

LANE COVE COUNCIL STAGE 2

REPORT

HERITAGE REVIEW



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1.0 Introduction

1.1 Purpose of this Report

This Report has been prepared for Lane Cove Council as part of the Lane Cove Heritage Review - Stage 2. This report looks to assess the heritage significance of items put forward by Council staff, consultants, and community associations for inclusion in the Draft LEP 2007.

This report has been carried out in response to the brief issued by Lane Cove Council in 2008 and is in accordance with the standards and methodology put forward by the Heritage Office's recommendations for assessing Heritage Significance.

This report assesses 23 items in the suburbs of Greenwich, Northwood, Longueville and Lane Cove. Of these items 19 are built items (including a memorial and a bandstand) and 4 are archaeology sites.

1.2 Authorship & Source Material

This Report was prepared by Garry Stanley, in association with Jane Rothschild and Dr. Edward Higginbotham.

Sources used for this Report include:

- o *The Heritage Study Volume 1 and 2 1980* prepared by Robert Moore, Penny Pike and Lester Tropman, Conservation Consultants
- o *The Lane Cove Heritage Review -Stage 1 Conservation Areas Study* March 2006 prepared by Godden Mackay Logan
- o *The Lane Cove Council Draft LEP 2007 : Schedule 5*
- o Historical Maps, Aerial photos and documentary evidence from the Lane Cove Library Local History section (courtesy of Naomi Bassford, local history librarian)
- o *The Pollution of Woodford Bay 1994* - Report prepared by Jean-Paul Ballard(LC Library)
- o *Pioneer Landowners in the Lane Cove District- 1794-1796 – 1967* by Marjorie Lenehan (Lane Cove Historical Society)
- o *The Burra Charter*
- o *The Book of Sydney Suburbs* compiled by Frances Pollon 1988.
- o *Sands Directories*

1.3 Methodology

The methodology used for this report is based on the Heritage Office's Guidelines for assessing Heritage Significance, the Heritage Office guidelines for preparing State Heritage Inventory (SHI) listings for the State Heritage Register and the guidelines set out in the Burra Charter.

In order to assess these 23 items, we initially generated a comprehensive Statement of Significance for the Lane Cove Local Government Area which created a decision-making framework for our assessments of individual items.

- o The Statement of Significance was prepared by consulting the 1980 Heritage Study with particular reference to the Sections on the History, the Heritage Significance of the Lane Cove Area and particular reference to Section 6: *Heritage Assessment in Lane Cove*.
- o We also consulted the 2006 Lane Cove Heritage Review -Stage 1 with regard to the detailed histories of the Lane Cove suburbs of Greenwich, Northwood, and Longueville.
- o Each site has also been researched in the Lane Cove Local History Library with the assistance of the Local History Librarian, Naomi Bassford for review of all documentary and photographic evidence relating to each site.

- Sands Directory was consulted for the properties proposed for listing.
- Each site reviewed in this report has been visited and photographed for examination of the context, the item's physical condition and for physical evidence.
- SHI sheets were prepared for each site.
- Letters were sent by Lane Cove Council to each of the owners' of the properties identified as suitable for listing in the Draft LEP 2007.
- The consultants then met on site with each of the owners who agreed to a meeting to discuss the impact of the listing and to answer questions and get community feedback.
- From the research as well as the Community Consultation, recommendations were proposed and are presented in this report.

2.0 History

2.1 Historical Overview- Lane Cove Local Government Area

The Local Government Area of Lane Cove is a largely residential area on the lower north shore of Sydney. It is generally bounded on the north by the ridgeline of the Pacific Highway and Mowbray Road and to the south by the highly indented Lane Cove River which forms a series of bays of diverse landscape character. This geographical relationship has determined the pattern of development in Lane Cove over the last 200 years.

Prior to the arrival of Europeans, the original inhabitants of the Lane Cove were the Cameraygal people of the Ku-ring- gai tribe. The Cameraygal people were important clans amongst the Sydney Aboriginal population as their members were called on to officiate at the initiation ceremonies of other tribes as well as to settle disputes and contests. Early colonial accounts talk of the Cameraygal as a powerful people.

The comparatively small initial development was on the promontories of Greenwich and Northwood. The development of Longueville was generally later with a few early Victorian houses. Most of the development of the suburb of Lane Cove was developed during the interwar and post WWII period of the early 20th century.

2.2 Relevant History of Greenwich

The suburb of Greenwich is a boot-shaped peninsula jutting out into the Lane Cove River and Sydney Harbour and is located to the north and west of the Sydney Harbour Bridge. It is bounded by River Road to the north, Lane Cove River to the west and Sydney Harbour and Gore Creek to the east and the Parramatta River to the south. The suburb has a high spine (Greenwich Road) which bisects the suburb from north to south. Greenwich looks southward over Cockatoo Island and Birchgrove.

Greenwich Point was first visited by Europeans in the 1790's searching for timber and agricultural land. There were little or no settlement on the point until the early 1830's when a number of small farm sites were surveyed. A number of industries were attracted to Greenwich by its proximity to the water such as tanneries, timber mills and boatbuilding.

Greenwich was isolated until the 1840's when a ferry service was commenced to the point linking to the 'high road' north. The ferry, combined with a network of road services being developed led to the start of the development of the point.

The oldest surviving house in the Lane Cove Area is Greenwich house, built in 1837 by George Green, a boat builder. The house became the centre of a small community in the 1840's and 50's and its growth fostered the construction of a school in the 1870's.

The first major subdivision at Greenwich Point was in 1880, named the Reverend Stanley Mitchell Estate at Greenwich Point and was advertised for sale in 1880. The street pattern on the western side of the peninsula was established with the allotments running along the western side of the peninsula between St Leonards Street (now Lawrence Street) and the waterfront Lane Cove River.

