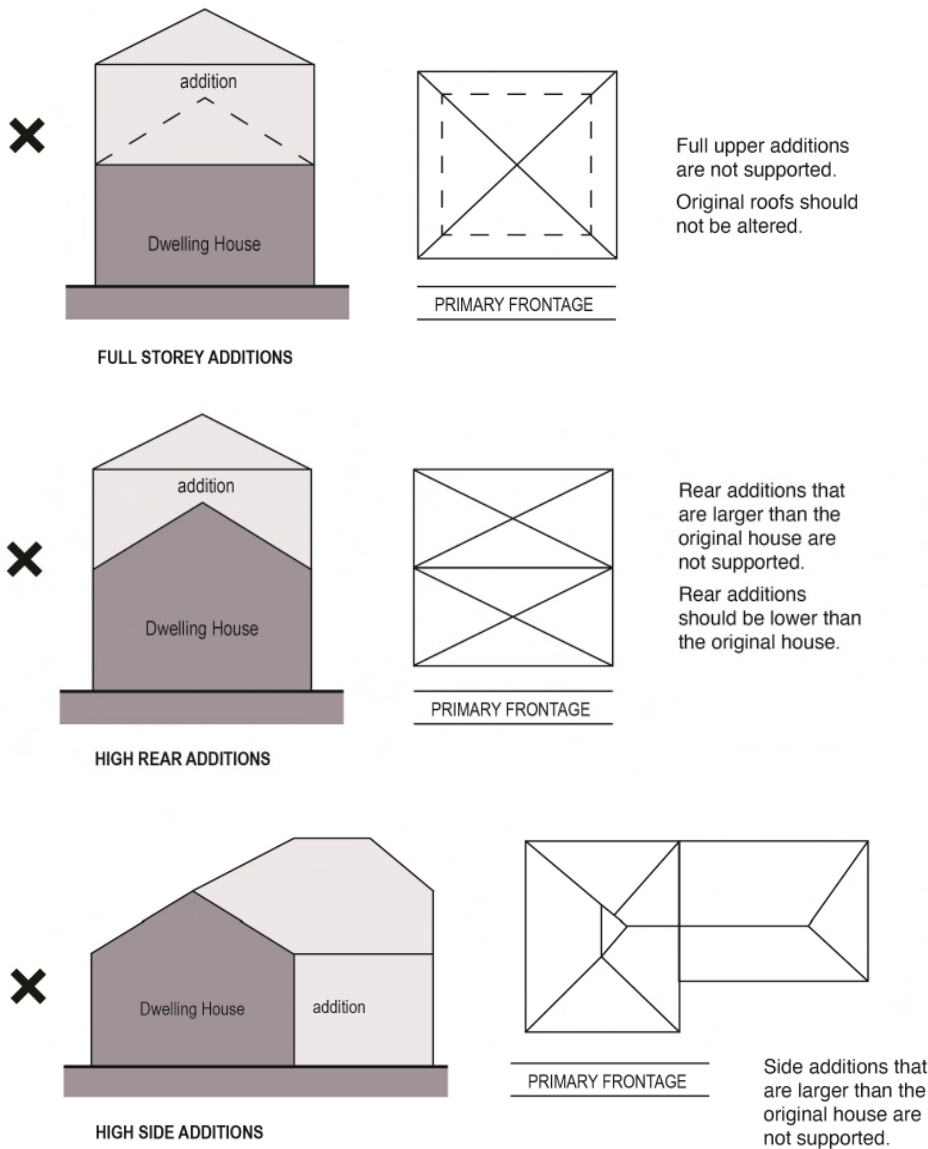




Figure 9.4-c: Inappropriate additions (I)



### 9.4.7 Scale and Form

#### Desired Outcome

- a. Works to heritage items retain and complement the significance of the item in terms of scale, form, and setbacks.
- b. Alterations and additions complement the significance of the item in terms of the number of storeys.

#### Prescriptive Measures

- a. Alterations and additions should not alter the original scale or form of heritage items and should be smaller in scale and length than the existing building.
- b. Large second-storey additions should be avoided. Upper-level additions should be included within the existing roof space as part of an attic-style addition.
- c. Additional storeys directly above heritage items are generally not supported. The original scale and roof form of heritage-listed buildings should be retained.
- d. Additions to single-storey heritage items should be single-storey and located at the rear of the existing building.
- e. New roofs and building mass should not project above the height of the original building or change the building's scale.
- f. Extensions, alterations, and additions should not visually dominate or compete with the original scale of the existing buildings to which they are added.

### 9.4.8 Interior Layout and Fabric

#### Desired Outcomes

- a. Significant internal fabric and features of heritage items are conserved.
- b. Change to the original layout of heritage items is minimal.

#### Prescriptive Measures

- a. Development should retain significant interior elements (for example, wall nibs, decorative ceilings, picture rails, architraves, feature tiling or features such as fireplaces).
- b. Significant and original internal layouts should be retained, particularly reception rooms and entry halls. New work should be located away from intact original spaces and features.
- c. Kitchens and bathrooms can generally be updated, but structural changes should be avoided.

- d. Services may be upgraded but should not impact significant interior fabric.
- e. Original materials, finishes, and details should be retained, and their repair using traditional techniques is encouraged.
- f. The reinstatement of missing elements and details, where known, and the removal of past unsympathetic changes, is encouraged.

### 9.4.9 Exterior Details and Features

#### Desired Outcomes

- a. Exterior details and finishes of heritage-listed buildings are conserved and maintained.
- b. Missing external features are appropriately reinstated.

#### Prescriptive Measures

- a. Original architectural detailing and features, such as barge boards, finials, trims, decorative fretwork, window awnings, chimneys, and verandahs, should be retained and conserved.
- b. New detailing to the original building should complement the character of the heritage item in terms of style, material, and detail.
- c. New windows inserted into the existing fabric of a heritage building should be of a size, proportion, and type compatible with the building's architectural style/period.
- d. Existing incompatible/intrusive elements (e.g., non-original aluminium windows and doors, aluminium or vinyl cladding) in street elevations and prominent locations should be replaced with traditional materials when alterations and additions are proposed.
- e. Significant building facades (such as shop fronts) should be retained and conserved.

### 9.4.10 Architectural Style

#### Desired Outcome

- a. Alterations and additions to heritage items retain and complement the significance of the item in terms of architectural style.

#### Prescriptive Measures

- a. Additions should have a design and materiality that complements the architectural style/period of the heritage item.
- b. Additions may have a contemporary architectural style that distinguishes them from the original building, provided they are located at the rear, not visible from the public domain, and the form,

details, and materiality do not detract from the heritage item.

- c. Decorative features and elements should only be added to buildings if there is historical evidence for features on the building.
- d. Extensive blank or unarticulated walls are discouraged. Articulation should be achieved through the use of a variety of materials or design elements such as soldier/string courses, windows, timber inserts, colours or the like.

### 9.4.11 External Colours, Materials, and Finishes

#### Desired Outcome

- a. Works to heritage items retain and complement the significance of the item in terms of external colours, materials, and finishes.

#### Prescriptive Measures

- a. Original wall cladding should be retained and conserved, including face brickwork.
- b. Paintwork should not be applied to original face brickwork, stonework, exposed bricks on chimneys, terracotta chimneypots, tessellated or glazed tiling, slate verandah edging and steps, or any other unpainted surfaces.
- c. Face brickwork that is already painted or rendered should be restored, where possible, to its original un-painted state.
- d. For brickwork that was originally rendered, cement render should be complementary to, and consistent with, the architectural style of the item.
- e. Modifications to face brick dwellings should use the original style of bricks, window heads, mortar joints, and other building details.
- f. For weatherboard buildings, new weatherboards should have a traditional width and profile to match the original weatherboards.
- g. When proposing to repaint the external fabric of a heritage item, reinstatement of traditional colour schemes is encouraged. Evidence of original schemes may be determined by scraping back

paint from areas that are not subject to intense weathering.

- h. The materials, textures, and colours of alterations and additions to a heritage item need not exactly match the heritage item but should be compatible with the original materials, textures, and details of the item.

#### Notes:

Single-colour solutions are generally not appropriate for heritage items. Two or more paint colours should be used to highlight windows and other features in keeping with the architectural style and period of the building.

Dark colours, such as black and grey, should not be used on heritage items unless supported by historical evidence.

### 9.4.12 Roofs

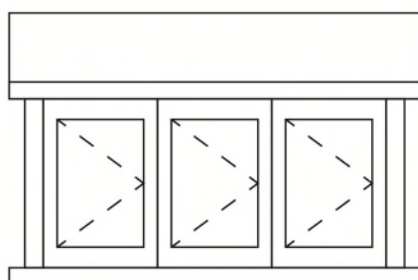
#### Desired Outcome

- a. Original roofs, including roof forms, detailing, materials, and significant features, are conserved.

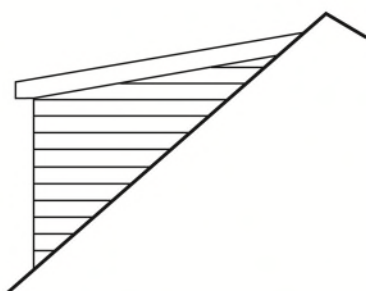
#### Prescriptive Measures

- a. Changes to the form of original roofs of heritage items are generally not supported. Original and traditional roof forms and materials should be retained.
- b. Roof additions should generally be located at the rear of an existing building and should be lower than the main roof.
- c. Dormers in the front roof plane of heritage items are generally not supported. Dormers should be located at the side or rear and should be of traditional vertical proportions with either gable or hipped roof forms. Where not visible from the street, a wider dormer form may be considered.
- d. Dormer windows should be positioned below the main roof ridge.
- e. The original roofing material of a heritage item should only be replaced where justified due to deterioration, and only if new roofing matches original materials.
- f. Roof elements such as skylights should not be located in original roofs where visible from the public domain.

Figure 9.4-d: Appropriate dormer location and scale (I)



- roof pitch to suit main roof
- vertically proportioned
- timber sill
- timber casement windows
- no gutters or downpipes - dormer drains to main roof

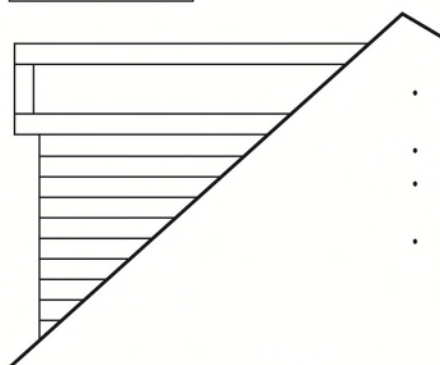


- dormer ridge set down from ridge of main roof
- roof material to match main roof
- weatherboard side walls (laid horizontally)
- timber shingles to side walls for Federation houses

Horizontally proportioned dormers are suitable for larger Federation houses and Interwar houses.



- roof pitch 35-45%
- vertically proportioned
- height : width = 3:2
- timber barge board and sill
- timber double-hung window
- no gutters or downpipes - dormer drains to main roof



- dormer ridge set down from ridge of main roof
- roof material to match main roof
- weatherboard side walls (laid horizontally)
- timber shingles to side walls for Federation houses

Vertically proportioned dormers are suitable for Victorian houses (and some Federation houses).

### 9.4.13 Verandahs and Balconies

#### Desired Outcome

- a. The integrity of original verandahs and balconies, including their open form, detailing, materials, and significant features, is maintained.

#### Prescriptive Measures

- a. Verandahs and balconies on the front and sides of a heritage item should not be infilled.
- b. Existing verandah or balcony infills should be removed when alterations and additions are proposed.
- c. Original decorative detailing of front verandahs should be retained and conserved or reinstated if missing.

### 9.4.14 Carparking and Driveways

#### Desired Outcomes

- a. Significant garages that contribute to the significance of heritage items are conserved.
- b. Garages and carports are designed as secondary structures and do not dominate or impact the significant form or setting of heritage items.
- c. Garages and carports complement the significance of heritage items in terms of form, materials, and details.
- d. New driveways are minimised and do not impact the setting of heritage items.

#### Prescriptive Measures

- a. Where it is physically possible, new car parking should be consistent with the historic placement of parking structures on the site.
- b. Where original and early garages, coach houses, and stables survive, they should be retained and conserved.
- c. New parking areas, garages, and driveways should be designed so they do not dominate the principal elevations or detract from the curtilage or setting of the heritage item.
- d. Garages and carports should not be constructed forward of the building alignment of a built heritage item. Garages and carports should be located at the rear of the property and separately articulated from the dwelling.

- e. Where a property has access to a rear lane, vehicle accommodation should be located adjacent to the laneway with vehicle access from the lane.
- f. Garages and carports located adjacent to the primary building may be considered if they are set back behind the front building alignment as far as possible.
- g. Suitably landscaped uncovered car parking hardstand areas forward of the building alignment may be considered if they retain and complement the garden setting.
- h. Free-standing garages and carports should have pitched roofs, or a skillion roof when the garage or carport attached to the side of a dwelling.
- i. Carports should be designed as open structures.
- j. Multiple driveways and double width vehicle entries should be avoided and extent of paved area to the street should be minimised unless it is consistent with the historic character of the property.
- k. Finishes to new or refurbished driveways should match original driveway finishes or be appropriate to the architectural style of the heritage item.
- l. Where original concrete wheel strips exist, they should be retained with grass in between.
- m. Changes to driveway entries should be avoided where street trees, significant garden layouts, mature plantings, or rock outcrops would be affected.
- n. Original garage doors should be retained and conserved, where possible. Where replacement doors are proposed for original or early garage structures, they should be similar in colour, materials, and detail to the original.
- o. New carport and structures should reflect the existing and original materials and features of dwellings, such as windows, doors, and string coursing.
- p. Lofts and attics above garages are not supported unless it can be demonstrated that it will not impact the heritage significance of the item, including views and setting.

Figure 9.4-e: Appropriate location of garages and driveways (I)

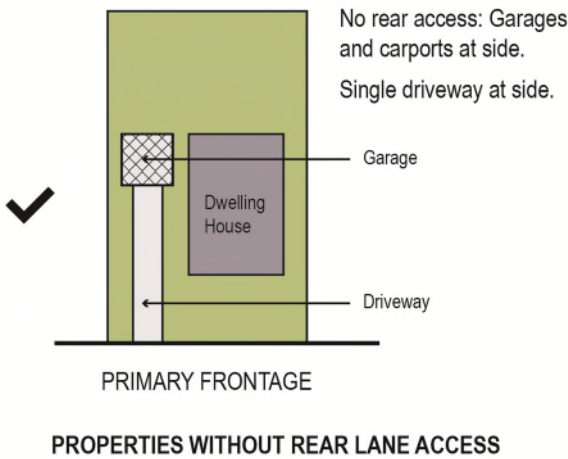
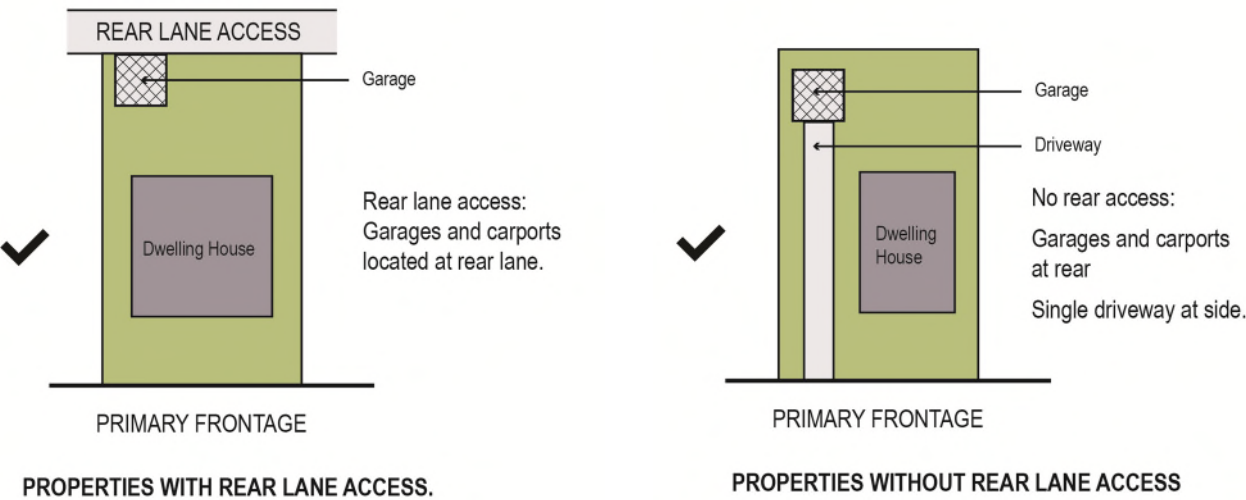
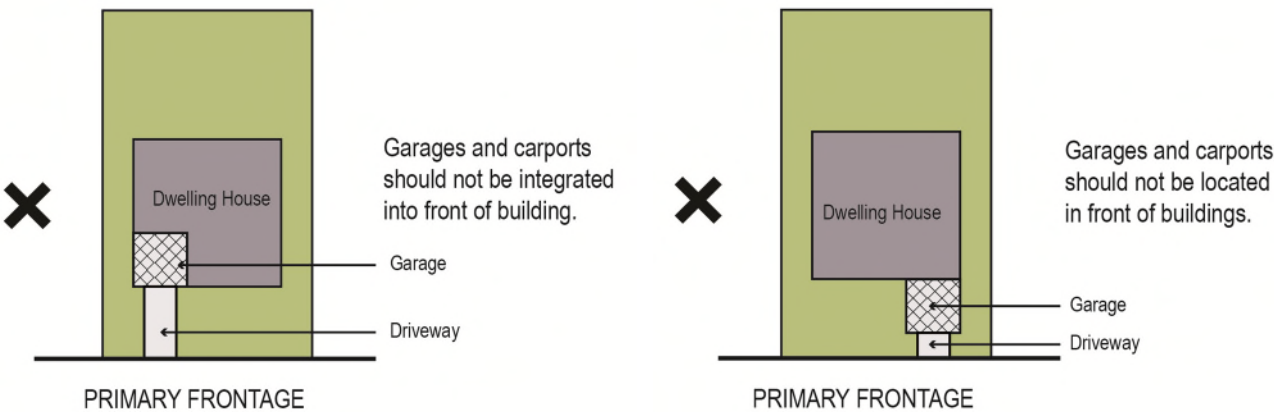


Figure 9.4-f: Inappropriate location of garages and driveways (I).