In 1884, half the residents in the River Ward Lane Cove were concentrated in Greenwich point, and consisted largely of businessmen and professionals and their families who commuted by ferry to Sydney City to work.

With the north shore railway line to Milsons Point in the 1880's the area was targeted for land speculation. The real boom in new residential construction in Greenwich came in the early part of the 20th century. In 1903, the sale of the Mann estate and further sales on the western side in 1905 began to change the previously rural character of Greenwich.

In 1916 a municipal baths were constructed at the end of Greenwich Point and around that time the land at the end of the point appears on plans as set aside as a public reserve. This reserve has allowed for the preservation of the natural character of the Greenwich waterfront.

The eastern side of the peninsula facing Gore Bay is dominated by the Shell Company of Australia's Oil Works which had had been located in Greenwich since 1900. (The Mann Reserve is named for the Mann family). A 1943 aerial photo shows this area having been subdivided and further developed into smaller allotments.

2.3 Relevant History of Northwood

The suburb of Northwood is a peninsula jutting out into the Lane Cove River and located on to the north and west of the Sydney Harbour Bridge. It is bounded by River road to the north, Woodford Bay to the west and Gores Creek to the east. The suburb has a high spine (Northwood Road) which bisects the suburb from north to south. The suburb looks southward over the Lane Cove River and Woolwich Point.

The land in the Lane Cove Council Area and the surrounding waterways and coves were some of the first areas explored after the arrival of the first fleet in 1788.

One of the first landowners in the area was Isaac Nichols. 1829, his son William married Sarah Hutchinson who was given 320 acres from the Nichols Estate at Lane Cove which included much of the Northwood Area. Another early Northwood land owner was Joseph Hicks whose land included Northwood Point. Two wharves had been erected nearby.

Between 1872 and 1874, the southern portion of Northwood was purchased by Abraham Davy. His widow, Jane Davy, commissioned architect Edmund Blackett to build her a house which is now known as 'Northwood House', completed in 1878.

Two smaller houses, including 'Burdoe', were built nearby for members of the Davy family. Burdoe is still standing at 5 Upper Cliff Road.

These seven acres of the Davy Estate comprised much of the present Northwood bounded on the north by Fleming Street, to the West by Northwood Road and to the east and south by Gore Creek and the Lane Cove River.

In 1904, the harbour frontage areas of the estate divided into 48 residential sites. In 1904 maps, only the three houses of the Davy family show on the subdivision map, sitting on the ridge. At the time of the auction, only 10 houses were built on the Northwood Peninsula, most facing Woodford Bay to the west of Northwood Road.

The development at Northwood was tied into the construction of the North Shore Railway in the 1890's and the incorporation of Lane Cove Council in 1895 as well as a growing attraction of living in suburbia.

In 1908 lots were sold on the western side of Northwood Road. In 1908 Cliff Road was formed and 1911 Upper Cliff Road. In 1911, the upper reaches of the Davy Estate were subdivided into a further 48 lots, known as the City View Estate. This also included the sale of 'Burdoe' in 1911. A reserve was also created in 1911 along the foreshore of Woodford Bay to the point around Northwood Wharf. By 1919 the road and street pattern of Northwood had been established.

Northwood was also the home of a number of prominent Sydney artists during the 1930's and 40's called the 'Northwood Group', including Lloyd Rees and Roland Wakelin. Painters George Lawrence and Lloyd Rees lived in Cliff Road.

Postwar years saw consolidation of the peninsula with large estates on Upper Cliff Road and facing Northwood Road and James Road further subdivided, as well as the foreshores of Woodford Bay and Gore Creek. The foreshores were still being developed into the 1960s and 70s.

2.4 Relevant History of Longueville

The suburb of Longueville is a peninsula jutting out into the Lane Cove River and located to the north and west of the Sydney Harbour Bridge. It is bounded by River Road to the north, Tambourine Bay to the west and Woodford Bay to the east. The suburb looks southward to Hunters Hill and Woolwich Point.

Longueville was initially an estate of 120 acres owned by Robert Kirk. The area was initially called 'Tambourine Bay'; Kirk called his estate *Woodford Park* which then led to the name Woodford Bay. It was his intention to establish a candle manufacturing works taking advantage of the local resources of the timber, water and mangroves.

After Kirk sold out of the area in 1840, the area went downhill socially. It is said that in 1875, when a teacher from Hunter's Hill wanted to rent a boat to take him to Longueville, local boat owners would not rent him a boat, of fear that the locals would damage or sink it. It was still known as Woodford Bay at that time, acquiring the French name Longueville after subdivision.

In 1873, a stone cottage was constructed off what is now Kenneth Street on the site of Amalfi House by Richard Sim.

In the 1880's work began on the grand Victorian mansion, Amalfi House by Joseph Palmer who had purchased the site. The first stage of the house included the sandstone slate roofed residence and the tower; the second stage included the second storey extension and new wing which were then added by architect Ernest Bonney. Amalfi House had extensive landscaped gardens extending down to the waterfront.

In 1884, there were only two houses on the point, owned by Joseph Palmer and Henry Lamb. Richard Hayes Harnett acquired land and subdivided it into home sites.

By 1923, Longueville was described as being 'fast built upon, the dwellings being of a superior class and attractive design.'

Most of the residential growth in the area however occurred both between the wars and after World War II when returning soldiers were granted blocks of land around Lane Cove.

Many of the boat sheds along Woodford Bay date from this period and the 30's and 40's.

Amalfi House was demolished in 1958 and the site subdivided for low rise residential development. The only remnant of the Amalfi Estate is the remaining brick and tile out-building behind 4 Amalfi Place which is thought to have been used for stables and coach-house.

2.5 Relevant History of Lane Cove

The first written use of the name Lane Cove was in 1788 soon after the arrival of the First Fleet in Port Jackson.

By 1794 most of the original land grants in Lane Cove had been given. The land was generally heavily timbered and inaccessible and was primarily frequented by timber getters and grass gatherers.