## 9.4.15 Fencing and Gates

### Desired Outcomes

- Original and significant fences and gates are maintained.
- New fencing to heritage items complements the heritage significance and architectural style of the item.

### Prescriptive Measures

- Original fences should be retained and conserved, where possible.
- Modifications to the front fence of heritage items should be designed and constructed to reflect the materials, historic style, and heritage significance of the item.
- Where fences have been changed, they should be reconstructed based on their original design. If the original design is not able to be identified, the fence should be built to the architectural style of the building.
- New fences should be avoided where fences were not originally constructed.
- Traditional materials for new or existing front fences may include timber, iron, brick, and stone. Non-traditional fencing materials such as Colorbond and plastic should be avoided.
- The location of gates should be retained where they form part of a traditional garden layout.
- High solid fences and gates should be avoided unless on a major road with significant traffic volumes. In these instances:
  - fences should be a maximum height of 1.8m
  - piers should be a maximum height of 2m,
  - fences should incorporate appropriate articulation.
- For corner sites, the style and height of the front fence should continue around both street frontages.

#### Notes:

Council may require the fence to be set back 600mm from the front property boundary to allow hedge planting to soften the appearance in the streetscape.

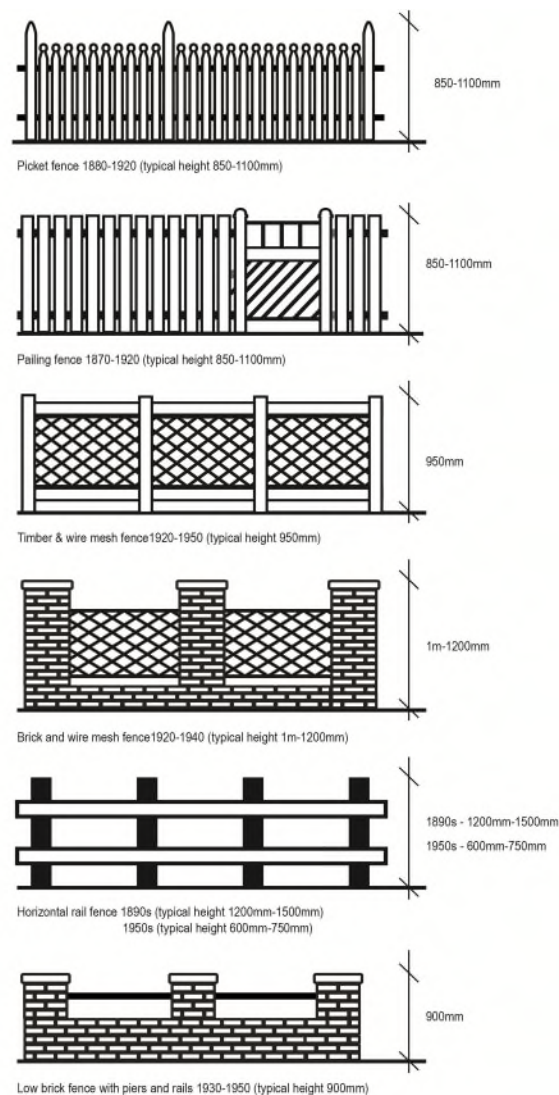
Roads with significant traffic volumes include Pacific Highway (south of Edgeworth David Avenue); Pennant Hills Road; Beecroft Road; Castle Hill Road; Boundary Road; and New Line Road.

Historical photographs can assist with identifying original fences. The Hornsby Shire Local Studies Library resources are a valuable source of historical records.

Figure 9.4-g: Hedges are a traditional form of fencing for many heritage items (E)



Figure 9.4-h: Typical fences and gates (C)



### 9.4.16 Gardens, Trees, and Landscaping

This section applies to the management of gardens, trees and landscapes associated with a heritage listed building. When a property contains a garden, tree or other landscape element that is heritage listed in its own right, the controls in this section and Section 9.5 both apply.

#### Desired Outcomes

- a. The garden and landscape setting of heritage items and significant historic garden layouts and plantings are conserved.
- b. New gardens complement the significance of heritage items.

#### Prescriptive Measures

- a. Garden elements that are original to the building or contribute to its significance and setting, including trees, structures, rock outcrops, plantings, and garden layouts, should be retained.
- b. New garden elements, including plant species, should be designed based on an understanding of the significance of the heritage item and to complement the period and style of the item.
- c. Additions and carparking structures should be located to avoid impact on significant trees and gardens.
- d. Mature trees should not be removed unless diseased or dangerous.
- e. Mature trees that are approved for removal should be replaced with a tree in the same or similar location that will mature to a similar height and canopy.

#### Notes:

Examples of historic garden elements and structures can include, but are not limited to, tennis courts, croquet lawns, grottos, ferneries, garden terracing, lawn edgings, etc.

The use of traditional landscaping materials such as sandstone, brick, and gravel are encouraged.

### 9.4.17 Swimming Pools

#### Desired Outcome

- a. Swimming pools, fencing, and equipment do not impact the heritage significance of the item, including fabric, setting, and views.

#### Prescriptive Measures

- a. Swimming pools should be located at the rear of the property, where they will not impact the setting of the heritage item when viewed from the public domain.
- b. Swimming pools should not require the removal of landscape elements that contribute to the significance and setting of a heritage item.
- c. Pool fences and equipment should be located to ensure they do not impact significant fabric and settings of heritage items.

### 9.4.18 Skylights, Solar panels and Services

Roofscapes of heritage items are highly significant to their character, including their form, fabric, setting, and views. Installation of service elements should be sensitively located and designed to avoid impacts on the item.

#### Desired Outcome

- d. Skylights, solar panels, and services on sites with heritage items do not impact the heritage significance of the item, including form, fabric, setting, and views.

#### Prescriptive Measures

- e. Elements such as solar panels, hot water heaters, ventilators, antennae, skylights, solar tubes, air conditioning units and the like should be placed where they do not impact original fabric and located to minimise visibility from the street.
- f. Solar panels and hot water heaters may be considered where visible from the primary street, if visibility has been minimised and justification has been provided that there is no suitable alternative location.
- g. If visible from the street, services should match the roof colour and be laid flush with the roof.



## 9.4.20 Outbuildings

### Desired Outcomes

- a. The integrity of outbuildings of heritage items is retained and conserved.
- b. New outbuildings on sites with heritage items do not impact the significance of the item, including fabric, setting, and views.

### Prescriptive Measures

- a. Original and early outbuildings and garden structures of heritage items should be retained and conserved.
- b. New garden structures or outbuildings, including gazebos, sheds, stores, and cabanas, should be located at the rear of the heritage item where not visible from the street.
- c. The scale of any outbuilding or structure should be subservient to the main house; colours and materials should match the house.

## 9.4.21 Interpretation

Interpretation should be incorporated into any major redevelopment of a heritage item. This applies particularly to places that are accessible to the public and where a heritage item is to be integrated into a new development.

Note:

The Heritage Interpretation Plan should be prepared by a suitably qualified and experienced heritage interpretation specialist. Implementation of the heritage interpretation devices will be imposed by Council as a condition of consent.

Heritage Interpretation Plans should be prepared in accordance with 'Interpreting Heritage Places and Items' guidelines published by Heritage NSW. Refer to: <https://www.environment.nsw.gov.au/research-and-publications/publications-search/interpreting-heritage-places-and-items-guidelines>

### Desired Outcome

- a. Heritage significance of items is interpreted within new development that involves publicly accessible spaces or where a heritage item is to be integrated into a new development.

### Prescriptive Measures

- a. Development Applications for publicly accessible heritage items or where a heritage item is to be integrated into a new development should be accompanied by a Heritage Interpretation Plan.
- b. Heritage interpretation is to be provided where large-scale works are proposed to a heritage item.

## 9.4.22 Upgrade for BCA, Access and Fire

### Desired Outcome

- a. The heritage significance and original fabric of heritage items are retained when works are proposed for compliance with current building, safety, and access standards.

### Prescriptive Measures

- a. Proposed fire, access, and BCA upgrades should be accompanied by a heritage impact statement explaining the impact of the works on the original fabric.
- b. Fire, access, and safety upgrades are to retain the significance of the heritage item.
- c. Impact to the original fabric should be avoided where possible, and the original fabric should be protected.
- d. Alternative solutions to achieve compliance should be considered to avoid impact on the original fabric.

Note:

Heritage items may not always comply with current building and access standards and safety codes. When significant upgrade work is needed, development consent is required

## 9.4.23 Secondary Dwellings

### Desired Outcome

- a. Secondary dwellings on sites with heritage items do not impact the heritage significance of the item, including fabric, setting, and views.

### Prescriptive Measures

- a. Secondary dwellings should not impact the heritage significance of the item, including fabric, setting, and views.
- b. Secondary dwellings should not be attached to heritage listed buildings. Detached secondary dwellings should maximise the setback between the two dwellings.
- c. Secondary dwellings should be located at the rear and not visible from the public domain.
- d. Secondary dwellings should be designed with a bulk and scale that is subservient to the original building, and with a form, materials, and details that complement the original building.
- e. Additional driveways to secondary dwellings should be avoided.

### 9.4.25 Rural Heritage Items

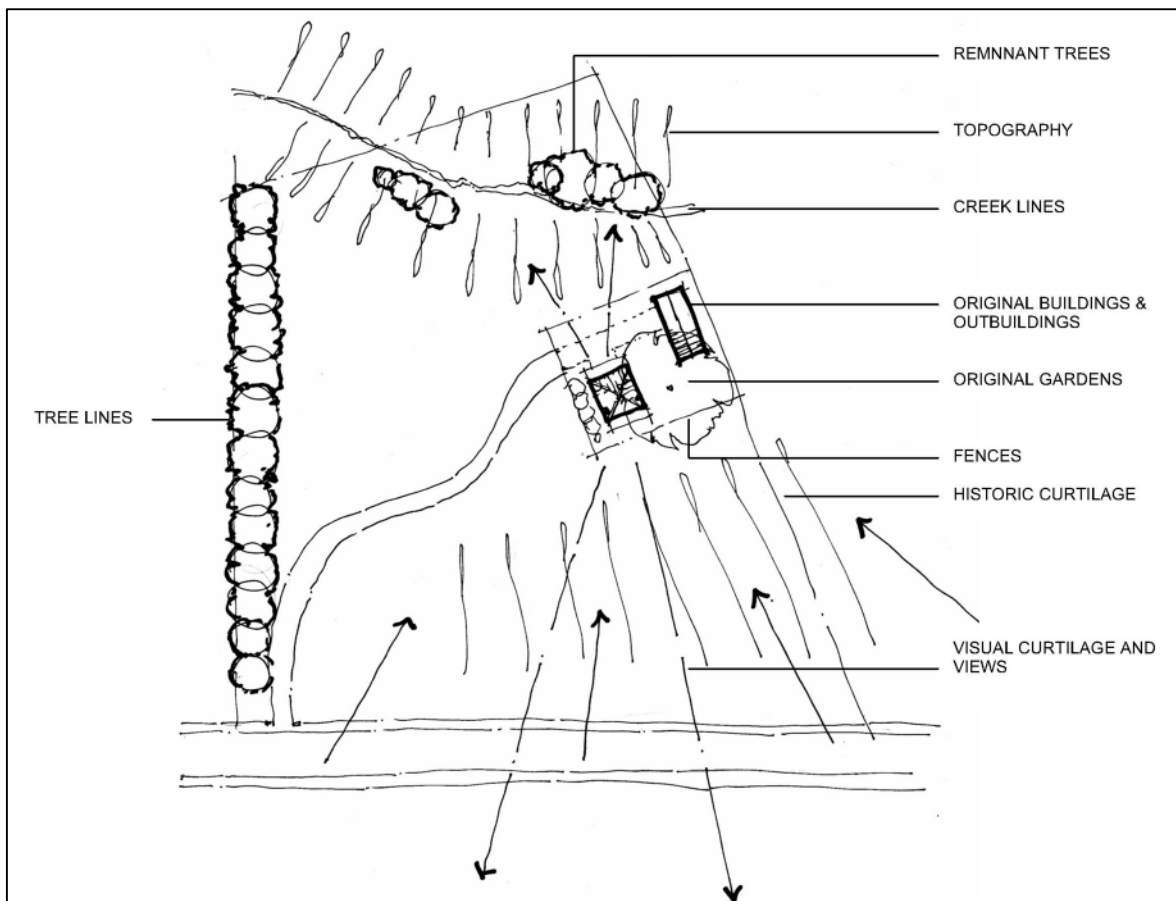
#### Desired Outcomes

- Development protects the physical and visual setting of rural heritage items.
- New dwellings, alterations or additions to rural heritage sites support modern living arrangements whilst retaining the significance of heritage-listed buildings.

#### Prescriptive Measures

- New development should be located to minimise adverse impacts on the historic and visual curtilage of the heritage item.
  - The setting of the heritage item should be maintained through the design, siting, and landscaping of new elements.
  - Alterations and additions to small heritage-listed cottages should be in the form of pavilion-type extensions.
- The design of a development that is on or adjoins, a rural heritage item should respect:
    - the historic subdivision pattern associated with the item.
    - topographic features such as tree lines, fences or creeks that form natural lines of division.
    - stands of vegetation (natural bush or regenerated areas) that could be impacted by development.
    - view corridors to or from the heritage item.
    - building scale adjoining the item.
  - Building materials, new fencing, and new landscaping should be consistent with the significance and character of the heritage item.
  - Screening measures that may be needed if the new development is much larger in scale than the heritage item.
  - Development that involves a new dwelling on a rural heritage site should provide for conservation works to the heritage item and its setting. A Conservation Management Plan or Heritage Asset Action Plan may be required depending on the scale of the site and scope of works.

Figure 9.4-i: Elements to be taken into consideration (C)



## 9.4.26 Commercial Heritage Items

The following **additional** controls apply to heritage-listed commercial buildings.

### Desired Outcomes

- Development retains the significance of heritage-listed commercial buildings, including original shopfronts.
- New development complements the heritage significance and architectural character of heritage-listed commercial buildings.
- Signage is consistent with the significance of the heritage item and minimises and complements, rather than dominates, the architectural characteristics of the building.

### Prescriptive Measures

- Original elements and features, including features above awning level, should be retained.
- Replacement shopfronts, where original shopfronts have been altered, should be based on historic information and/or interpretation of period details.
- New work should respect the form, scale, and detailing of the existing building and streetscape features, including the parapet line.
- Infilling of original verandahs should be avoided.
- Colour schemes for repainting should be based on historical evidence or period colour charts.
- Signs should be located on parts of the building that have traditionally been used for signs or advertising. Above awning signs should be avoided except where part of the original design. Projecting signs above awnings should be avoided. Signs should be located in the following preferred locations:
  - under awning
  - awning fascia
  - a transom sign above the door or shopfront (top hamper)
  - inside the display window
  - below the window sill
  - flush wall signs

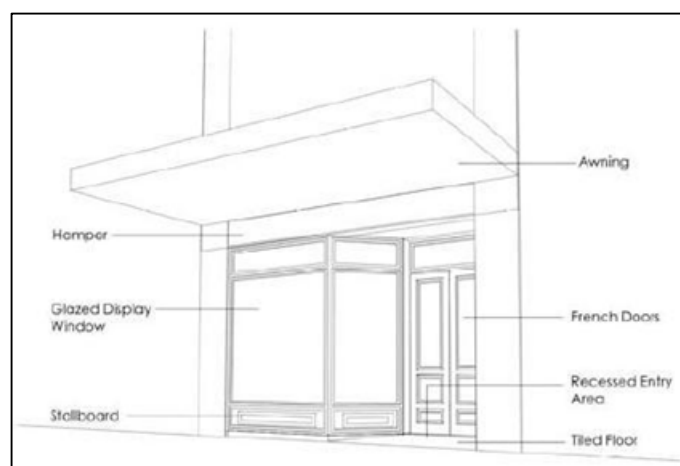
- Signs on shop windows should not exceed 25% of the total area of the shop front glazing.
- Colours of signs should be based on historical research and appropriate for the heritage item. Generally, neutral, or muted colours are appropriate, e.g., maroon, dark green, terracotta, brown, charcoal, etc, highlighted with creams, ochres, pinks, and earth tones.
- The lettering of signs on heritage items should complement the architectural style of the building. Suitable lettering styles may involve shaded letters, the mixing of sizes and styles of letters, and ornamental scrolls relevant to the period of the building.
- Where works are proposed to heritage items, Council encourages and may require a detailed fabric survey for significant heritage items to identify original significant fabric and internal elements that should be retained and conserved.

#### Notes:

Hornsby Shire's commercial heritage items are predominantly from the Federation period and include a grouping along Peats Ferry Road in the west precinct of the town centre. Other heritage-listed commercial buildings are at Waitara, Beecroft, and Brooklyn.

While some shopfronts have been altered, most of Hornsby Shire's commercial heritage retains period detailing above awning level. Important considerations for future proposals are sympathetic signs, colour schemes, and façade treatments.

**Figure 9.4-j: Elements of a traditional early twentieth century shop front (I)**



# 9.5 Landscape Heritage

This section provides desired outcomes and prescriptive measures for cultural and natural landscape heritage items listed under Schedule 5 of the HLEP 2013. It also includes controls for significant gardens and landscapes associated with built heritage items and a clear cross-reference to any controls that apply across both sections.

Landscape heritage in Hornsby Shire includes the following types of landscapes:

- designed landscapes – cultural gardens, bushland gardens, landscape structures, parklands, cultural street trees, and memorials.
- organically evolved landscapes – bushland, natural street trees, individual or groups of trees
- associative landscapes – memorials, school, church, and institutional grounds, viewsapes, scenic landscapes, and windbreaks
- natural landscapes – bushland, geological formations, natural features, and natural sites

The cultural values of landscapes, as with all types of heritage items, can relate to their aesthetic, archaeological, historical, scientific, social, or architectural values, any or all of which may co-exist in the one place.

When a property is listed both for the building on the site and its garden, tree or landscape element, this section, and the controls in Section 9.4.16 apply.

Note:

For definitions of the types of landscapes, refer to: <https://www.hornsby.nsw.gov.au/property/build/heritage/the-heritage-of-hornsby-shire/landscape-heritage>

## Cross References to Other Sections

Control
9.4.2 Demolition
9.4.4 Subdivision
9.4.6 Siting
9.4.14 Carparking and Driveways
9.4.15 Fencing and Gates
9.4.16 Gardens, Trees and Landscaping
9.4.23 Secondary Dwellings

## 9.5.1 Tolerance for Change

Tolerance for change is a method used to guide change to avoid adverse impacts on heritage significance. It is based on an understanding of the significant attributes of a place, which may be embodied in its fabric, form, use or location, and how tolerant the attributes are to change without impacting the heritage significance.

### Desired Outcome

- a. Any change to a heritage landscape is based on an understanding of the significance of the landscape and ensures the retention of its heritage-significant attributes, such as form, fabric, use, and setting.
- b. Change to heritage landscapes is limited to areas that have already been changed or do not contribute to the significance of the landscape.

### Prescriptive Measures

- c. Change to landscape heritage items should retain the significance of the item and all attributes that contribute to the significance, including form, fabric, use, and setting.
- d. Change to landscape heritage items should be based on an understanding of the significance of the heritage item and its significant attributes.

## 9.5.2 Protection of Heritage Landscapes

### Desired Outcomes

- a. Retention of original and significant cultural and natural landscapes and landscape features within new development, including views and vistas.
- b. Retention of landscape features and elements that contribute to the significance and setting of heritage items and heritage conservation areas.
- c. New development complements and enhances significant landscapes and landscape features, including those that contribute to the setting of heritage items and heritage conservation areas.
- d. Subdivision retains significant landscapes and landscape elements within their original curtilage and setting.

### Prescriptive Measures

- a. Significant landscapes and the elements that contribute to them should be retained and conserved.
- b. New planting in significant gardens should involve plant species based on original plantings.
- c. Trees and plant species that have reached the end of their life or need to be removed for safety reasons should be replaced by the same species.
- d. Changes to heritage landscapes should be based on an understanding of the heritage significance of the landscape and the contribution of the individual elements.
- e. Driveways to heritage landscapes should utilise existing access points where possible. New driveways should be avoided, and new access points should be minimised and single width only.
- f. Change should be limited to areas where change has already occurred or where there is little or no significance.

## 9.5.3 Subdivision

### Desired Outcomes

- a. Subdivision retains significant landscapes and their setting within one allotment.
- b. Subdivision avoids impacts on natural landscapes and landscape elements and their setting.
- c. Subdivision retains views of significant landscapes from the public domain.

### Prescriptive Measures

- a. Subdivision of a property that is listed as a landscape heritage item should ensure that the heritage significance of the landscape is retained, including all significant landscape elements and setting.
- b. Subdivision of a property that is listed as a landscape heritage item should ensure that all landscape elements that contribute to the significance of the item are retained on one lot to protect the significance of the item and prevent loss of significance to rear garden elements, including tree canopies.

## 9.5.4 Fencing and Gates

### Desired Outcomes

- a. Original and significant fences and gates are maintained.
- b. New fencing to heritage items complements the heritage significance and architectural style of the item.

### Prescriptive Measures

- a. Original fences should be retained and conserved, where possible.
- b. Where fences have been changed, they should be reconstructed based on their original design. If the original design is not able to be identified, the fence should be built to the style of the associated landscape.
- c. New fences should be avoided where fences were not originally constructed.
- d. Traditional materials for new or existing front fences may include timber, iron, brick, and stone. Non-traditional fencing materials such as Colorbond and plastic should be avoided.
- e. The location of gates should be retained where they form part of a traditional garden layout.

### 9.5.5 Secondary Dwellings

#### Desired Outcome

- a. Secondary dwellings on sites with landscape heritage items do not impact the heritage significance of the item and the landscape elements that contribute to the significance.

#### Prescriptive Measures

- a. Secondary dwellings should not impact the heritage significance of the landscape, including setting and views.
- b. Secondary dwellings should be located at the rear and not visible in public domain views.

## 9.6 Heritage Conservation Areas - General

This section provides desired outcomes and prescriptive measures for places located within heritage conservation areas as listed within Schedule 5 of the HLEP 2013. These controls relate to development within heritage conservation areas. Council encourages new development of a high design standard that respects the significance of the area.

This section provides general controls that apply to all Heritage Conservation Areas in Hornsby Shire, with detailed additional controls where appropriate for specific Heritage Conservation Areas (within the Character Statements) provided in Sections 9.7–9.12.

The particular characteristics that make each Heritage Conservation Area significant are described in the Character Statements in Sections 9.7–9.12. For most areas, this includes the history of subdivision, main building periods and associated architectural styles, and consistency of buildings in terms of form, height, setbacks, materials, landscape, trees, and streetscape elements.

Development in Heritage Conservation Areas is required to respect the significant characteristics of the area. The controls place emphasis on how changes appear from public spaces, and ‘fit in’ in relation to the predominant built form, style, and landscape character of the area.

### Cross References to Other Sections

Control
9.1 Introduction
9.4 Heritage Items
9.5 Landscape Heritage
9.7 Beecroft-Cheltenham HCA
9.8 Hornsby West Side HCA
9.9 The Crescent HCA
9.10 Wahroonga HCA
9.11 Wahroonga North HCA
9.12 Barker College Heritage Conservation Area

### What is a Heritage Conservation Area?

Heritage conservation areas have the ability to demonstrate the course and pattern of historical development in a local area. Heritage conservation areas may be specific areas such as suburbs, particular subdivision patterns, streetscapes, built heritage, or designed areas and precincts that are recognised by a community for their distinctive historic character. They often provide evidence of a particular historical period of development and/or a distinct architectural style and generally have a high proportion of original buildings.

Heritage conservation areas are protected because they exemplify a cohesive sense of place and character that is valued by the community for historic, aesthetic, social and/or scientific values. The characteristics of an area may be rare or representative. Often, an area’s significance is associated with the underlying land subdivision layout and street pattern. The subdivision arrangement establishes and expresses specific relationships between topography, landforms, landscape features, vegetation, streets, individual building allotments, and built form. In many instances in heritage conservation areas, there is a consistent and harmonious visual arrangement in the use of materials, built form, and scale, evidenced by the particular period of historic development.

### Classification of Buildings within Heritage Conservation Areas

Buildings within the Hornsby Shire Heritage Conservation Areas contain characteristic elements and non-characteristic elements.

**Characteristic elements** reflect the key heritage values of the heritage conservation area but do not meet the threshold for individual heritage listing. Characteristic elements within a heritage conservation area can include buildings, landscape features, trees, fences, curbs and gutters, natural landforms, and other built features.

**Non-characteristic elements** do not display the key heritage values that reflect the significance of a heritage conservation area to varying degrees.



### 9.6.1 Tolerance for Change

Tolerance for change is a method used to guide change to avoid adverse impacts on the heritage significance of an area. It is based on an understanding of the significant attributes of an area, which may be embodied in its fabric, form, use or setting, and how tolerant the attributes are to change without impacting the heritage significance.

#### Desired Outcome

- a. Change within a heritage conservation area is based on an understanding of the area's significance and retains its heritage significant attributes, including form, fabric, use, and setting.
- b. Development that meets contemporary amenity or safety standards without unreasonably impacting heritage significance.
- c. Development that is sympathetic to the streetscape character of the heritage conservation area in terms of bulk, scale, form, setbacks, style, and materials.

#### Prescriptive Measures

- a. Change to heritage conservation areas should retain the attributes that contribute to the significance of the item, including form, fabric, use, and setting. This is usually those elements that can be seen from the public domain, such as scale, form, setbacks, architectural character, landscape setting, and original features.
- b. Development within heritage conservation areas should be based on an understanding of the significance of the area and its significant attributes.

### 9.6.2 Demolition

Buildings that contribute to the significance and character of a heritage conservation area should be retained.

#### Desired Outcomes

- a. Characteristic buildings are not demolished to maintain the integrity, character, and significance of the heritage conservation area.
- b. Original houses from Victorian, Federation, Inter-War, and Post-War periods within heritage conservation areas are retained and conserved.
- c. Uncharacteristic buildings are replaced by buildings that make a positive contribution to the heritage conservation area.

#### Prescriptive Measures

- a. Characteristic buildings should be retained. Poor condition and lack of maintenance are not justification for the demolition of characteristic buildings.
- b. Demolition of characteristic buildings that are not intact should be avoided, characteristic detailing should be reinstated, and changes reversed.
- c. Non-characteristic buildings and later additions to characteristic buildings may be demolished and replaced with buildings or elements that complement the character and significance of the heritage conservation area.

### 9.6.3 Subdivision

Subdivision patterns are often significant to heritage conservation areas. The design and layout of land subdivisions evidence specific responses to the underlying landform, topography, trends in planning, and suburban living. Each of these characteristics, to varying degrees, contributes to the overall coherence of the historic urban area, including the arrangements and relationships between the streetscape, building allotments, and built form and scale.

#### Desired Outcome

- a. Minimise allotment subdivision to retain the pattern and arrangement of the original spatial layout of lots.

#### Prescriptive Measures

- a. Lot boundary changes are generally not supported where the development pattern or early subdivision is integral to the heritage significance of the heritage conservation area.
- b. Subdivision should conserve the important characteristics of the subdivision pattern, allotment layout and width, streetscape character, natural landform, bush setting, landscape features, and other notable features of the significant period of development.
- c. Subdivision should allow for the ongoing interpretation of the original subdivision through the siting of built form and landscape design.
- d. A single driveway is preferred for joint right-of-way access to battle-axe allotments.



### 9.6.5 Views and Vistas

Each heritage conservation area has important views and vistas that form part of its significance, historic character, and aesthetic qualities. The public enjoyment of views to, and from, important landmarks, historic buildings, or along important historic streets should be considered when proposing development within a heritage conservation area. Refer to the Character Statement for each Heritage Conservation Area for the list of important views and vistas (Sections 9.7–9.12).

#### Desired Outcome

- a. Public domain views, including views and vistas along historic streetscapes and to and from characteristic heritage elements, should be retained.

#### Prescriptive Measures

- a. Development should maintain public views or vistas, including views along historic streetscapes and views to and from characteristic heritage elements.
- b. New development should include appropriate setbacks, siting, and scale to ensure that important views and vistas are retained.

### 9.6.6 Streetscape Character

#### Desired Outcome

- a. Development within heritage conservation areas retain and complement the character of the heritage conservation area in terms of scale, form, architectural style, detailing, and materials.
- b. The characteristic scale, form, and character of streetscapes in heritage conservation areas is retained.

#### Prescriptive Measures

- a. New development should retain the significance and streetscape character of the heritage conservation area, as defined in the Character Statement for each HCA or precinct (Sections 9.7–9.12).
- b. New development should preserve significant aspects of the heritage conservation area, such as scale, roofscape, building form, setbacks, external materials, details, bulk, window placement and openings, verandahs, and landscape elements.
- c. New development should be designed and located to have minimal visibility from the street, such as behind the front building line.

- d. Ensure front gardens are part of the streetscape and appropriate to the character of the heritage conservation area. Use traditionally designed gardens that enhance the appearance of historic houses and the streetscape.

**Figure 9.6-a: Take clues from traditional fences in the heritage conservation area (E)**



### 9.6.7 Architectural Style

#### Desired Outcome

- a. Development within heritage conservation areas retain and complement the character of the heritage conservation area in terms of scale, form, architectural style, detailing, and materials.

#### Prescriptive Measures

- a. Where proposed new development will be visible from the street, it should respectfully respond to and complement the architectural style of characteristic development within the heritage conservation area, as defined in the relevant Character Statement (Sections 9.7–9.12) and demonstrated on characteristic buildings.
- b. Contemporary-styled development that is not consistent with the historic character of the area should only be used in areas that are not visible from the street.
- c. Original decorative features and elements should be replaced where missing.
- d. Significant changes to front elevations should be avoided where the existing building retains detailing characteristic of the heritage conservation area.

### 9.6.9 Siting

#### Desired Outcome

- a. Development is sited such that they are not visible from the street.

#### Prescriptive Measures

- a. New development should be located so they have minimal visibility from the street.
- b. New development should be located at the rear of dwellings. Pavilion additions are encouraged. A contemporary or contrasting form may be used where such additions are not visible from the street.
- c. Where development to the side of buildings (attached or detached) is proposed, it should be set back as far as possible from the existing front building line.
- d. Development on corner sites should address the corner and retain the original built form as it turns the corner. Additions should be located in the secondary street, at the rear of the original building.
- e. New development should be submissive in scale to the original building and clearly identifiable as new work whilst using a design and materiality that complements the character of the host building and the heritage conservation area.
- f. Separation should be provided between new and old work by using a glazed section to link the new addition to the existing building and/or using shadow lines and gaps to articulate the distinction between old and new.

### 9.6.10 Scale and Form

#### Desired Outcome

- a. Development within heritage conservation areas retains and complements the character of the heritage conservation area in terms of scale and form.

#### Prescriptive Measures

- a. New development should not alter the original scale or form of characteristic buildings.
- b. New development to non-characteristic buildings should be consistent with the scale and form of nearby characteristic buildings.

Where possible, additional floor space should be located at the rear to retain the original scale and form of the building.

- c. Upper-level additions may be included within the existing roof space as part of an attic-style addition. Dormers and skylights should be located on the side or rear roof plane.

Note:

Refer to diagrams for appropriate additions (Figure 9.4-b) and inappropriate additions (Figure 9.4-c) in Section 9.4.

### 9.6.11 Roofs

#### Desired Outcome

- a. The integrity of buildings that reflect the character of the heritage conservation area are conserved, including original roof forms, detailing, materials, and significant features.

#### Prescriptive Measures

- a. Original and traditional roof forms and materials should be retained. Alterations to original roofs should complement the style, form, and pitch of the original roof or be consistent with characteristic buildings.
- b. Roof additions should generally be confined to the rear of an existing building and should be lower than the main existing roof.
- c. Dormers to the side of existing roofs should be of traditional vertical proportions with either gable or hipped roof forms. Where not visible from the street, a wider dormer form may be considered.
- d. Where dormers are visible from the street, they should be positioned below the main roof ridge and designed with the proportion, size, and details of the style of the host building.
- e. Balcony dormers should not be visible from the street.
- f. Original chimneys should be retained unless they are proven to be structurally unsound, in which case they should be reconstructed in the original detail and design.
- g. New roofing should be consistent with existing materials.
- h. The re-roofing of the main body of the house should use materials that match the original materials.