By 1803 James Wilshire was in possession of the grants from Landers Road through the Lane Cove Shopping Centre to Dorritt Street in Lane Cove.

The topography of Lane Cove dictated the location of early roads. Lane Cove Road was the main track north and ran along the ridge of the Pacific Highway with connections down to the water which was the main access to Lane Cove, as the roads were generally rough dirt tracks.

By the 1870's there were two main centres of community services in the Lane Cove Area; the main one was located at the junction of Mowbray Road and the Pacific Highway on Lane Cove Road.

The first hotel in the area was named *The Great Northern* and stood in Longueville Road opposite Phoenix Street in the 1850's.

In the 1880's, a land boom hit the entire north shore including Lane Cove. The Borough of Lane Cove was proclaimed on 9 February, 1895. At the time of incorporation, most people still lived near the water; however development also extended to the ridge where a new railway line was proposed to provide transport for commuters to the city. Roads (or dirt tracks) led from Gove Cove, Burns Bay, Tambourine Bay and Woodford Bay up to Burns Bay Road and to Lane Cove Road.

The extension of the tramway system to Lane Cove from North Sydney in the early 1900's was critical to the further residential development of Lane Cove as the suburb had not public transport other than the ferries.

The single tramline was established in 1909 and ran along the current Pacific Highway and down Longueville Road. The tram led to a boom in development with 109 lots advertised on the Rothwell Estate, a parcel of land which extended along Longueville Road, Dorrit Street and Phoenix Street. The area was located at the tram terminus and advertised 'quick access to the city.' 2000 people attended the sale of the Parklands Estate between Moore Street and Burns Bay Road.

The western side of Longueville Road was subdivided as the Longueville Tramway Terminus sale in 1912. It was understood that the tram was to be extended further to Longueville Wharf or to Fig-Tree Bridge.

The tram spelled the end of John Richardson's horse bus service which had been running in Lane Cove since 1902 to transport travelers between Lane Cove Road and West Lane Cove.

During the 1920's Lane Cove was the fastest growing local government area. By the 1930s Lane Cove was established as a residential suburb of predominantly Californian Bungalows. The combination of trams, buses and ferries made Lane Cove highly sought after as a bush land suburb with excellent access to public transport to the city.

Another land boom took place in the 1920's with the promise of a rail line from Eastwood to St Leonards. This led to the subdivision of virgin tracts of land in West Lane Cove which been undeveloped in 1920. However, by 1925, 40 blocks of land were sold on the Grove Hill Estate bounded by Burns Bay Road, Penrose Street and Best Street. However, the rail line was never built

The housing boom in the 1920's led to increased demand for services for the growing population of Lane Cove. Lane Cove's Shopping Centre was radically developed in the 1920's and it was described as 'a bright little shopping centre'.

The first shop in Lane Cove Central had been a general store in 1897 on the corner of Austin Street and Longueville Road. In 1913 another general store and real estate agents opened. Within a few years, the scattered shops were replaced by 2 storey brick shops with elaborate balconies and overhanging awnings.

The tram terminus soon evolved into the hub of the shopping centre. With land sales on the Landers Estate in 1920, shops began to appear on the western side of Longueville Road from Epping Road to Burns Bay Road. The majority were simple 2 storey buildings along Longueville Road which were Federation Queen Anne in style.

In the in Interwar Period, services continued to expand with a movie theatre (1921) and numerous social clubs operation.

The pattern of new housing in the thirties was in-fill housing on vacant lots left over by the subdivision and building boom of the 1920's, with largely brick construction and tiled roofs. By the end of the 1930's, Lane Cove had been altered from a sparsely developed area into a booming residential suburb with substantial population increases. It was primarily a suburb of single storey houses and little in the way of the flat development that occurred in other areas. Parts of Lane Cove West were slow to develop after the train line failed to be built.

After 1964, flat development began in Lane Cove proper and lasted until the 1970's. Some of the first blocks of flats in the Lane Cove were constructed along Longueville Road in 1937, after the area along the top of the ridge along Longueville Road was developed as the central shopping precinct for the Lane Cove. The Lane Cove Plaza pedestrian area was built in 1974 and was the first pedestrian mall developed in Sydney.

2.7 Relevant History of Woodford Bay

The area which is now Lane Cove was originally inhabited by the Cameraygal Group of the Ku-ring – gai Aboriginal Tribe. The group was one of the largest in the Sydney area.

The first recorded landing of a European man occurred in 1788, when Lieutenant Henry Ball crossed the Greenwich Peninsula on return from a trip to Middle Harbour. Lieutenant Ralph Clark landed not far from the entrance to the Lane Cove River on 14 February 1790.

The First settlement on the North Shore and the first wharf (Nichol's wharf) were in Woodford Bay located on the site of Lt Ralph Clark's landing in 1790. During early settlement, there were recorded conflicts with the Cameraygal people.

A convict- built stockade was erected in Woodford Bay (then known as 'Murder Bay' and then Nichols Bay) It was considered a lawless area and the stockade had a permanent garrison of soldiers to protect convict grass-cutters and timber-getters and settlers from Aboriginal attack.

Throughout the 19th century, farms and dairies were established in the surrounding area.

One of the earliest manufacturing industries was Rupert Kirk's soap and candle factory, established in 1831, in what is now Longueville. Rupert Kirk arrived from Woodford in England in 1831 and obtained a 340 acre land grant on which he established his candle factory.

Up until 1922, there were no more than 3 boats moored in the bay, where as now there are over 262 legal boat moorings (The Pollution of Woodford Bay 1994 Report)

In 2004, Woodford Bay was the site of a reconciliation ceremony to unveil unveiling a Reconciliation Memorial Plaque in Cameraygal Country, Longueville. The event and the plaque gave public acknowledgement of Aboriginal resistance to British invasion. Two memorial plaques were erected at the edge of Woodford Bay, to honour and recognise the Cameraygal people who defended their Country by resisting British invasion.