Note:

Refer to diagrams for appropriate dormer windows (Figure 9.4-d) in Section 9.4.

### 9.6.12 Details and Original Features

#### Desired Outcome

- a. The integrity of buildings that reflect the character of the heritage conservation area is maintained, including original roof forms, detailing, materials, and significant features.

#### Prescriptive Measures

- a. Original architectural detailing and features to street elevations, such as barge boards, finials, trims, decorative fretwork, window awnings, and front verandahs, should be retained and conserved.
- b. New detailing should be complementary to the character of characteristic buildings within the heritage conservation area in terms of style, material, and detail.
- c. Where new doors, windows, and verandahs are visible from the street or prominent location, they should be of similar proportion, size, location, and detailing to the original elements. Original door and window openings should be retained and repaired. If original doors or windows have been lost, they should be replaced with one of similar size, type, and material for the age and style of the building.
- d. New windows to be inserted into the existing fabric of a heritage building should be of a size, proportion, and type that is compatible with the building's architectural style/period.
- e. Existing incompatible/intrusive elements (e.g., non-original aluminium windows and doors, aluminium or vinyl cladding) in street elevations and prominent locations should be replaced with traditional materials when alterations and additions are proposed.

### 9.6.13 External Materials, Finishes and Colours

#### Desired Outcomes

- a. The integrity of buildings that reflect the character of the heritage conservation area is maintained, including original roof forms, detailing, materials, and significant features.

#### Prescriptive Measures

- a. Original wall cladding should be retained and conserved, including face brickwork. Modifications to face brick dwellings should use the original style of bricks, window heads, mortar joints, and other building details.
- b. Paintwork should not be applied to any original brickwork, stonework, exposed bricks on chimneys, terracotta chimneypots, tessellated or glazed tiling, slate verandah edging and steps, or any other unpainted surfaces.
- c. Face brickwork that is already painted or rendered should be restored, where possible, to its original un-painted state.
- d. For brickwork that was originally rendered, use cement render that is complementary to and consistent with the architectural style and colour schemes. For brickwork or render that was originally painted, repainting should be undertaken in the same manner as the original colour of the building.
- e. For weatherboard buildings, new weatherboards should have a traditional width and profile to match the original weatherboards.
- f. New materials should reflect the historic character of the heritage conservation area, where visible from the street.
- g. For new development, new materials may include steel windows, render, painted finishes, and tiled roofing where they do not impact the streetscape character.
- h. External colour schemes should be in keeping with the original character of the heritage building, where possible, based on physical or documentary evidence in keeping with the architectural style and period of the building.
- i. Two or more paint colours should be used to highlight windows and other features in keeping with the architectural style and period of the building.

- j. Dark colours, such as black and grey, are generally not suitable in heritage conservation areas unless there is historic evidence of their use.

### 9.6.14 Verandahs and Balconies

#### Desired Outcome

- a. The integrity of buildings that reflect the character of the heritage conservation area is maintained, including original verandah and balcony roof forms, detailing, materials, and significant features.

#### Prescriptive Measures

- a. Verandahs and balconies on the front and sides of characteristic or non-characteristic buildings should not be infilled.
- b. Existing verandah or balcony infills should be removed when alterations and additions are proposed.
- c. Original decorative detailing of front verandahs should be retained or reinstated if missing, based on documentary evidence.

## 9.6.15 Carparks and Driveways

### Desired Outcome

- a. Garages and carports are designed as secondary structures and do not dominate or impact the significant streetscape of heritage conservation areas.
- b. Driveways are minimised and do not impact the significant character of heritage conservation areas.

### Prescriptive Measures

- a. Garages and carports should not be constructed forward of the building alignment of a building within a heritage conservation area. Garages and carports should be located at the rear of the property and separately articulated from the dwelling.
- b. Where a property has access to a rear lane, vehicle accommodation should be located adjacent to the laneway with vehicle access from the lane.
- c. Garages and carports located adjacent to the primary building may be considered if they are set back behind the front building alignment as far as possible.
- d. Suitably landscaped uncovered car parking hardstand areas may be considered forward of the building alignment unless this involves the removal of original fabric of the dwelling or garden setting.
- e. Free-standing garages and carports should have pitched roofs. A skillion roof may be used when attached to the side of a dwelling.
- f. Lofts and attics above garages are not supported.
- g. Carports should be designed as open structures.
- h. Multiple driveways and double-width vehicle entries should be avoided and extent of paved area to the street should be minimised unless it is consistent with the historic character of the property or heritage conservation area.
- i. New driveways could be constructed of brick edging and paving, bitumen or asphalt, gravel, grass-crete or as two-wheel strips where characteristic of the heritage conservation area.
- j. Driveways constructed as two-wheel strips should be retained.
- k. Changes to driveway entries should be avoided where street trees, significant garden layouts, mature plantings, or rock outcrops would be affected.

Note:

Refer to diagrams of appropriate (Figure 9.4-e) and inappropriate (Figure 9.4-f) locations of garages and driveways in Section 9.4.

## 9.6.16 Fencing and Gates

### Desired Outcome

- a. Fencing complements the significance of the heritage conservation area and the streetscape character.

### Prescriptive Measures

- a. Original fences should be retained and conserved, where possible.
- b. Modifications to the front fence of properties within a heritage conservation area should be designed and constructed to reflect the materials, historic style, and heritage significance of the building.
- c. Where fences have been changed, they should be reconstructed based on their original design. If the original design is not able to be identified, the fence should be built to the architectural style of the building.
- d. New fences should be avoided where fences were not originally constructed.
- e. For corner sites, the style and height of the front fence should continue around both street frontages.
- f. New fences, pedestrian gates, and vehicular gates should be sympathetic in colour, material, height, and design to the streetscape character and characteristic fences and should not detract from the heritage significance of the locality.
- g. Traditional materials for new or existing front fences may include timber, iron, brick, and stone. Non-traditional fencing materials such as Colorbond or plastic should be avoided.
- h. Fences in heritage conservation areas should be no higher than 1.2 m in height unless there is evidence that the original heritage fencing was higher.
- i. The location of gates should be retained where they form part of a traditional garden layout.



- j. High solid fences and gates should be avoided unless on a major road with significant traffic volumes. In these instances:
  - fences should be a maximum height of 1.8m.
  - piers should be a maximum height of 2m, and where the fence is to be broken, a maximum of 3m apart.
  - fences should incorporate appropriate articulation.

Note:

Refer to diagrams of appropriate fences and gates (Figure 9.4-h) in Section 9.4.

Historical photographs can assist with identifying original fences. The Hornsby Shire Local Studies Library resources are a valuable source of historical records.

### 9.6.17 Gardens and Landscaping

#### Desired Outcome

- a. The garden and landscape character of the heritage conservation area and significant historic garden layouts and plantings is maintained and conserved.

#### Prescriptive Measures

- b. Retain original surviving garden elements, such as gates, paths, edging tiles, brick kerbing, etc.
- c. Original or early garden layouts and plantings that contribute to the significance of the heritage conservation area should not be altered.
- d. Do not overplant gardens or plant high hedges such that they block views of a characteristic building from the street.
- e. Development should not impact significant trees and landscaping that contribute to the heritage conservation area or historic properties.
- f. Original and significant landscape features that contribute to the setting and significance of heritage conservation areas should be retained.
- g. New planting should involve plant species that are based on original plantings or be characteristic of the heritage conservation area.
- h. Trees and plant species that have reached the end of their life or need to be removed for safety reasons should be replaced by the same species.

### 9.6.18 Skylights, Solar panels and Services

Roofscapes of conservation areas are highly significant to their cohesive character, including their form, fabric, setting, and views. Installation of service elements should be sensitively located and designed to avoid impacts on the conservation area.

#### Desired Outcome

- a. Skylights, solar panels, and services on sites with heritage items do not impact the heritage significance of the conservation area, including form, fabric, setting, and views.

#### Prescriptive Measures

- a. Elements such as solar panels, hot water heaters, ventilators, antennae, skylights, solar tubes, air conditioning units and the like should be placed where they do not impact original fabric and located to minimise visibility from the street.
- b. Solar panels and hot water heaters may be considered where visible from the primary street, if visibility has been minimised and justification has been provided that there is no suitable alternative location.
- c. If visible from the street, services should sympathetically complement the building roof and the character of the building.

**Figure 9.6-b: Design new work to complement front setbacks, materials and colours, landscaping and garden treatments (l)**



### 9.6.20 Infill Buildings

The following **additional** controls apply to infill development within a heritage conservation area.

Infill development includes the construction of a new building on a property within a heritage conservation area, which may come about by subdivision or replacement of a non-characteristic building.

#### Desired Outcome

- a. Contemporary design is sympathetic to the character of the heritage conservation area, particularly in terms of bulk, scale, height, form or materials.

#### Prescriptive Measures

- a. The design of new infill buildings in heritage conservation areas should be guided by the guideline documents 'Design in Context' by NSW Heritage Office (2005) and 'Better Placed – Design Guide for Heritage' by the Heritage Council of NSW (2019).
- b. The design of new and replacement buildings should sympathetically respond to the scale, form, siting, roofs, materials, colours, and detailing of surrounding characteristic elements, particularly where there is a general consistency in the building scale within the streetscape and heritage conservation area.
- c. The setback of new buildings to the street should maintain the established historically significant pattern of setbacks in the streetscape.
- d. New buildings should be sited to reinforce the rhythm and spacing of buildings in the heritage conservation area.
- e. The bulk and scale of new development should be consistent with the key historic elements of the heritage conservation area and respond to the scale, form, and typology of surrounding characteristic development. If characteristic development is single-storey, new buildings should also be single-storey.
- f. Infill development should align with the height of existing adjoining development that is characteristic of the conservation area.
- g. Within groups of buildings such as rows of shops, infill building and façade design should respond to the scale, materials, and massing of heritage items by aligning eave lines, cornices and parapets, façade articulation, proportion and/or rhythm of existing elements, and use complementary colours, materials, and finishes.

- h. On corner sites, the new building should be designed to address the street corner and respond to the form, scale, and articulation of historical corner buildings within the heritage conservation area.
- i. Uncharacteristic or faux period elements and features should be avoided.

### 9.6.21 Seniors Housing

#### Desired Outcome

- a. Senior housing developments contribute positively to the area's heritage significance and character.

#### Prescriptive Measures

- a. Any proposed demolition for seniors housing development should be comprehensively justified per Sections 9.4.2 and 9.6.2.
- b. Garages, carports, and resident carparking spaces should not be visible from the public domain.
- c. The landscaped front and side setbacks visible from the public domain should not be divided into or form part of private open space.
- d. Communal open space in the landscaped front setbacks or public domain visible side setbacks should be open and not fenced, walled, or hard screened. Plantings can be used to establish boundaries and achieve privacy.

# 9.7 Beecroft-Cheltenham Heritage Conservation Area

The following section provides background information and additional development controls specific to the Beecroft-Cheltenham Heritage Conservation Area. The controls in this section are in addition to the general controls for all heritage conservation areas found in Section 9.6. The Beecroft-Cheltenham Heritage Conservation Area Comprises five precincts, each with a distinct collective nature of characteristics that make up the heritage conservation area’s value and significance.

Development in each precinct should have regard for both the general controls and the specific controls below. Where there is conflict between sections, the specific controls will prevail.

## Cross References to Other Sections

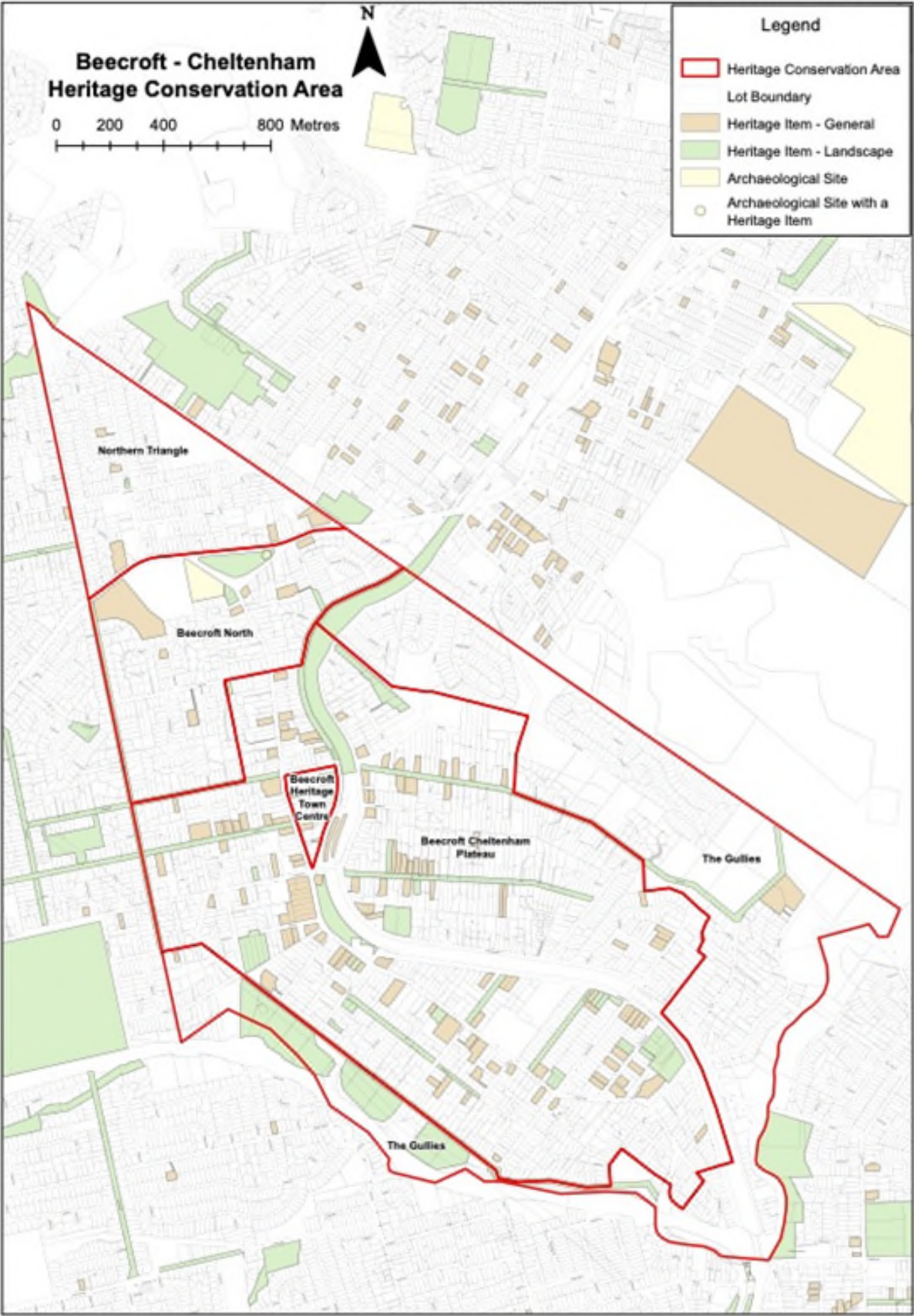
Control
9.1 Introduction
9.4 Heritage Items
9.5 Landscape Heritage
9.6 Heritage Conservation Areas – General

## Statement of Significance

- The Beecroft-Cheltenham Heritage Conservation Area is significant as an example of a government subdivision that was used to fund the development of a railway line. The area developed from 1893 as a township due to its proximity to Beecroft Station.
- The Heritage Conservation Area demonstrates a multi-layered history of suburban subdivision, re-subdivision, and development from the initial boom period of the Victorian crown land subdivision of 1887 to the 1960s and less noticeably to the present day.
- The area contains a fine collection of buildings from the Victorian, Federation, Arts and Crafts, Inter-War, and Post-War eras. There have been comparatively few demolitions to interrupt the “development diary”, resulting in generally intact early residential fabric and streetscapes.
- The Beecroft Heritage Town Centre has historic value as the main connection between Beecroft Station and the suburbs to the west. It contains an important public reserve and community buildings, including the Beecroft School of Arts and the Beecroft War Memorial, that collectively represent the aspiration of a growing suburb. The continuing focus in the Beecroft village for day-to-day activities and community interaction, together with the community buildings, clubs, and activities, show an enduring sense of community cohesiveness.
- While the overall historic streetscape character in Beecroft North and the Northern Triangle has been eroded by late twentieth-century and contemporary infill development, the undulating topography, road network, subdivision pattern, building siting and orientation which respond to the landform, building setbacks, garden setting of the dwellings, and the remnant bushland features such as landforms and landscaping all contribute to the aesthetic significance of the place.



Figure 9.7-a: Beecroft-Cheltenham HCA



## 9.7.1 Beecroft Heritage Town Centre

### Summary History

The Beecroft Heritage Town Centre lies wholly within Sections 5 and 6 of the 'Beecroft Platform' subdivision sale, which dates from 9 July 1887.

Conveniently located at Beecroft Station, this precinct developed to service the growing residential population in Beecroft and Cheltenham. By the turn of the century, there was a flourishing shopping area, including a butcher, grocer, estate agent, haberdashery, bakehouse, shoe repairer, and chemist. The retail area adjoining Beecroft Station continued to develop in the Pre-War period to include two greengrocers, a dentist, and two motor garages.

In 1904, Section 6 of the Beecroft Platform subdivision was substantially re-subdivided, and 14 allotments were advertised for auction sale in Hannah Street, Railway Crescent, and Beecroft Road, forming retail and residential sites.

The local shopping centre flourished in the Inter-War and Post-War periods. New shops and retail services were built throughout the precinct, including, in 1961, the Beecroft Village Arcade, with its own carpark, along the northern side of Hannah Street. New subdivisions in The Gullies Precinct in the 1960s increased the residential population and impacted retail development at Beecroft Heritage Town Centre. There were clothing stores, an antiques shop, arts and music stores, grocery and food stores, and retailers such as banks, chemists, a drycleaner, hairdressers, and health services.

A new shopping centre, the Module complex, was built in 1972, complete with its own carpark. The Beecroft Village Arcade was expanded at about the same time.

The most recent wave of development was in 2017 and comprised the construction of Beecroft Place, a medium-density mixed-use development on the corner of Hannah Street and Beecroft Road. It included 27 retailers (including Woolworths) with 130 apartments above.

### Character Statement

- The Beecroft Heritage Town Centre extends on either side of the railway line and Beecroft Road. The plateau incorporates the early boundaries of the Field of Mars Common subdivision.
- The earliest development occurred near Beecroft Station from 1898, comprising Victorian villas with modest and large domestic gardens that have become characteristic of the area's streetscape.
- The main building styles found in the precinct include Victorian, Federation, Inter-War, Post-War, and infill development from later periods.
- Buildings are predominantly single-storey in scale.
- Stone foundations, face brick with rendered detailing of small areas, and terracotta or slate tiled roofs are typical.
- Mature trees, including remnant forest trees, combine to create a landscaped character. The gardens and private domain plantings contribute to this character.
- The Beecroft Heritage Town Centre is Beecroft's historic commercial centre.
- The precinct is within the land of the first Crown subdivision and retains the subdivision pattern.
- The precinct is the commercial heart of Beecroft, developed as a result of its proximity to the railway station in the late 1890s and early 1900s to serve the growing local population.
- The Beecroft School of Arts, Fire Station, and Village Green create a strong gateway to the precinct.
- Some remnant historic residences and shops from the Federation to the Inter-War period have been retained, but their integrity has largely been compromised by unsympathetic additions and removal of characteristic features.
- The precinct consists of late twentieth-century and contemporary commercial and mixed-use multi-storey development, which has introduced contemporary forms and materials and compromised the historic architectural quality of the streetscape, including the building orientations, small lot sizes, and low scale.
- The northern portion of the precinct is the 'residential area', while the southern portion, including sites on both sides of Hannah Street, is the 'commercial area' of the precinct. This is reflected in the LEP zoning, height, and floor space ratio controls for the two areas.

## Desired Outcomes

- a. The historic streetscape character within the Beecroft Heritage Town Centre is conserved.
- b. The contribution of the heritage items and characteristic buildings to the heritage streetscape is conserved.
- c. Modifications to buildings are of an appropriate design that does not adversely impact the significance or character of the precinct.
- d. New development is in keeping with the historic elements of the desired future streetscape character and does not adversely impact on the significance or character of the heritage town centre.
- e. A historic streetscape character with a consistent pedestrian scale street wall, awning height, and parapet line is retained.
- f. The streetscape is activated with a diverse range of commercial and cultural activities compatible with the significance of the heritage town centre.
- g. The historic building alignment along Wongala Crescent, Hannah Street, and Beecroft Road is interpreted through consistent setbacks within the commercial area.
- h. Carpark entries and basement carparks are located and designed to not dominate or impact the streetscape character of the heritage town centre.

## Prescriptive Measures

Table 9.7-a: Additional Prescriptive Measures – Beecroft Heritage Town Centre Provisions

Element	Additional Prescriptive Measures
Architectural Style	Significant changes to front elevations should be avoided where a heritage item or a contributory building retains detailing characteristic of the heritage town centre.  New development should be well articulated and reference the proportions, fenestration pattern, and vertical rhythm of heritage items or contributory buildings.
Siting	New development should be sited to reflect the historic subdivision pattern, historic pattern of setbacks, and street orientation.  Corner sites should be designed to address the street corner and respond to the form, scale, and character of historical corner buildings in the precinct.
Scale and form	Retain the predominant pattern, scale and form of one or two storey development at the street frontage, to maintain the pedestrian scale within the historic streetscape.  New development should reflect the historic pattern of setbacks and contribute to the character of the streetscape.  Infill buildings should be sympathetically designed to respond to the bulk, scale, height, form, proportions, and materials of the heritage town centre.
Security and services	Security to shopfronts should complement the architectural style/period of the town centre, such as the use of collapsible lattice gates.  Intrusive elements on shopfronts such as roller shutters and air conditioning units should be removed and re-installed where they are not visible from the streetscape.
Carparking and driveways	Basement carparks, garages, and loading docks should not be located adjacent to a heritage item or contributory building.  Driveways should be avoided along Hannah Street.  Vehicular entrances and vehicular infrastructure (i.e., boom gates, ticketing machines, etc) should be set back 6m behind the front street boundary, or the front façade of a heritage item or contributory building.  Roller doors to basement carparks should not be visible from the street.
Shopfronts	Original shopfronts should be retained.  Non-original shopfronts should be replaced with new shopfronts that respect the historic character.  New shopfronts should be designed with suspended, traditional steel box-section awnings over footpaths.  Continuous, original, and early awnings should be retained.  Non-original awnings should be removed and replaced with awnings designed to interpret and respect the historic character of the precinct.  Shopfronts should not be covered by solid roller doors or security screens.
Signs	Signs should be located on parts of the building that have traditionally been used for signs or advertising areas.  Above awning signs should be avoided, except where part of the original design.  Signs on shop windows should not exceed 25% of the total area of the shop front glazing.

## 9.7.2 Beecroft-Cheltenham Plateau Precinct

### Summary History

This precinct lies within the boundaries of the Field of Mars Common. Subdivision of the area commenced in the 1880s, with the first sale of allotments at 'Beecroft Platform' taking place on 9 July 1887. This subdivision comprised 20 allotments in Sections 1 to 8 bound by the railway line to the east, Kirkham Street in the south, Castle Howard Road and Hull Road to the west, and Malton Street to the north.

Approximately 70% of the land was taken up at the first sale of the Field of Mars Common, and houses first appeared in the area in 1887. By 1891, there were at least 48 occupied houses in the area, including Victorian villas, small cottages, and orchard cottages.

Development of the area initially centred on the railway platform at Beecroft. Housing spread southwards from Beecroft from 1898 when Cheltenham Railway Station was established following community pressure led by local resident William Chorley. Home building and population in the Plateau area increased from the late 1890s and peaked in the Federation period before World War I.

The original large allotments and villa properties were progressively subdivided, and Federation cottages proliferated in the area. Some of the re-subdivisions in this period include Beecroft-Cheltenham in 1906, Ramona Estate (1911), Wandeen Estate (1913), Herring Estate (1914), Springfield Estate (1913), and Eaton Park (1915).

Building covenants informed the quality/value, maintained one house per lot, and stipulated building in brick or stone with Marseilles tile roofs set in manicured garden settings.

There was a burst of Inter-War and Post-War residential development on the plateau area mirroring development trends and architectural typologies across the Sydney region more broadly. The precinct features layers of suburban subdivision, re-subdivision, and development from the original Victorian period of Crown land subdivision of the Field of Mars Common to the 1960s and through to the present day.

### Character Statement

- The Beecroft/Cheltenham Plateau Precinct extends on either side of the railway line and Beecroft Road. The plateau incorporates the early boundaries of the Field of Mars Common subdivision.
- The earliest development occurred near Beecroft Station from 1898, comprising Victorian villas with modest and large domestic gardens that have become characteristic of the area's streetscape.
- The main building styles found in the precinct include Victorian, Federation, Inter-War, Post-War, and infill development from later periods.
- Buildings are predominantly single-storey in scale.
- Stone foundations, face brick with rendered detailing of small areas, and terracotta or slate tiled roofs are typical.
- Mature trees, including remnant forest trees, combine to create a landscaped character. The gardens and private domain plantings contribute to this character.
- The Beecroft-Cheltenham Plateau has a high level of integrity that has not been significantly impacted by recent development.



Desired Outcome

- a. Modifications to buildings within the Beecroft/Cheltenham Plateau Precinct are of an appropriate design that does not adversely impact the significance or character of the precinct.

Prescriptive Measures

Table 9.7-b: Additional Prescriptive Measures – Beecroft-Cheltenham Plateau Precinct Provisions

Element	Additional Prescriptive Measures
Demolition	Buildings from the Victorian, Federation, Edwardian, Inter-War, and Post-War periods should be retained.
Subdivision	Minimise subdivision where possible to retain the pattern from the original Victorian period of Crown land subdivision of the Field of Mars Common.
Streetscape character	The predominantly single-storey scale should be retained.  Articulation should break up building mass using elements such as bay windows and verandahs.  Hipped and gabled roofs should be used.
Scale	The predominantly single-storey scale should be retained.
Materials and finishes	Clean faced brick should be used for walls.  Terracotta tiles or slate should be used for roofs.  Render, shingles, and timber joinery should be used for small areas or feature elements.  Stone or other treatments should be used to distinguish base or foundation level.
Garages and carports	Garages and carports should have pitched roofs.

### 9.7.3 Beecroft North Precinct

#### Summary History

The Beecroft North Precinct lies within the Field of Mars Common. Subdivision in the precinct took place in the 1880s, with the western portion comprising Crown allotments advertised for sale by auction in August 1887 and the northeastern sector in December 1893.

These two subdivisions of the Field of Mars Common comprised larger allotments than those created in the Beecroft Village subdivision. A total of 115 portions were advertised for sale on 27 August 1887, ranging in size from ½ an acre to over 4 acres. Similar-sized allotments were offered for sale in the December 1893 auctions.

Large parts of this precinct remained undeveloped until the Post-War period. A feature of the precinct until the 1960s was substantial pockets of remnant bushland.

Landholdings in the area were subdivided in the 1960s, conforming to the undulating topography and preserving some of the remnant bushland.

The most recent development continues the general pattern of re-subdivision and architectural development of substantial late twentieth-century brick contemporary houses characteristic of Sydney's northwestern suburbs.

#### Character Statement

- The topography of the Beecroft North Precinct is precipitous.
- The predominant subdivision pattern and development responded to the topography and is largely from the mid-twentieth century.
- The precinct is characterised by detached low-scale housing on large blocks with formal gardens, mature trees, and low front fences.
- The precinct has a mix of housing from the mid to late twentieth century and early twenty-first century. Some earlier Federation bungalows are scattered throughout the precinct, and some properties have undergone subdivision.

#### Desired Outcome

- a. New development within the Beecroft North Precinct retains the significance and historic character of the precinct.

#### Prescriptive Measures

Table 9.7-c: Additional Prescriptive Measures – Beecroft North Precinct Provisions

Element	Additional Prescriptive Measures
Demolition	Buildings from the Victorian, Federation, Edwardian, Inter-War, and Post-War periods should be retained.
Subdivision	Minimise allotment subdivision to retain the pattern from the original land subdivision.
Streetscape character	<p>The predominantly single-storey scale should be retained.</p> <p>Retain detached low-scale housing on large blocks with formal gardens and mature trees and fronted by low fences.</p> <p>New development should step down sloping sites to complement the natural topography of the site and the surrounding environment.</p> <p>Articulation should break up building mass using elements such as bay windows and verandahs.</p> <p>Hipped and gabled roofs should be used.</p>
Materials and finishes	<p>Face brick rendered masonry or weatherboard should be used for walls.</p> <p>Terracotta tiles should be used for roofs.</p>



### 9.7.4 The Gullies Precinct

#### Summary History

This precinct lies within the Field of Mars Common. Lying on the steep slopes of Devlins Creek and Byles Creek catchment areas east and west of the main Beecroft-Cheltenham Plateau, these areas were subdivided into larger portions and advertised for auction sale as part of several subdivisions, principally in August 1887, March 1888, and June 1891. The land in this area was not considered suitable for farming or orchards, nor was it attractive for residential development, given the difficult terrain.

Development in Beecroft and Cheltenham tended to conform to the ridge lines until as late as the 1960s, so the land in this area remained largely undeveloped until this time.

New release allotments at Cheltenham in late 1958 boasted a 'beautiful bushland setting...5 minutes station' with '55ft frontages'. Ten years later, ¼ acre lots featuring a 'glorious bushland setting with magnificent views' were promoted for sale at Cheltenham Heights by Hooker-Rex Pty Ltd. The Cheltenham Gardens Estate offered eight large blocks in a 'peaceful bushland setting' off Day Road between Day Road and Cheltenham Road in 1969, with some level blocks and others 'sloping and offering interesting scope to the modern architect'.<sup>i</sup>

The Gullies Precinct area, previously unattractive to buyers, became a desirable setting in which to build. The 'Late Twentieth Century Sydney Regional' school of architecture favoured building on rugged, natural, steeply sloping sites and retaining natural bushland around houses. Master Builders such as Pettit + Sevvit and Lynton Constructions Pty Ltd built exhibition homes in this area. There was also a Hooker Rex estate with a Master Builders Group 4 homes centre featuring nostalgic and contemporary designs by Haines, Maxwell, Maas, and Hooker.

#### Character Statement

- This area is defined by steep topography and retained native bushland and is characterised by significant mature trees and dense tree canopy.
- The road network and subdivision pattern are a result of the steep topography of the place, with roads following prominent ridgelines in the area.
- Development is largely from the mid-twentieth century onwards. The houses are generally sited back from the road due to the steep topography. Some more recent subdivision has occurred, limiting visibility from the street due to the topography and tree canopy.
- The housing is a mix of mid to late twentieth-century and early twenty-first-century, with some prominent architect-designed Sydney School style dwellings present in the area.
- The orientation and siting of the dwellings within their allotment is not consistent across the precinct and generally responds to the lot's topography. The dwellings are set amidst formal gardens and considerable plantings.

#### Desired Outcome

- a. New development within The Gullies Precinct retains the significance and historic character of the precinct.

#### Prescriptive Measures

Table 9.7-d: Additional Prescriptive Measures – The Gullies Precinct Provisions

Element	Additional Prescriptive Measures
Demolition	Buildings designed by Sydney School architects should not be demolished.
Subdivision	Minimise subdivision where possible to retain the original land subdivision pattern.
Streetscape character	Retain the remnant bushland and mature trees that contribute to dense tree canopy.

### 9.7.6 The Northern Triangle

#### Summary History

The Northern Triangle Precinct lies within the Field of Mars Common. The area was advertised for sale by auction in March 1888 and December 1893.

The area was sparsely developed following the subdivision and was largely occupied by farms, dairies, and orchards. It remained substantially rural until the 1960s.

The initial residential subdivision in the precinct comprised land fronting Killaloe Avenue and Victoria, Loftus, and Pennant Hills Roads in the 1920s. The transition from farming to suburban allotments and the successive waves of development throughout the area continued throughout the 1950s and 1960s.

The precinct has undergone a ‘new wave’ of housing development from the late twentieth century to the present. This wave has been characterised by the ‘knockdown and rebuild’ of houses on many blocks throughout the area and occasional townhouse developments and battle-axe blocks.

#### Character Statement

- The precinct is characterised by mid to late twentieth-century and contemporary infill development comprising detached houses set within formal gardens with well-established trees on private property and public domain.
- The precinct exhibits some consistency in low-scale residential development, setbacks, building siting, orientation, materiality, large lot sizes, garden setting, and native and cultural plantings.
- The undulating landscape has an irregular subdivision pattern with varying lot sizes.
- Large Federation houses are located along Pennant Hills Road and Boundary Road and at the southern end towards Chapman Avenue.
- The remnant forest canopy is important to the area’s character.

#### Desired Outcome

- a. New development within The Northern Triangle Precinct retains the significance and historic character of the precinct.

#### Prescriptive Measures

Table 9.7-e: Additional Prescriptive Measures – The Northern Triangle Provisions

Element	Additional Prescriptive Measures
Demolition	Buildings from the Victorian, Federation, and Edwardian periods should be retained.
Subdivision	Minimise subdivision where possible to retain the original land subdivision pattern of the Field of Mars Common.
Streetscape character	Retain detached low-scale housing on large blocks with formal gardens and mature trees.  Retain the bushland setting, including the remnant bushland and mature trees that contribute to dense tree canopy.
Materials and finishes	Materials and finishes should synthesise with the general built character of the precinct.