3.0 Selection Criteria for Item Review

3.1 Comprehensive Statement of Significance – Lane Cove Council Area

The Lane Cove Local Government Area is historically significant in demonstrating the impact of topography, waterfront location and distinct bay systems to the pattern of European development. Woodford Bay is significant as the site of very early European settlement remains. Woodford Bay is significant as the site of the first landing in the area and as the location of the first settlement of the North Shore.

The Lane Cove Area is significant in its historical association with early land owners and the early maritime settlement of the area and for its association with prominent 20th century Australian landscape artists such as Lloyd Rees who both resided in and painted the area.

The Lane Cove Area is aesthetically significant for its rare bush land reserves and parks which offer spectacular vistas of the Lane Cove River, Sydney Harbour and city skyline and its natural bush land valleys and bays and sandstone cliffs and outcrops which retain a balance between natural and man-made elements. It is aesthetically significant for its diversity of building styles retained from all phases of the area's development ranging from early Victorian villas to late 20th century modern dwellings.

The built fabric is socially significant by demonstrating the impact of transportation to the built patterns of the Lane Cove area.

The many sandstone structures in the Lane Cove Local Government Area such as sea walls, boat shed footings, streetscape elements and houses are rare in the area and are significant in their ability to give technical information about early building techniques

The Shell site and the sites of early dwellings and structures in the area are significant in their potential for archaeological remains which are of research interest. The valley escarpments of bush land and the waterways and foreshores are significant for their ability to offer scientific information about the natural environment of the area.

3.2 SHI Criteria for Assessing Heritage Significance – Lane Cove

Historical Significance

SHI criteria (a)

The Local Government Area of Lane Cove is a largely residential area on the Lower North Shore of Sydney. It is generally bounded on the north by the ridgeline of the Pacific Highway and Mowbray Road and to the south by the highly indented Lane Cove River which forms a series of bays of diverse landscape character. This geographical relationship has determined the pattern of development in Lane Cove. The area is highly undulating with steep slopes to the river and marked spectacular city and natural bush land views and sandstone outcrops.

The Lane Cove Area is historically significant as the site of Lieutenant Ralph Clark's landing in and as the site of the early settlement and convict-built stockade on Woodford Bay. The Lane Cove Area is significant as an example of European settler's interaction with the Lane Cove River and its landscape. Settlement in the area came initially by water as timber cutters worked the forests. The high track along the ridge (Pacific Highway) became the later access point. The area is historically significant for the retention of buildings from all phases of its development such as early maritime development in Greenwich, for the late 19th century and early 20th century development of waterfront villas and for its modest Federation and Interwar bungalows.

The topography of Lane Cove offers many vantage points from which to view and access the River, and has governed the pattern of development of the area from the Victorian era to the 20th century. Early Victorian villas were sited to take advantage of these spectacular views.

The River has also determined the location of industry in the area as it provided essential transport. The location of industrial zones in Greenwich today still reflects this relationship to the water.

The comparatively small initial development was on the promontory of Greenwich and Northwood. Longueville was generally later with a few early Victorian houses. Most of Lane Cove was developed during the interwar period of the early 20th century.

Historical Association Significance

SHI criteria (b)

The development of the Lane Cove Area is significant for its historical association with the Cameraygal people. It is significant in its association with early settlement on the north shore, the convict-built stockade and in its association with prominent local land owners and the early maritime settlement of Greenwich. The Victorian villas of Greenwich, Northwood and Longueville are associated with the early settlement in the area. In the 20th century, the area is significant for its association with significant Australian landscape artists who both resided in and painted the area.

Aesthetic Significance

SHR Criteria (c)

The Lane Cove Area has aesthetic significance for the natural bush land reserves and parks which offer varied and spectacular vistas of the Lane Cove River, Sydney Harbour and city skyline as well as the natural bush land valleys and bays and sandstone cliffs and outcrops.

The area is significant for the extensive river foreshores which offer frequent glimpses of water and bush skyline. This waterfront incorporates built items such as industrial structures, baths, boatsheds, seawalls and jetties which complement the natural setting.

The area is aesthetically significant as the subject for notable landscape artists who painted and lived in the area such as Lloyd Rees and Roland Wakelin.

Lane Cove Area also has aesthetic significance for the diverse range of domestic, public and religious buildings retained from all phases of the area's development which creates streetscapes ranging from early Victorian villas to late 20th century modern dwellings.

Social Significance

SHI criteria (d)

The Lane Cove Municipality is significant for its range of dwellings ranging from Victorian era villas to 20th century steel architecture which demonstrates the wide range of occupations of the its residents such as maritime traders and workers, gentlemen, landowners, dairy farmers, Shell artists and more. Its built fabric provides a social history of the development of the area which is linked with the development of transportation such as the ferry and tram systems and train lines to the Lane Cove Area.

Technical/Research Significance

SHR criteria (e)

The many sandstone structures in Lane Cove such as sea walls, boat shed footings, streetscape elements and houses are significant in their ability to give technical information about early building techniques.

The Shell site and the sites of early dwellings and structures in the area are significant in their potential for archaeological remains which are of research interest.

The valley escarpments of bush land and the waterways and foreshores are significant for their ability to offer scientific information about the natural environment of the area. The seed banks offer information about the native flora well as local fauna, and geology of the Lane Cove area.

Rarity

SHI criteria (f)

The sandstone structures such as villas, houses, seawalls, jetties, continuous street walls, stone fences, integrated garages, and remnants are significant as they are rare items in Lane Cove.

The diversity and range of spectacular city, river and harbour views in the Lane Cove Area are rare in the Sydney basin.

The boatsheds on Woodford Bay in their bush land setting are rare in the Lane Cove and Parramatta Rivers and in Sydney Harbour.