# 9.8    Hornsby West Side Heritage Conservation Area

The following section provides background information and additional development controls specific to the Hornsby West Side Heritage Conservation Area. The controls in this section are in addition to the general controls for all heritage conservation areas found in Section 9.6.

The Hornsby West Side Heritage Conservation Area comprises three precincts, each with a distinct collective nature of characteristics that make up the heritage conservation area’s value and significance.

Development in each precinct should have regard for both the general controls and the specific controls below. Where there is conflict between sections, the specific controls will prevail.

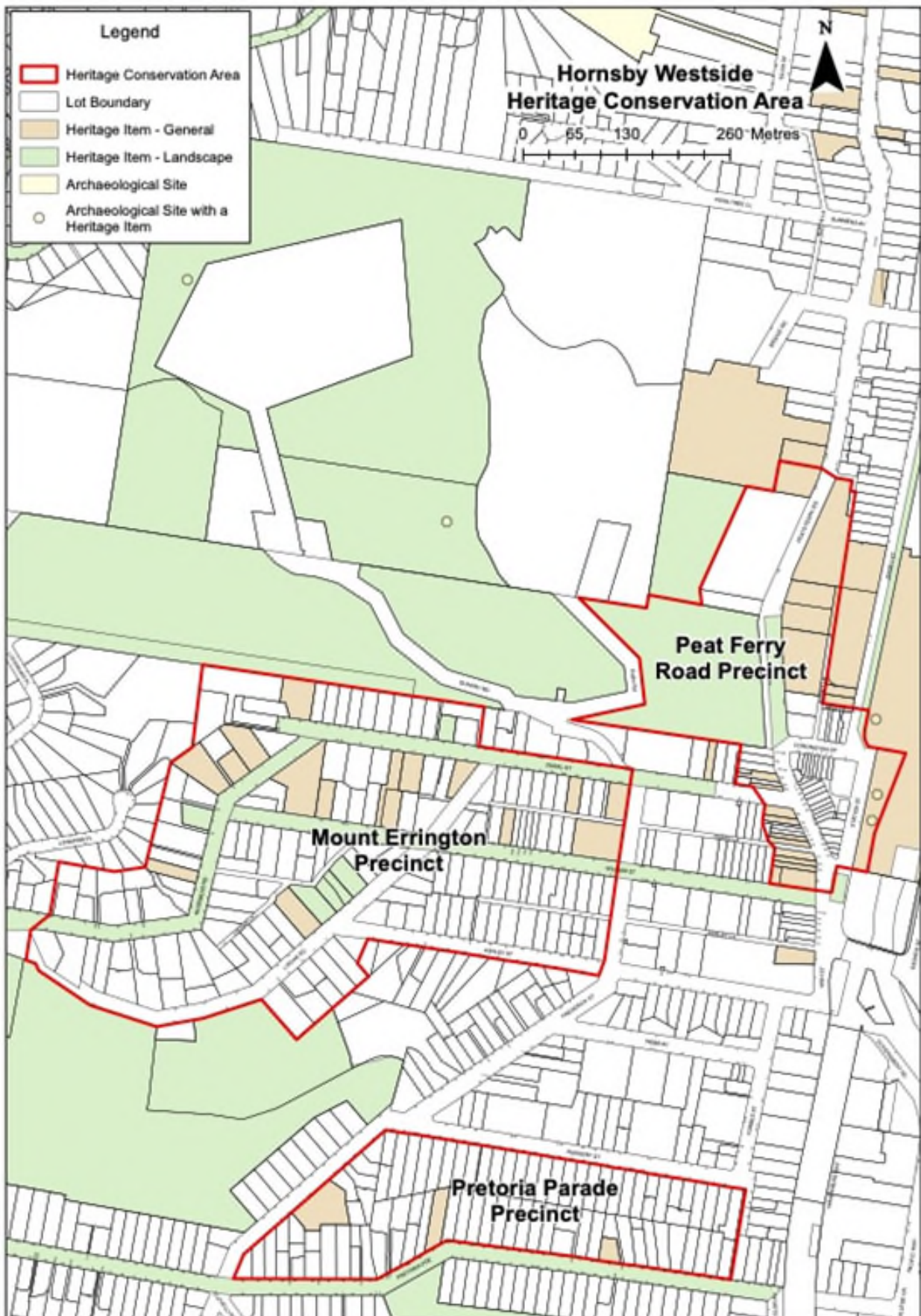
## Cross References to Other Sections

Control
9.1 Introduction
9.4 Heritage Items
9.5 Landscape Heritage
9.6 Heritage Conservation Areas – General

## Statement of Significance

- Peats Ferry Road Precinct is significant for its association with the development of Hornsby Shire as a railway town and its role within the old town centre. The area is historically and socially significant as an extant example of the earliest commercial precinct in Hornsby Shire. It contains a fine collection of Federation and Inter-War period commercial and civic buildings.
- Mount Errington Precinct demonstrates the historic development of Hornsby Shire, with surviving evidence of early development. Houses and gardens from the Federation and Inter-War periods and the landscape contribute to quality streetscapes. The dramatic setting contributes to a high level of aesthetic significance, with bush encircling the area on three sides providing a green backdrop that is reinforced by the dominant tree canopy of remnant and regeneration forest.
- Pretoria Parade Precinct is an example of an early nineteenth-century subdivision form that has a consistent pattern of modest single-storey houses.

Figure 9.8-a: Hornsby West Side HCA.





### 9.8.1 Peats Ferry Road Precinct

Otherwise known as Hornsby Heritage Town Centre.

#### Summary History

Around 1840, George Peat, a ship chandler, commenced a ferry crossing between either side of the Hawkesbury River, where he was granted land.

Peats Ferry Road was constructed between 1847 and 1852 to facilitate an alternative route to the north. The new road connected the ferry wharf with Pearce's Corner. The government adopted this track as an official route and improved it for traffic in 1848 when it supplanted the Great North Road as the direct road link from Sydney to the north. Between 1925 and 1930, the Main Roads Board constructed Peats Ferry Road as a new sealed road from Hookham's Corner at Hornsby to Peats Ferry.

The western side of the railway station had developed by this time as a business centre at Hornsby Railway Junction. Shops and businesses provided a range of services for the township and the surrounding rural district west of Hornsby Shire across the Galston Gorge.

This was the principal transport hub for farmers and orchardists in that district.

In the 1890s, Hornsby Shire became a busy goods yard and transport centre servicing the orchardists transporting fruit from farms in the Dural district, a trip shortened by the construction of the Galston Gorge Road and bridge.

Subdivisions anticipated this growing need for shops and services, and owners/developers advertised allotments for business sites and premises to serve the community in and around Peats Ferry Road. For instance, in June 1926, nine lots were offered for sale 'right in the heart of the town and close to the railway station'.<sup>ii</sup>

Land to the west of the railway line along Peats Ferry Road north of Coronation Street assumed a civic administrative character from the Federation period when the Police Station (1909), Post Office (1911), Council Chambers (1915), and Court House (1926) were built, all on Peats Ferry Road.

#### Character Statement

- The precinct is characterised by Federation and Inter-War shopfronts and civic buildings, such as the Police Station and the Council Chambers.
- The precinct comprises three main areas: the 'commercial core', the 'commercial area', and the 'civic, education, and community area'. Each area consists of varying uses within the precinct.
- The area has been subject to some contemporary infill developments that have impacted the historic streetscape character.

#### Desired Outcomes

- a. The historic streetscape character within the Peats Ferry Road Precinct is conserved.
- b. The contribution of the heritage items, contributory buildings, and historic laneways to the heritage streetscape are conserved.
- c. Shopfronts and the character and historic fabric of second-storey facades above shopfronts are retained and conserved.
- d. New development demonstrates design excellence and retains the significance and character of the Peats Ferry Road Precinct.
- e. A historic streetscape character with a consistent street wall, awning height, and parapet line within the commercial core is retained.
- f. To ensure that new development retains and complements the character of the precinct in terms of siting, scale, form, architectural detailing, and materiality.
- g. To interpret the historic streetscapes in accordance with the Hornsby Shire Interpretation Strategy through materiality, signage, and public art.

## Prescriptive Measures

Table 9.8-a: Additional Prescriptive Measures – Peats Ferry Road Precinct Provisions

Element	Additional Prescriptive Measures
Demolition	Retain all Federation shops and civic buildings.
Architectural Style	Significant changes to front elevations should be avoided where a heritage item or a contributory building retains detailing characteristic of the heritage town centre.  New development should be well articulated and reference the proportions, fenestration pattern, vertical rhythm, and datums of heritage items or contributory buildings.
Scale and form	Retain the predominant pattern, scale, and form of two-storey development at the street frontage to maintain the pedestrian scale within the historic streetscape.  New development should reflect the historic pattern of setbacks and contribute to the character of the streetscape.  Infill buildings should be sympathetically designed to respond to the bulk, scale, height, form, proportions, and materials of the heritage town centre.
Details and original features	Original architectural detailing and features to street elevations, such as finials, trims, windows, balconies, and awnings are to be retained and conserved.  Modified or infilled balconies on contributory buildings should be reinstated.  New developments above heritage items and contributory buildings should not include large openings and areas of glazing for windows and glazed balustrades.  Windows and balconies in new development should respond to the pattern and arrangement of openings on heritage items or contributory buildings within the Precinct.  Existing incompatible/intrusive elements (e.g., non-original aluminium windows and doors, aluminium or vinyl cladding) in street elevations and prominent locations must be replaced with traditional materials when alterations and additions are proposed.
Services	Elements such as solar hot water heaters, ventilators, antennae, solar tubes, air conditioning units and the like should, where possible, be placed in locations where visibility from the street is minimised, such as placing services on roof planes that do not face a roadway or street frontage.  Upgrade or replacement of existing services (e.g., air conditioning units, roller shutters, and meter boxes) located on front elevations of contributory buildings or heritage items should not be visible from the public domain.
Shopfronts	Original shopfronts and other significant elements of original façades (e.g., windows, balconies, and detailing) should be retained.  Continuous, original, and early awnings should be retained. Non-original awnings should be removed and replaced with awnings designed to interpret and respect the historic character of the Precinct.  Non-original shopfronts should be replaced with new shopfronts that respect and interpret the historic character of the Precinct.  Where commercial lots have been amalgamated, shopfronts should retain the historic streetscape pattern of individual shopfronts.  New shopfronts should be designed with suspended, traditional steel box-section awnings over footpaths.  Glazing to new commercial shopfronts should respect and interpret the historic character of the commercial core or commercial area.  Shopfronts must not be covered by solid roller doors or security screens.
Signs	Signs should be located on parts of the building that have traditionally been used for signs or advertising areas.  Above awning signs should be avoided, except where part of the original design.  Signs on shop windows should not exceed 25% of the total area of the shop front glazing.
Fences and gates	Fencing and gates should be avoided along Peats Ferry Road and Coronation Street within the commercial area and commercial core.  Fencing and gates are permitted along Station Street.
Carparking and driveways	Basement car parks, garages, and loading docks should not be located adjacent to a heritage item or contributory building.  Vehicular access to the commercial area and commercial core should be from a rear laneway, where possible.  Future vehicular access to the commercial core should utilise the existing laneway on Station Street.  Vehicular entrances and vehicular infrastructure (i.e., boom gates, ticketing machines, etc) should be set back 3m behind the front street boundary, or the front façade of a heritage item or contributory building.  Roller doors to garages and basement car parks should not be visible from the street.



Element	Additional Prescriptive Measures
Laneways	The existing laneways should be retained. Through-site links should not be introduced between a group or pair of heritage items or contributory buildings.
Public domain	New development should include public domain enhancement, including retaining and activating laneways, soft landscaping, and high-quality palette of materials reflecting the historic character of the Precinct.

## 9.8.2 Mount Errington Precinct

### The location of the Barker Heritage Conservation Area is Summary History

Part of the present Mount Errington Precinct was subdivided in 1886 by Burns, Smith, and Withers at Hornsby Junction. This included land in Dural Street, William Street, Ashley Street, and Frederick Street. A decade later, on 12 December 1896, 0.5 to 0.75-acre allotments were offered for auction sale at Mount Errington, Hornsby Junction, west of the 1886 subdivision. Allotments fronted Lisgar Road, Rosemead Road, William Street, Dural Road, and Ashley Street.

The following year (1897), Anne Roberts, the wife of Oscar Garibaldi Roberts, purchased 1.5 acres of land at the corner of Rosemead Road and Dural Street and erected a large house called 'Mount Errington'. Roberts was the co-owner of Fairfax and Roberts Jewellers of Sydney. Roberts subdivided the property in October 1913. By this date, there were several houses dotted throughout the area and following the 1913 subdivision, Federation and Inter-War homes were erected on these new 23 lots.

### Character Statement

- The topography of the area is steep, and properties along Dural Street and Lisgar Road are located on steep slopes.
- The underlying historic subdivision arrangement and pattern are evidenced.
- The landform and mature street plantings contribute to the setting.
- Dwellings generally retain their landscape setting, including gardens and plantings.
- The dominant building typology that characterises the precinct dates from the Federation and Inter-War periods.
- Contemporary residential developments have compromised the character of the HCA. Nonetheless, generally, these dwellings have retained the prevalent subdivision pattern of the precinct, overall historic character, and garden setting.

### Desired Outcome

- To ensure new development, including alterations and additions, to buildings within the Mount Errington Precinct retains the significance and historic character of the precinct.

### Prescriptive Measures

**Table 9.8-b: Additional Prescriptive Measures – Mount Errington Precinct Provisions**

Element	Additional Prescriptive Measures
Demolition	Retain original houses from the Victorian, Federation, and Inter-War periods.
Subdivision	Retain detached low-scale housing on large blocks with formal gardens and mature trees.
Scale and form	Retain the dominant single-storey scale and character of the precinct.  Front setbacks should be determined from adjoining buildings constructed prior to the 1960s.
Gardens and landscaping	Retain the bushland setting including mature plantings and existing significant gardens.  New developments should not adversely affect the visual appreciation of the natural topography.  New development along Dural Street and Lisgar Road should complement the natural topography of the site and the surrounding environment.
Materials and finishes	Face brick (red and brown colours) and weatherboards should be used for walls.  Rock faced stone should be used for basement walls or foundations.  Rendering or painting of brickwork, or timber joinery can be used for small areas or feature elements. Lighter colours can be used as highlights to emphasise particular parts of the building. Deeper colours may be used as trim.  Terracotta tiles or slate with ridge and ornamental end cappings should be used for roofs. If corrugated metal is used for small ancillary areas, lighter colours of silver or green should be selected.
Fences and gates	New fences visible from the street should be primarily constructed of timber, unless historic documentation indicates alternative original materials were once used.

### 9.8.4 Pretoria Parade Precinct

#### Summary History

Following the construction of the North Shore and Northern railway lines to Hornsby Junction, developers/speculators Burns, Smith, and Withers subdivided land west of the Northern Line in 1903 into blocks of one acre and upwards. Pretoria Parade was described in the sales advertisement as a 'direct road (formed and metalled) from the station—only a few minutes' walk'. The auction attracted about 500 people, but only about half a dozen blocks were sold, and 'lots on the good level ground did not reach the desired reserve price'.<sup>iii</sup>

Further sales took place in the Mount Pretoria Estate over the following years. Portions of the estate were advertised for sale as late as August 1924. In the intervening period, owners commenced re-subdivision of their land, such as the Reddy Estate in April 1910, comprising 31 allotments along the north side of Pretoria Parade and the south side of Nursery Street. WJ Black was responsible for at least two separate subdivisions of parts of the Mount Pretoria Estate fronting the south side of Pretoria Road.

Some of the larger blocks have been re-subdivided into battle-axe blocks in the last half-century. There has also been some contemporary infill development.

#### Character Statement

- Pretoria Parade runs along the ridgeline, with the landform falling away to the north and south. Both sides of Pretoria Parade consist of low-scale single-storey detached Federation or Inter-War bungalows located on narrow lots with a regular subdivision pattern, with some modern infill development.
- The Federation and Inter-War bungalows comprise forms and features typical of the period, including tiled pitched roofs with chimneys, projecting gables to the primary façade with timber bargeboards, front verandahs with timber joinery, and timber-framed windows. They are set within small gardens and have a consistent building alignment parallel to the street and front and side setbacks.

- The streetscape is generally cohesive due to the uniform subdivision pattern and the buildings' setbacks, alignment, low scale, architectural form and features, and garden setting. While some characteristic dwellings have undergone modifications, and the streetscape consists of some unsympathetic late twentieth-century and contemporary dwellings, the overall streetscape shows good levels of consistency, integrity, and intactness. Some battle-axe subdivisions have occurred along Pretoria Parade.

#### Desired Outcome

- a. To ensure that modifications to buildings within the Pretoria Parade Precinct are of an appropriate design that does not adversely impact the significance or character of the precinct.

#### Prescriptive Measures

Table 9.8-c: Additional Prescriptive Measures – Pretoria Parade Precinct Provisions	
Element	Additional Prescriptive Measures
Demolition	Buildings from the Federation and Inter-War periods should not be demolished.
Subdivision	<p>Altering the existing subdivision pattern through subdivision, amalgamation or boundary adjustments should be avoided, unless the resulting development reflects the established character of single detached dwellings on separate allotments.</p> <p>Retain historic estates that represent the early pattern of development.</p> <p>Battle-axe subdivisions should be avoided along the precinct.</p>
Scale and form	<p>Retain the dominant single-storey scale and character of the Precinct.</p> <p>New development, alterations, and additions should be consistent with the existing uniform front and side setbacks and building alignment.</p>
Architectural Style	New development, alterations, and additions could include architectural features including pitched roofs and open verandahs.

## 9.9 The Crescent, Pennant Hills Heritage Conservation Area

The following section provides background information and additional development controls specific to The Crescent, Pennant Hills Heritage Conservation Area. The controls in this section are in addition to the general controls for all heritage conservation areas found in Section 9.6. Development in this area should have regard for both the general controls and the specific controls below. Where there is conflict between sections, the specific controls will prevail.

### Cross References to Other Sections

Control
9.1 Introduction
9.4 Heritage Items
9.5 Landscape Heritage
9.6 Heritage Conservation Areas – General

### Summary History

The Crescent HCA is located on part of 640 acres granted to George Henry Thorn on 15 April 1840. Part of the land grant was later acquired by Hannah and William Aiken and converted into an orchard known as Hillside.

In August 1890, Hannah Aiken, the wife of William Aiken of Pennant Hills, orchardist, conveyed 41 acres 3 roods of land at Pennant Hills to John Taylor Linger of the City of Sydney, Barrister-at-Law for the sum of £2353/7/4 (NSW Land Registry Services, OST Deed Bk 443 No 309).

Linger transferred the land in 1905 to The Intercolonial Investment Land and Building Company Limited (NSW Land Registry Services, CT Vol 992 Fol 181). That company subdivided the land as Deposited Plan 4592.

Linger promptly converted the land to Torrens title, which was subject to the right of Hannah Aiken and family to occupy the dwelling and other buildings on the land for six months from 11 August 1890 and the right to remove the buildings from land in that time and to use the present orchard located on the land and harvest the fruit from the trees on the land for a period of five years.

On 14 October 1905, the Blackacre Estate, comprising large allotments fronting The Crescent, Hampden Road, Britannia Street, and Railway Street opposite the railway station, was advertised for auction sale by the , Pennant HillsIntercolonial Investment Land & Building Company. The *Cumberland Argus and Fruitgrowers Advocate* reported on 21 October 1905 that ‘there was a large and satisfactory attendance at the sale...[and] pretty well all the frontage lots were disposed of, and the prices realised generally were very satisfactory, ranging from £1 to £3 15s per foot’.<sup>iv</sup>

Pennant Hills was not listed in the *Sands Directory* until after 1910. However, there was very little development in the estate at this time. By 1915, there were eight houses listed in The Crescent, two in Britannia Street and four in Hampden Road. The level of development on the Blackacre Estate is shown in the 1930 and 1943 aerial photographs. More intensive development across the subdivision took place in the Post-War era, particularly on Hampden Road, outside the curtilage of the present HCA. Some of the large allotments were progressively subdivided, and battle-axe allotments formed along the eastern end of Britannia Street and Hampden Road and Cladden Close formed in the 1970s.

Figure 9.9-a: The Crescent, Pennant Hills HCA.



Statement of Significance

The Crescent Heritage Conservation Area is a very good example of a Federation subdivision with substantial, high-quality period homes, including Barncleuth (1909).

Character Statement

- The physical context includes the landform, landscaping, and setting of the dwellings within formal gardens.
- The landform rises gently from Pennant Hills Road before falling away sharply to the southeast and west at Britannia Street. The Crescent follows the slope with a high and low side.
- The Crescent Heritage Conservation Area remains highly intact. Its substantial Federation houses form an intact and high-quality streetscape.
- The areas to the east of the heritage conservation area comprise some good examples of Federation and Inter-War dwellings; however, the overall historic streetscape character has been compromised by a large number of Post-War, late twentieth-century, and contemporary dwellings.
- Fences are typically low and constructed in stone, brick, and timber.
- Garages on infill sites have been built to the street boundary.

Desired Outcome

- a. Modifications to buildings within The Crescent Heritage Conservation Area are of an appropriate design that does not adversely impact the significance or character of the area.

Prescriptive Measures

Table 9.9-a: Additional Prescriptive Measures – The Crescent, Pennant Hills HCA Provisions	
Element	Additional Prescriptive Measures
Demolition	Buildings from the pre-1940 period should be retained.
Streetscape character	Retain detached low-scale housing on large blocks with formal garden settings.  Retain and conserve Federation and Inter-War dwellings to preserve the historic streetscape.  Minimise garages, carports, and structures built to the street boundary.  Development should be single-storey.  Articulation should be used to break up building mass through the use of elements such as bay windows, entry gables, and front verandahs.
Materials and finishes	New buildings should use materials that complement the traditional materials in the heritage conservation area.  Face brick, rendered masonry, and weatherboards are preferred.  Terracotta tiles or slate should be used for roofs.  Original roof materials should be replaced with traditional materials only, preferably the original material associated with the building.
Subdivision	The existing subdivision pattern should be retained.



## 9.10 Wahroonga Heritage Conservation Area

The following section provides background information and additional development controls specific to the Wahroonga Heritage Conservation Area. The controls in this section are in addition to the general controls for all heritage conservation areas found in Section 9.6. Development in this area should have regard for both the general controls and the specific controls below. Where there is conflict between sections, the specific controls will prevail.

### Cross References to Other Sections

Control
9.1 Introduction
9.4 Heritage Items
9.5 Landscape Heritage
9.6 Heritage Conservation Areas – General

### Summary History

The Wahroonga HCA occupies part of the land granted to John Terry Hughes in 1842. Subdivision, known as the Pearce's Corner Township Estate, occurred in the late nineteenth century following the opening of the North Shore railway line. The land within the HCA was developed during the Federation and Post-War periods.

Pearce's Corner Township Estate was advertised for auction sale on 15 October 1887, comprising 97 allotments in three sections fronting Lane Cove Road (present Pacific Highway), Isis Street, and Government Road (now Ingram Road). The sale was promoted by the National Building Land & Investment Co Limited. The *Daily Telegraph* reported that 'a number of lots in the Pearce's Corner Township [were sold] at prices ranging from 22s to £2 1s per foot'.<sup>v</sup>

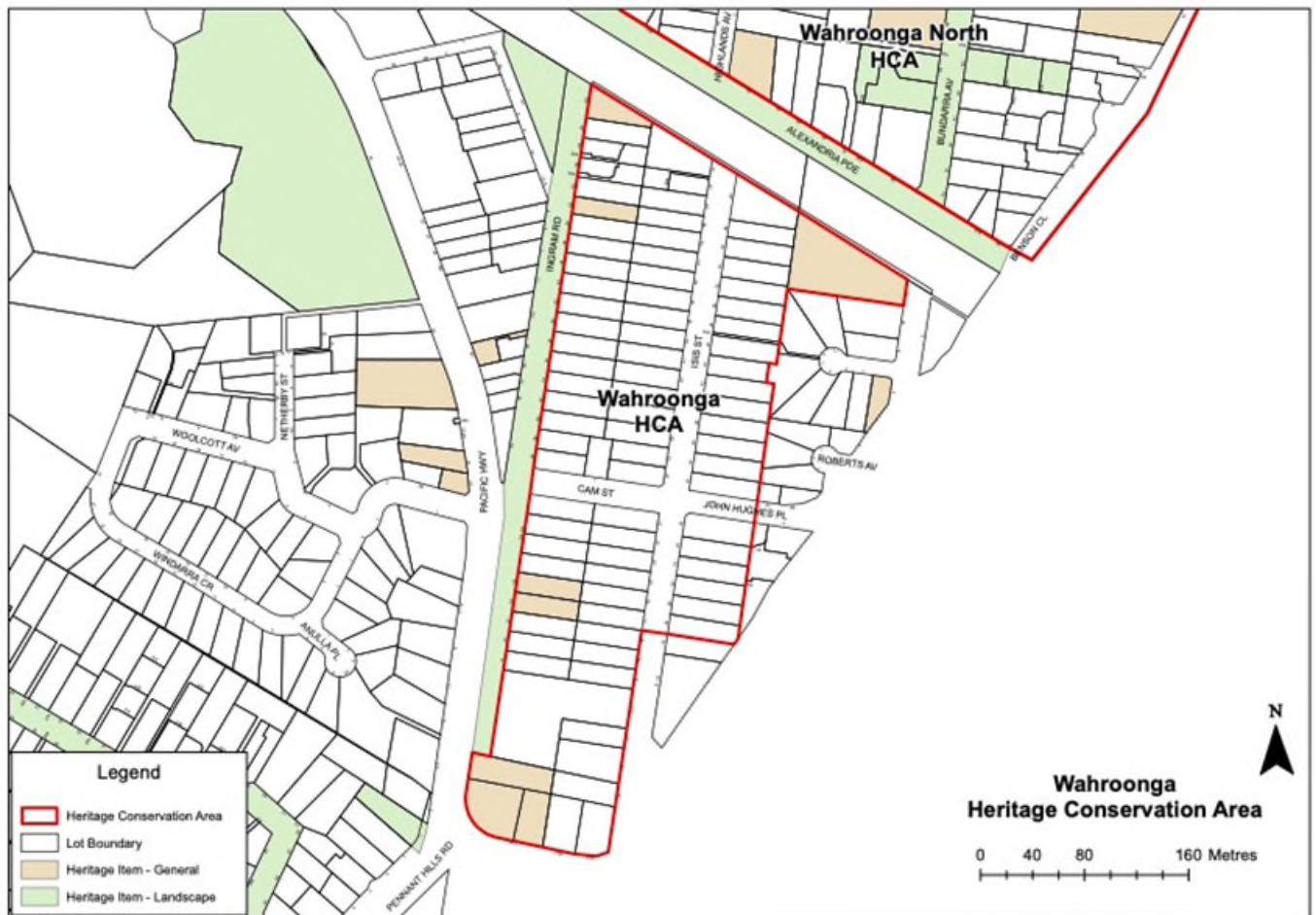
Sales of unsold lots took place periodically over the next two decades, including in May 1893 and October 1900.

The remaining unsold allotments in Pearce's Corner Township Estate were advertised for auction sale on 29 October 1910, with 50 choice residential and villa sites fronting Lane Cove Road, Peats Ferry Road, Ingram Street, and Isis Street between the railway line and Lane Cove Road. On this occasion, various allotments were sold at prices ranging from £1 10s to 12/6 per foot frontage.

By 1915, there were 15 houses on the south side and 17 on the north side of Isis Street. It is likely there was a similar number of houses on Ingram Street, as well as development on Lane Cove Road and Peats Ferry Road, as recorded in the Sands Directory. The 1930 aerial survey shows residential development on the majority of allotments in the Pearce's Corner Township Estate.

The south-eastern portion of the subdivision was resumed in the 1980s for the construction of the Pacific Motorway.

Figure 9.10-a: Wahroonga HCA.



### Statement of Significance

The Wahroonga Heritage Conservation Area is an example of a late nineteenth-century subdivision with a consistent built form of modest single storey houses. The area is closely associated with the construction of the North Shore railway line and Pearce's Corner settlement.

### Character Statement

- The landform is relatively level, with slight falls to the east. The Pacific Highway and Ingram Street create strong boundaries to the west and south edges. The cutting to the railway line and M1 motorway are physical barriers to the north and southeast.
- The area has a regular subdivision pattern that features similar-sized lots with consistent front setbacks. Some larger lots occur along the Pacific Highway. Changes and lot amalgamations have occurred to the underlying lot pattern associated with infill development.
- Grass swales/verges along Isis Street and mature street planting of varying heights are prominent streetscape elements.
- Buildings are typically single-storey with hipped and gabled roofs and verandahs to the street.
- There are some two-storey Federation Arts and Crafts and Inter-War apartment buildings.
- Timber weatherboard houses are contained within the area, especially along Isis Street, and strongly define the built character of the precinct.
- The front gardens are well-planted and often have no fencing. Where fences occur, they are typically low and constructed of timber (some pickets), brick, timber posts and wire, brick and metal rail, and stone.
- Common and characteristic building materials are weatherboard, fibro, brick, and roughcast render. Roofs are typically corrugated metal or terracotta tiles.

Desired Outcome

- a. Modifications to buildings within the Wahroonga Heritage Conservation Area are of an appropriate design that does not adversely impact the significance or character of the area.

Prescriptive Measures

Table 9.10-a: Additional Prescriptive Measures – Wahroonga HCA Provisions

Element	Additional Prescriptive Measures
Demolition	Buildings from the Federation, Edwardian, and Inter-War periods should be retained.
Subdivision	Amalgamation and battle-axe subdivision should be avoided.
Scale and Form	<p>New work should continue the pattern of detached cottages with low pitched roofs and verandahs to the street.</p> <p>The dominant single-storey scale and character should be retained.</p> <p>New development and alterations and additions should be consistent with the uniform pattern of detached cottages with low-pitched roofs and verandahs to the street.</p> <p>New developments should not adversely affect the visual appreciation of the natural topography.</p> <p>Changes to the natural landform should be avoided.</p>
Materials and finishes	<p>Weatherboard, brick or roughcast render should be used for walls.</p> <p>Terracotta tiles and corrugated metal should be used for roofs.</p> <p>New buildings should use materials that complement the traditional materials in the heritage conservation area.</p>
Fences and gates	Front fences should be low and constructed of timber (some pickets), brick, timber posts and wire, brick and metal rail, or stone.
Garages and carports	Garages should be located behind the main building line and be designed with asymmetrical massing.
Driveways	Concrete strip driveways should be used rather than full paved surface.

## 9.11 Wahroonga North Heritage Conservation Area

The following section provides background information and additional development controls specific to the Wahroonga North Heritage Conservation Area. The controls in this section are in addition to the general controls for all heritage conservation areas found in Section 9.6.

The Wahroonga North Heritage Conservation Area comprises two precincts, each with a distinct collective nature of characteristics that make up the heritage conservation area's value and significance.

Development in each precinct should have regard for both the general controls and the specific controls below. Where there is conflict between sections, the specific controls will prevail.

### Cross References to Other Sections

Control
9.1 Introduction
9.4 Heritage Items
9.5 Landscape Heritage
9.6 Heritage Conservation Areas – General

### Summary History

The Wahroonga North HCA is associated with the subdivisions of the following estates:

- Bundarra Estate, 1892, 1893, and 1895
- Bundarra Estate (Ingalara portion), 1913
- Wahroonga Heights Estate, 1926
- Highlands Estate, 1933
- Hordern Estate, 1938
- Neringla Estate, 1950

While sales had been advertised in the area from the 1890s (Bundarra Estate), the focus of subdivisions and development was to the south and west of the area between the railway line and the Lane Cove Road (now Pacific Highway), around the developing Wahroonga Village.

Highlands at 9 Highlands Avenue is one of the earliest remaining houses in the area. It was built in 1892–93 for Alfred Hordern and his wife. A portion of the Highlands Estate was resumed in 1923 for the Waitara Public School, but the main subdivision of this estate took place in 1933. The 1938 subdivision of the Hordern Estate resulted in land for sale in Myra Street between

Oleander Road and Alexandria Parade, plus lots fronting the new Highlands Avenue.

The last major subdivision in this precinct was the Neringla Estate in 1950. In total, 17 allotments fronting Woonona, Fern, and Bundarra Avenues (including the brick residence Neringla on lots 1 and 2) were offered for auction sale on 30 June in this 'exclusive residential area'.<sup>ii</sup>

There was some overlap in the area as part of the Bundarra Estate did not sell, so the area was subsequently re-subdivided. The area to the east of Woonona Avenue was part of a larger land holding and was not part of the subdivision pattern of the other areas.

### Statement of Significance

- The Wahroonga North Heritage Conservation Area is closely associated with the opening of the North Shore Railway line in the 1890s. It includes land in the early estates of the locality, Bundarra Estate (1892) and its subsequent Federation development. It also includes the Pre-War and Inter-War subdivisions of the Bundarra (Ingalara) Estate (1913), Wahroonga Heights Estate (1926), and the two divisions of the Highlands Estate (1933 and 1938) that led to the Inter-War and Post-War development of the area.
- The area is strongly associated with significant local persons, including the Hordern Family and particularly the family matriarch, Caroline Hordern, and the Hordern Family Estate, which centred on their mansion, 'Highlands House.'
- The area is aesthetically distinctive, with a strong collection of Federation residential buildings. This includes 'Highlands House' (1892), 'Neringla' (1895), and 'Cherrygarth' (1897). The overlay of Inter-War and Post-War houses is unified and made complementary by the landscaped setting.
- The area is important as a reference site for Hornsby Shire, particularly in relation to the early development of the area. The area has the potential to reveal its pre-Victorian development and use through research.
- The area demonstrates the post-1892 residential development of the area, exhibiting built and landscape qualities that are becoming rare within Hornsby Shire and which are endangered by continuing unsympathetic development.