The Victorian dwellings and villas are rare in Lane Cove Area.

Representativeness

SHI criteria (g)

The diversity of architectural dwelling types in the Lane Cove Area is representative of the suburban development of Sydney suburbs in the early 20th century and its relationship to the development of public transport.

3.3 Significance of Heritage Item Types in Lane Cove

The diversity of architectural dwelling types in the Lane Cove Local Government Area is representative of the suburban development of Sydney suburbs and its relationship to the landscape is related to the development of the wharf and ferry system.

1. The Lane Cove Built Heritage has representative examples of Victorian, Federation and Inter-War dwellings as well as sandstone streetscape elements and boathouses:

- The Victorian dwellings are historically significant to Lane Cove as they are representative of the first phase of development in the suburbs of Greenwich, Northwood and Longueville. The dwellings are rare in Lane Cove and are a small percentage of the built environment in Lane Cove. They contribute aesthetically to the sense of place of these suburbs.
- The Inter War period of domestic architecture includes many Californian Bungalows and a small number of Art Deco dwellings. Generally these styles are numerically well represented throughout the Lane Cove Area and are representative of the mid-20th century phase of development throughout Sydney.
- The streetscape elements of sandstone cuttings and walls are rare in Lane Cove, contributing to the streetscape qualities of a small number of streets in Greenwich and Northwood. They are representative of similar elements found elsewhere in Sydney.
- The boat sheds of Woodford Bay are technically significant for their construction techniques and contribute to the aesthetic landscape qualities of the Bay, and are a rare built item in the Sydney region.

2. The Archaeology of Lane Cove including the Shell site and the sites of early dwellings and structures in the area are significant in their potential for archaeological remains which are of research interest.

- The seawalls and other facilities demonstrate the principal characteristics of small scale harbour side facilities, together with boat repair sheds and winches.
- Sites associated with the working harbour are becoming rarer as boat building and repair functions cease.
- The Shell Gore Bay Terminal is associated with many aspects of the development of the oil industry in Australia and NSW. It has specific associations with John Fell, one of the main proponents of shale oil and then oil refining.
- The Shell Gore Bay Terminal demonstrates a high degree of technical achievement in various aspects of the development of the oil industry in NSW.

4.0 Items to be Reviewed

The following items were submitted by Council officers and local residents for heritage review including built items, streetscape items, archaeology, and open space.

TABLE 1-List of Items Submitted

Property	Description
39 George St, Greenwich	Federation Dwelling
1A Birriwa Pl. Northwood	Federation Dwelling
109 Northwood Rd. Northwood	Federation Dwelling
4 James St. Northwood	Inter War Dwelling/possible Glenn. Murcutt extension
2 James St. Northwood	Twentieth Century dwelling
40A Upper Cliff Rd Northwood	Modern dwelling
62 Cliff Rd. Northwood	Federation dwelling
2 Upper Cliff Rd Northwood	Streetscape element
4 Upper Cliff Rd Northwood	Streetscape element
39 Mary St. Longueville	Victorian dwelling
45 Parklands Ave Lane Cove North	Interwar dwelling
Woodford Bay Longueville	Boat sheds (11 total)
Kellys Esplanade Northwood	Paths roads
33 Upper Cliff Road & 35-45 (excl 37)Cliff Rd. Northwood	Stone fences
18 Bellevue Ave. Greenwich	Inter War Dwelling
War Memorial Longueville Road Lane Cove	Cenotaph/ War Memorial
Manns Pt. Reserve Greenwich	Archaeology site
4 Amalfi Pl. Longueville	Federation Building
36 Lower Serpentine Road Greenwich	Sea walls
38-44 Lower Serpentine Road Greenwich	Sea walls
Shell Greenwich	Archaeology site
31, 33, 35 Longueville Rd. Lane Cove	Art Deco Residential Flats
Lloyd Rees Bandstand Lane Cove Plaza LC	Bandstand

5.0 Community Consultation

A letter was prepared and sent out by Council to the property owners in the list above. Three property owners responded to the letter and meetings were held with all three owners at the individual property sites on the 4th of November 2008. A fourth meeting was held with a property owner on the 11th of February, 2009. An earlier visit was conducted with an owner (prior to the letter being sent out) on the 28th of May, 2008. A phone conversation with an owner was also conducted on the 12th of June 2009. Updated SHI inventory sheets with property descriptions, histories and statements of significance were prepared and were used in consultation with the relevant property owners to elicit support for the heritage listing. (See Appendix 4)

The individual consultations used the document titled "What it means to be Heritage Listed" prepared by the Heritage Office in order to give each property owner consistent information and allay concerns with being listed. (See appendix 3)

The outcomes of the consultative process are included in this Report to Council. The success of this process should see additional items added to the Schedule of the Local Environmental Plan 2007.

5.1 Community Consultation Feedback

After letters were sent out to all private properties in Table 1, 5 responses were received from owners whose properties were proposed to be added to Schedule 5, LEP 2007 Draft LEP. A meeting with an additional property owner had been held previously. If no responses were received, the properties were recommended to be added to Schedule 5 of the LEP. A summary of properties and reports of the visits are outlined below in Table 2:

TABLE 2: Summary of Community Consultation Feedback

Property	Description	Meeting	Outcome
CATEGORY 1- responded to letter/meetings and/or phone conversation held			
39 Mary St. Longueville	Victorian dwelling	4 November, 2008	Add to Schedule 5
45 Parklands Ave Lane Cove North	Interwar dwelling/ sandstone walls	4 November, 2008	Walls to be added to schedule 5
2 James St. Northwood	20 th Century Dwelling	4 November, 2008	Do not add to Schedule 5
18 Bellevue Ave. Greenwich	Interwar dwelling	28 May, 2008	Remove from Schedule 5
109 Northwood Rd. Northwood	Victorian dwelling	11 February, 2009	Add to Schedule 5
4 Amalfi Place Longueville	Federation out-building	12 June 2009 **phone conversation	Add to Schedule 5