Figure 9.11-a: Wahroonga North HCA.





### Character Statement: Northern Precinct

- The Northern Precinct is fairly intact. The dwellings are typically small, single-storey buildings in garden settings.
- The original subdivision pattern of narrow lots has been largely retained. It is characterised by Inter-War and Post-War single-storey houses on narrow lots formed in the early suburban subdivisions. This pattern contributes to the streetscape quality.
- The landform slopes down from the central plateau area around Highlands Avenue and Fern Avenue.
- The housing stock around the south boundaries of the Precinct has been compromised by unsympathetic additions and alterations. Despite the detracting development along both sides of Fern Avenue, the tree canopies and streetscape contribute to the characteristic streetscape of Wahroonga North Heritage Conservation Area.

### Character Statement: Southern Precinct

- The dominant building types include Federation and Inter-War houses situated on substantial landscaped lots. The housing stock around the north boundary of the Southern Precinct has been compromised by unsympathetic additions and alterations.
- The tree canopy, wider lot frontages, generous setbacks, low fencing, and irregular road layout are important elements of the area's character.

### Desired Outcome

- a. Modifications to buildings within the Wahroonga North Heritage Conservation Area are of an appropriate design that does not adversely impact the significance or character of the area.

## Prescriptive Measures

Table 9.11-a: Additional Prescriptive Measures – Wahroonga North HCA Provisions

Element	Additional Prescriptive Measures
Demolition	Buildings from the Victorian, Federation, Inter-War, and Post-War periods should be retained.
Subdivision	Altering the existing subdivision pattern through subdivision or boundary adjustments should be avoided, unless the resulting development reflects the established character of single detached dwellings on separate allotments. Retain historic estates that represent the early pattern of development.
Scale and form	New development and alterations and additions should maintain the dominant single-storey character wherever it is characteristic in the HCA. New developments should not adversely affect the visual appreciation of the natural topography. Development should retain large enough gardens in front and rear yards to include medium to large trees. Extensive cut and fill or retaining walls that visually disrupt the natural landform or streetscape character should be avoided.
Windows	New openings on the facades of contributory buildings should be avoided. Windows should be vertically proportioned or broken up into vertically proportioned components.
Materials and finishes	Use of mottled, specked, or light-coloured brickwork should be avoided. Traditional materials, such as terracotta tiles, should be used for roofs. New buildings should use materials that complement the traditional materials in the heritage conservation area. Uncharacteristic or faux period elements and features should not be added to infill development. Original roof materials should be replaced with traditional materials only, preferably the original material associated with the building.
Fences and gates	New front fences should be of a traditional low height of between 900mm and 1200mm, and 750mm where appropriate. Traditional timber fencing should be used for side fences. Side fences should be lower in height within the front garden to match the height of the front fence. Fences that contain metal railings and brick pillars should be avoided.
Garages and driveways	Garages should be separately articulated from the dwelling. Driveways constructed as paved wheel strips with turf between should be retained. Driveways and driveway crossings should be single car width. Changes to driveways should be avoided where street trees or mature plantings could be affected. Side setbacks should allow for a single landscaped driveway on one side and access and planting on the other.



## 9.12 Barker College Conservation Area

The following section provides background information and additional development controls specific to the Barker College Heritage Conservation Area. The controls in this section are in addition to the general controls for all heritage conservation areas found in Section 9.6. Development in this area should have regard for both the general controls and the specific controls below. Where there is conflict between sections, the specific controls will prevail.

### Cross References to Other Sections

Control
9.1 Introduction
9.4 Heritage Items
9.5 Landscape Heritage
9.6 Heritage Conservation Areas – General

### Summary History

Barker College was established at Kurrajong in 1890 by Anglican clergyman Rev Henry Plume, who named it after Bishop Frederic Barker, the second Anglican Bishop of Sydney.

The school moved from Kurrajong Heights to Hornsby Shire in 1896. In 1895, architect Howard Joseland accepted the tender of Frank Lee to erect a school and residence on the subject land in Hornsby/Waitara for Rev Henry Plume (1851–1930). The land was formally transferred to Plume in February 1897, though the school buildings were ready in time for students in February the previous year.

Ownership of the school was transferred to trustees in 1923 and was formalised in 1940 on land title documents as 'College of Barker College'.

Development in the surrounding area largely took place during the Federation and Inter-War periods. Clarke Road and Unwin Road were formed in 1895. The Avenue was formed in 1909. Marillian Avenue was formed in the Post-War era.

The school curtilage remained largely unchanged until the late 1940s. The Post-War era saw an unheralded expansion of Barker College into the adjoining residential area, especially from the 1960s and 1970s when the school began its transition towards coeducation. Around 2011, the school acquired several allotments on Clarke Road and Unwin Road south of the main campus and erected the Preparatory School, OSH Club, and Plume Store and converted existing dwellings to school uses. The school purchased 'Clarendon', 27–31 Clarke Road, Waitara in 1988. Barker has also progressively acquired a contiguous group of dwellings along the south side of Clarke Road between Unwin Road and Marillian Avenue. Some of the houses were demolished for the construction of the early learning centre and its parking areas.

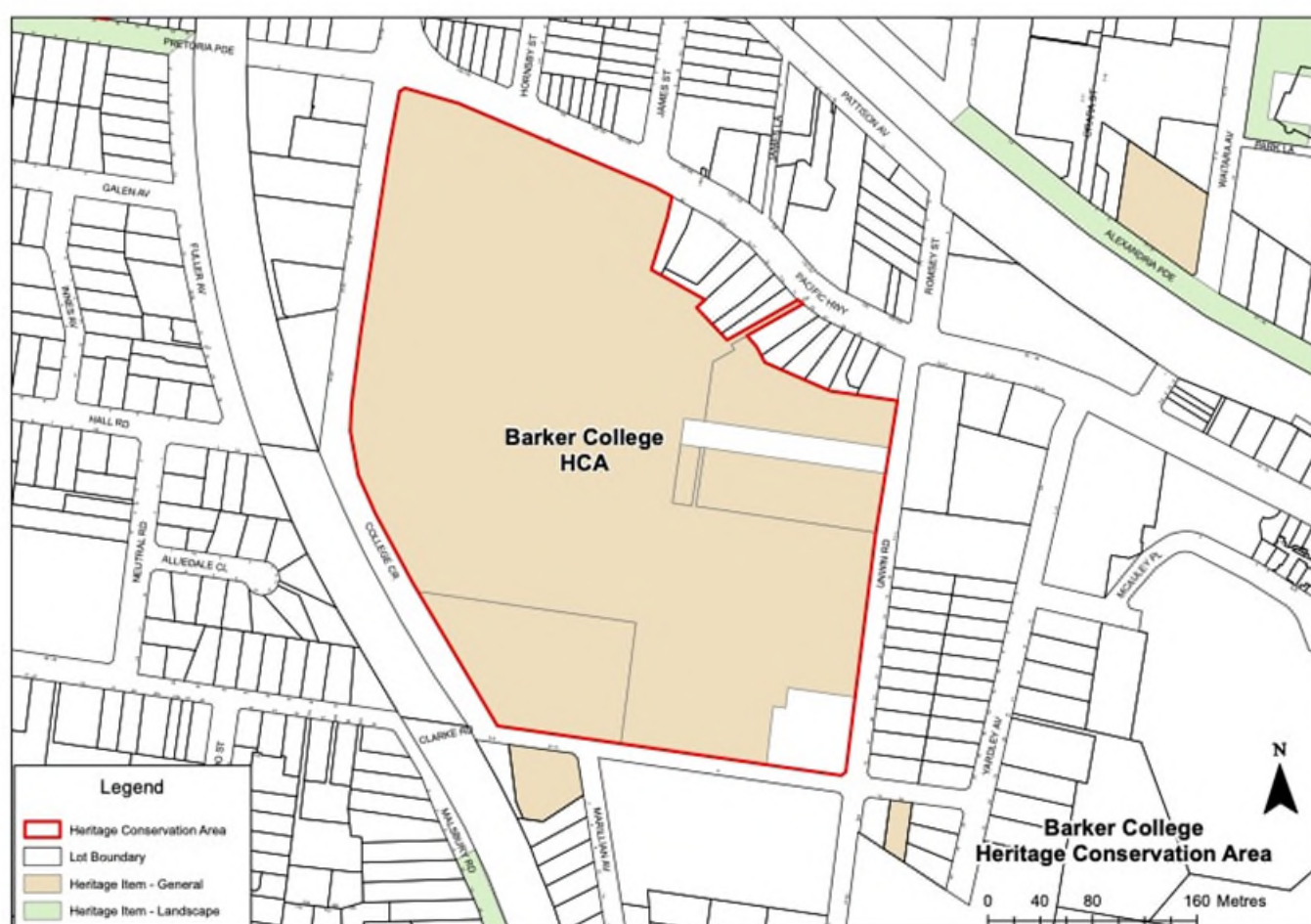
### Statement of Significance

- Barker College Heritage Conservation Area is significant as a long-established educational institution in Hornsby Shire. The college grounds have developed over time with a character achieved through consistent scale, use of materials, architectural style, and landscaping.
- The area demonstrates its own history through its character, range of buildings, and landscape features. It is appreciated by a community of past and present students, teachers, and others associated with the college.
- The area contributes to the local townscape through its buildings, gardens, and prominent trees.

### Character Statement

- A group of buildings constructed between 1896 and the 1950s, consistent in low scale, traditional form, and materials, set within formal landscaped gardens and designed by prominent architects.
- Contemporary buildings have not significantly impacted the significant buildings on site; their form and settings remain readily discernible.
- Landscape features such as the formal gardens, early gates, and War Memorial Oval within the campus contribute to the setting.
- Buildings along Clarke and Unwin Roads include dwellings dating from the Federation to the Post-War period, which represent residential growth between the Federation and the early Post-War period in Hornsby and Waitara.

Figure 9.12-a: Barker College HCA.



## Desired Outcome

- Modifications to buildings within the Barker College Heritage Conservation Area are of an appropriate design that does not adversely impact the significance or character of the area

## Prescriptive Measures

Table 9.12-a: Additional Prescriptive Measures – Barker College HCA Provisions

Element	Additional Prescriptive Measures
Demolition	Buildings ranked as high significance should be retained. Investigate options to retain buildings ranked as moderate significance.
Subdivision	The predominant building scale of two-storeys should be retained. Major views within the school precinct along the school streets and across the grounds from north to south and from east to west should be retained.
Materials and finishes	Colours, materials, and finishes should synthesise with the general built character of the area.

## 9.13 Development in the Vicinity of Heritage Items and Heritage Conservation Areas

These controls apply to land that is adjoining, in the visual catchment of, or across the road from a heritage item or a heritage conservation area.

### Cross References to Other Sections

Control
9.1 Introduction
9.4 Heritage Items
9.5 Landscape Heritage
9.6 Heritage Conservation Areas – General

### 9.13.1 Development in the Vicinity of Heritage Items

#### Desired Outcomes

- New work located in the vicinity of heritage items is sympathetic to the heritage significance of the item and its setting.
- Development near heritage items retains and enhances public domain views to the item.

#### Prescriptive Measures

- Development in the vicinity of heritage items should be designed and sited so that the setting and visual curtilage of the heritage item is retained.
- Space should be provided around the heritage item to allow for its interpretation. Original or significant landscape features that are associated with the heritage item and which contribute to its setting should be retained.
- Development in the vicinity of heritage items should complement the orientation, setback, form, and scale of the heritage item, and should not detract from the heritage significance of the item. The scale of new work should not be significantly larger than the scale of the heritage item.
- Development in the vicinity of heritage items should not obstruct but should enhance significant or historic public domain views to and from the heritage item.
- Development in the vicinity of heritage items should include landscape details that complement and do not detract from the setting of the heritage item.

- The materials used for development in the vicinity of heritage items should respond to the character of the item.

### 9.13.2 Development in the Vicinity of Heritage Conservation Areas

#### Desired Outcomes

- To ensure that new work located in the vicinity of heritage conservation areas is sympathetic to the heritage significance of the heritage conservation area and its setting.

#### Prescriptive Measures

- Development in the vicinity of heritage conservation areas should respect the significant setting and visual curtilage of the area.
- Development in the vicinity of heritage conservation areas should not obstruct but should enhance significant or historic public domain views to and from the area.
- Development in the vicinity of heritage conservation areas is to respond to the scale, orientation, and setback of contributory buildings in the area.
- For development in higher zones that adjoin low scale heritage conservation areas, the scale of the built form should transition down towards the heritage conservation area.
- The form of new development in the vicinity of heritage conservation areas should visually respect the area through sympathetic interpretation.
- The materials and details used for development in the vicinity of heritage conservation areas should complement the character of the area, including facade materials, fenestration, and fencing.
- Development Applications for multi-unit housing adjacent to HCAs should include a construction impact report that demonstrates that the construction process will not detrimentally or indirectly adversely impact places in the HCA during construction or over time.

#### Notes:

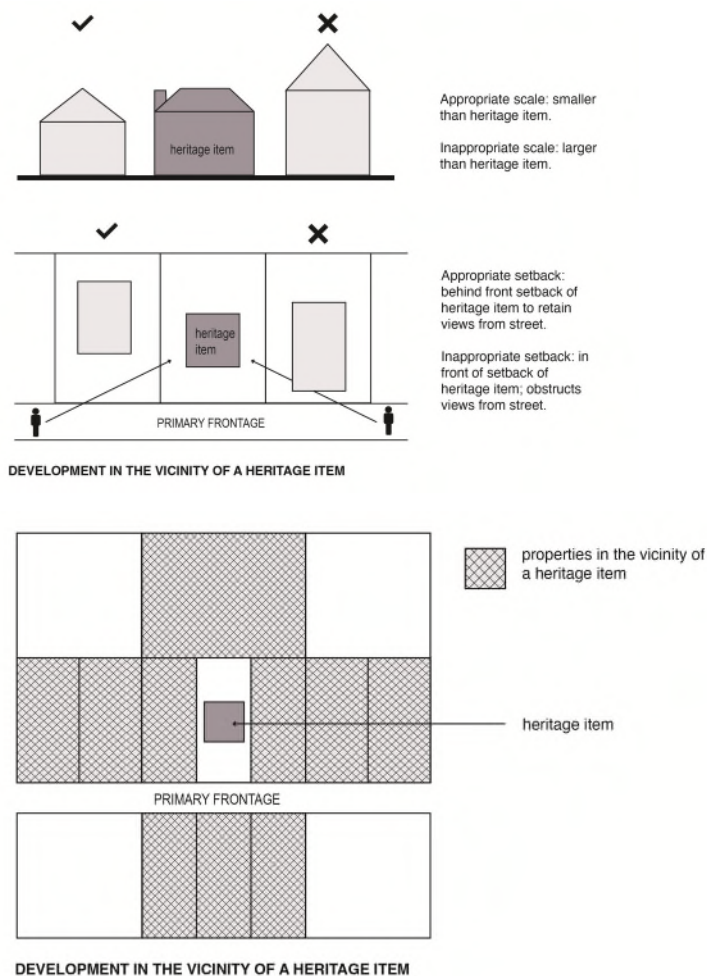
The setting of a heritage item or heritage conservation area often extends beyond current property boundaries and can be influenced by historic subdivision patterns, topography, vegetation, and views to and from the heritage item or heritage conservation area.

It is important to understand the relationship of a heritage item, or heritage conservation area, to adjoining land. Relevant factors include:

- Is the site within the historic property boundaries of the heritage item?

- Could development on the site affect views to or from the heritage item or heritage conservation area?
- Could development on the site change the visual backdrop of the heritage item or heritage conservation area?
- Is the heritage item or heritage conservation area physically separated from the development site by a road, gully or escarpment, creek or similar?
- Are there any trees or remnant features on the development site that may have had an association with the heritage item?

Figure 9.13-a: Development in the vicinity of a heritage item



i 'Advertising', Sydney Morning Herald, 4 October 1969, p 45, State Library of NSW, Sydney Morning Herald 1955-1995.

li 'Advertising', Construction and Local Government Journal, 2 June 1926, p 9, Trove, National Library of Australia, viewed 8 July 2022 <<https://nla.gov.au/nla.news-article109640277>>

iii 'Advertising', Daily Telegraph, 7 November 1903, p 7, Trove, National Library of Australia, viewed 7 July 2022 <<http://nla.gov.au/nla.news-article237584102>>

iv 'Pennant Hills', Cumberland Argus and Fruitgrowers Advocate, 21 October 1905, p 11, Trove, National Library of Australia, viewed 12 July 2022 <<https://nla.gov.au/nla.news-article86175970>>

v 'Advertising', Daily Telegraph, 17 October 1887, p 7, Trove, National Library of Australia, viewed 8 July 2022 <<http://nla.gov.au/nla.news-article236767906>>.