CATEGORY 2-did not respond to letter

39 George St, Greenwich	Federation Dwelling	No	Add to Schedule 5
1A Birriwa Pl. Northwood	Federation Dwelling	No	Add to Schedule 5
4 James St. Northwood	Inter War Dwelling/ Glenn. Murcutt extension	No	Add to Schedule 5
40A Cliff Rd Northwood	Modern dwelling	No	Add to Schedule 5
62 Cliff Rd. Northwood	Federation dwelling	No	Add to Schedule 5
2 Upper Cliff Rd Northwood	Streetscape element	No	Add to Schedule 5
4 Upper Cliff Rd Northwood	Streetscape element	No	Add to Schedule 5
33-45 Cliff Rd. (excl 37)Northwood	Stone fences	No	Add to Schedule 5
31, 33, 35 Longueville Rd. Lane Cove	Art Deco Residential Flats	No	Remove from Schedule 5

CATEGORY 3-Council-owned property -no letters sent

Kellys Esplanade Northwood	Paths roads	No	Add to Schedule 5
Manns Pt. Reserve Greenwich	Archaeology-wharf, quarry, Bond store. Submarine electricity cables, naval storage area	No	Add to Schedule 5
38-44 Lower Serpentine Road Greenwich	Boat repair facilities and seawalls	No	Add to Schedule 5
36 Lower Serpentine Road Greenwich	Boat repair facilities and seawalls	No	Add to Schedule 5
Lloyd Rees Bandstand	Bandstand	No	Add to Schedule 5
Longueville Road Lane Cove	Cenotaph/ War Memorial	No	Add to Schedule 5

CATEGORY 4- other ownership- no letters sent (Maritime Services Board/ Shell)

Woodford Bay Longueville	Boat sheds (11 total)	No	Add to Schedule 5
Shell Terminal	Oil Depot/archaeology site	No	Add to Schedule 5

5.2 Summary- Property Owner Meetings



39 Mary Street Longueville- Victorian Villa

Date: 4th November, 2008

Time: 12:30 pm

Place: 39 Mary Street

Attendees:

Mr. & Mrs. Austin

Stephanie Bashford

Garry Stanley

Jane Rothschild

Property Owners

Manager- Strategic Planning

Lane Cove Council

Heritage Architect

Heritage Consultant

Background:

We met the property owners inside the dwelling. This property has had an approved DA for a 2nd storey and substantial alterations to the front of the property (lodged by the previous owners). The current owners feel that the approved DA is unsympathetic to the streetscape; they would like to lodge a more sympathetic proposal as a Section 96, still maintaining the second storey addition and taking advantage of the potential river views.

The Austins are concerned about being heritage listed for the following reasons:

- o Listing could limit the location of the 2nd storey to the house in the Section 96 proposal
- o Restrict their design/development options
- o Reduce the value of their property.
- o They had had a previous difficult experience previously in owning a heritage listed property in another LGA which has made them uneasy about listing this property.

The owners stated that they would be forced to build the unsympathetic approved DA should Council heritage list the property. Various options were discussed.

Recommendation:

The property is recommended for heritage listing as it is a rare building type in Longueville- one of only 3 Victorian villas in Mary Street and one of the suburb's earliest houses.



45 Parklands Avenue Lane Cove North-Inter War bungalow

Date: 4th. November 2008
Time: 5PM
Place: 45 Parklands Avenue
Attendees:

Mr. & Mrs. Martin	Property Owners
Brendan Metcalfe	Town Planner-Lane Cove Council
Garry Stanley	Heritage Architect
Jane Rothschild	Heritage Consultant

Background:

The meeting took place on the footpath outside their dwelling. The owners were strongly not in favour of heritage listing their property. Their reasons were as follows:

- o They have been told by local real estate agents that it would reduce the value of their property by 15%.
- o They feel that their property had been singled out simply because they had developed the garden, kept the dwelling in very good condition and made substantial improvements.
- o They could not see the rationale for heritage listing their dwelling as compared to the others which are of a similar age and style in the street.

Despite explaining that heritage listing could help protect their property from development adjacent to them, they did not want to have to consult Council about any improvements to their property, or have limitations as to what they could build.

However, they would accept heritage listing the sandstone garden boundary wall.

Recommendation:

The garden entry wall is recommended for listing on Schedule 5 (the owner has no objection to this listing).

As the dwelling forms part of a group of like houses (and the heritage significance lies in the consistent streetscape of the precinct) it is recommended that Parklands Avenue and the surrounding streets be developed as a Conservation or Character Area which respects and protects the typical low fences, planting and single-storey bungalow style houses with tile roofs.



2 James Street Northwood- eclectic 20th Century dwelling

Date: 4th. November 2008,
Time: 6:30 PM
Place: 2 James St. Northwood
Attendees:

Suzanne Davies
Andrew Thomas
Garry Stanley
Jane Rothschild

Property Owner
Town Planner-Lane Cove Council
Heritage Architect
Heritage Consultant

Background:

The meeting took place in the garden of the property. The owner is not in favour of heritage listing the property for the following reasons:

- o The owner has had heritage –listed properties previously in Pymont and Hunters Hill and found that the heritage listings prevented her from updating or changing the properties.
- o Heritage listing didn't allow the owner to enhance the value of the property
- o Heritage listing restricts the potential buyers for the property
- o The aesthetic value of the dwelling is in the variety of unusual stained glass which was recently added to the house by the owner.

Recommendation:

The property is not recommended for heritage listing because very little of the fabric is original – only the sandstone base, the entry and a few windows. Almost all the leadlight windows which give the property its eclectic aesthetic value are recent re-cycled additions.



18 Bellevue Avenue Greenwich-

Date: 28 May 2008
Time: 12 PM
Place: 18 Bellevue Avenue Greenwich

Attendees:

Gemma and Michael Rooney
Garry Stanley
Jane Rothschild

Property Owner
Heritage Architect
Heritage Consultant

Background: The meeting took place in the owner's house. The owner was interested in removing heritage listing of the property in the LEP 2003 removed for the following reasons:

- o The property needs substantial repair including window and doors, the garage lintel and ceilings and the roof which is leaking.
- o They felt that the property had been compromised by the surrounding development of flats and office buildings which overshadowed the property
- o They wanted to be able to subdivide the property or develop for town houses
- o They wanted to take advantage of adding a second storey for district views

Recommendation:

It is recommended that the property be removed from the Schedule 5 as the setting has been severely compromised by the adjacent development, especially to the north by large office buildings and by large dwellings which have been constructed to either side of the dwelling. The property is not visible from the street and as such does not add to the streetscape. The dwelling does, however, have original art deco interior detailing such as the mantel and both interior and exterior doors and windows. These original elements should be recycled and protected during demolition. The interiors should be photographically documented and a copy of the photographs lodged with Naomi Bassford, Local History Librarian in the Local History Library.



2008



c 1965

109 Northwood Road Northwood

Date: 11 February 2009
Time: 11 AM
Place: 109 Northwood Road Northwood

Attendees:

David and Barbara Jackson
Stephanie Bashford

Garry Stanley
Jane Rothschild

Property Owners
Manager- Strategic Planning
Lane Cove Council
Heritage Architect
Heritage Consultant

Background:

The meeting took place in the front and in the garden of the property. The owner is not in favour of heritage listing the property for the following reasons:

The owner stated that the property had been substantially altered, (partially by them) including:

- o Removal of the original kitchen and front verandah lean-tos
- o changes to the front verandah and creation of new front entry
- o Substantial alterations to the original roof form and
- o The addition of skylights and a slate roof
- o The addition of side balconies and new side windows and doors.

Recommendation:

The property is recommended for heritage listing; although the original fabric has been substantially altered, it is one of the original houses in Northwood and is thus historically significant in the development of Northwood. It is part of a group of late Victorian and Early Federation dwellings along Northwood Road which have prominent chimneys and silhouettes which add to the streetscape value of Northwood Road and are visible along the ridge of Northwood Road from areas of Woodford Bay.



4 Amalfi Place – Federation Out building (photos by Bruce Dawbin, LC Heritage Advisor 2005)

4 Amalfi Place Longueville

Date: 12 June 2009
Time: 3 PM **Phone conversation

Attendees: Jane Rothschild Heritage Consultant

Background:

An informal inspection of the property took place in late 2008 with one of the owners of the property. A request was made at the time to return to photograph the property for the Heritage Study. However, in a later phone conversation with the owner, James Ashworth, it was requested that the property not be photographed as he was not in favour of heritage listing the property. His reasons were outlined as follows:

- o It would limit the scope of development of the property
- o It would decrease the value of the property

Recommendation:

The property is recommended to be added as a Heritage Item in Schedule 5; although the original fabric has been somewhat altered, the building is considered to be historically significant as the last original fabric of the grand residence Amalfi House, one of the most significant early houses in Longueville, which was demolished in 1958.

6.0 SUMMARY OF FINDINGS

TABLE 3: Summary of Findings

Item no	Property	Description	Study	Listed	Recommendation
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Items to be deleted from Schedule 5 Draft LEP 2007

1	18 Bellevue Ave. Greenwich.	Inter War Dwelling	Yes	Yes	Delete from schedule 5
2	31,33, 35 Longueville Rd. LCove.	Art Deco flat buildings	Yes	Yes	Delete from schedule 5

Items identified in heritage study 1980 and other items to be added

	GREENWICH				Recommendation
3	39 George Street Greenwich	Federation dwelling	No	No	Add to schedule 5
4	Manns Point Reserve	Archaeology/Bond Store/Wharf/Quarry	No	No	Add to schedule 5
5	36 Lower Serpentine Rd Greenwich	Sea walls	No	No	Add to schedule 5
6	38-44 Lower Serpentine Rd Greenwich	Sea walls	No	No	Add to schedule 5
7	Shell Site Greenwich	Archaeology site	Yes	No	Add to schedule 5
	NORTHWOOD				
8	1A Birriwa Pl. Northwood.	Federation dwelling	No	No	Add to schedule 5
9	109 Northwood Rd. Northwood.	Victorian dwelling	No	No	Add to schedule 5
10	33 Upper Cliff Road & 35-47 Cliff Rd. (Excl 37) Northwood	Streetscape elements	Yes,(37)	No	Add to schedule 5
11	40A Upper Cliff Rd Northwood	Modern dwelling	No	No	Add to schedule 5
12	62 Cliff Rd Northwood	Federation dwelling	No	No	Add to schedule 5
13	2 James St. Northwood	Eclectic dwelling	No	No	Do not add to schedule 5
14	4 James St Northwood	Californian bungalow (Glenn Murcutt extension)	No	No	Add to schedule 5
15	2 Upper Cliff Rd Northwood	Streetscape element	No	No	Add to schedule 5
16	4 Upper Cliff Rd Northwood	Streetscape element	No	No	Add to schedule 5
17	Kellys Esplanade Northwood	Paths roads	Yes	No	Add to schedule 5
18	Woodford Bay	Boat sheds (11 total)	Yes	No	Add to schedule 5

Item no	Property	Description	Study	Listed	Recommendation
	LONGUEVILLE				
19	39 Mary St. Longueville	Victorian dwelling	No	No	Add to schedule 5
20	4 Amalfi Place Longueville	Federation Outbuilding	No	No	Add to schedule 5
	LANE COVE				
21	45 Parklands Avenue LC (wall)	Inter War dwelling	No	No	Add to schedule 5
22	Longueville Rd. Lane Cove	Cenotaph & memorial	No	No	Add to schedule 5
23	Lloyd Reed Bandstand Lane Cove Plaza	Bandstand	No	No	Add to schedule 5

6.1 SUMMARY HERITAGE SHEETS

6.1.1 Greenwich

ITEMS TO BE REMOVED FROM SCHEDULE 5 DRAFT LEP 2007

	18 Bellevue Avenue – Inter War art deco Art Deco interwar compromised by the setting ▪ Large office building to rear ▪ New dwelling to west ▪ Flat building to east ▪ Little contribution to streetscape ▪ In need of substantial repairs for damp ▪ Not a rare item Significance is largely in interior details not visible to the street. Interiors, however are intact with unusual curved living room windows and fireplace detail.
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GREENWICH

PROPOSED HERITAGE ITEMS TO BE ADDED TO SCHEDULE 5 DRAFT LEP 2007

	39 George Street Greenwich – Federation dwelling An intact Federation dwelling of simple design contributing to the streetscape and history of Greenwich. The style of dwelling is not considered rare in Lane Cove nor the Sydney area.
	Mann's Point Reserve—wharf/bond store/quarry Manns Point Reserve demonstrates the development of harbour side infrastructure and workplaces from the 19th century onwards, beginning with sandstone quarrying. The site is particularly significant for the role it played as the northern terminus of the cable tunnel ("Harbour Tunnel") between Balmain and Greenwich and played an important role in the development of tramways.
	36 Lower Serpentine Road-seawalls and steps The site is characteristic of the harbour access provided for harbour side properties in the 19th century. The sandstone walling of the seawalls is typical of the workmanship associated with harbour side construction of seawalls and other harbour works. The seawalls and other facilities demonstrate the principal characteristics of small scale harbour side wharf or jetty facilities. Historical jetties or wharves are rare on Sydney Harbour.

GREENWICH

PROPOSED HERITAGE ITEMS TO BE ADDED TO SCHEDULE 5 DRAFT LEP 2007

	38-44 Lower Serpentine Road- Seawalls and boat repair facilities. The site is characteristic of the expansion of smaller scale harbour facilities in the 20th century. The sandstone walling of the seawalls is typical of the workmanship associated with harbour side construction of seawalls and other harbour works and demonstrate the principal characteristics of small scale harbour side facilities, together with boat repair sheds and winches. Sites associated with the working harbour are becoming rarer as boat building and repair functions cease.
	Shell Terminal (Gore Bay) The Shell Gore Bay Terminal is associated with many aspects of the development of the oil industry in Australia and NSW. It has specific associations with John Fell, one of the main proponents of shale oil and then oil refining. It is associated with the development of Shell Australia throughout the 20th century, including the Shell Transport & Trading Company, a subsidiary of the British Imperial Oil Company, renamed Shell in 1927. The Gore Bay Terminal has been in continuous use for oil and related products from 1884 onwards. The Shell Gore Bay Terminal demonstrates a high degree of technical achievement in various aspects of the development of the oil industry in NSW. Both the standing structures and potential below ground archaeological remains will contribute valuable information to our understanding of the development of the oil industry in NSW. This type of site, particularly with its lengthy history, is rare in NSW and in Australia as a whole.

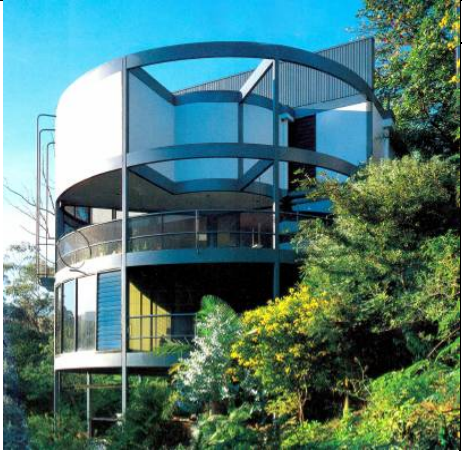
6.1.2 Northwood

ITEMS TO BE ADDED TO SCHEDULE 5 DRAFT LEP 2007

	1A Birriwa Place – Federation dwelling 1A Birriwa Place is a rare example of a Federation style dwelling with distinctive bay window and verandah timber work. The dwelling is relatively intact and contributes to the scale and quality of Birriwa Place. It is historically significant as one of the earliest houses in Northwood.
	109 Northwood Road – Victorian dwelling Number 109 Northwood Road is historically significant as one of the earliest houses constructed in Northwood. It is part of group of Late Victorian style dwellings with prominent chimneys, adding to the streetscape value of Northwood Road. The original garden remains with the property; however the Northwood Road setting and the dwelling have been compromised by extensive changes to the dwelling including the entry, roof form, addition of balconies, site landscape works and the addition of skylights to the front facade.
	33 Upper Cliff Road & 35-47 Cliff Road (excl. 37)- streetscape elements The sandstone walls are a rare example of residential landscape elements, utilising local sandstone in a distinctive pattern. The walls add distinction and character to the curve on the high side of both Upper Cliff and Cliff Roads and add to the garden settings of the dwellings beyond. They are historically significant associated with the 1904 Northwood Point Estate subdivision.

NORTHWOOD

ITEMS TO BE ADDED TO SCHEDULE 5 DRAFT LEP 2007

	40A Upper Cliff Road – Modern dwelling No. 40A is aesthetically significant as an iconic 1970's modern house designed by architect Furio Valich. Known as 'Nioka', the dwelling is significant utilising curved steel members to create a structure aesthetically sited in the bush landscape of Gore Creek Reserve. The house has been listed in the book <i>Sydney Architecture</i> as technically significant in its use of steel frame in the 1970's.
	62 Cliff Road – Federation dwelling Number 62 is historically significant as one of the earliest built on the Northwood Estate auctioned in 1904. The dwelling has been sympathetically altered to include garages and the addition of stone wall to Cliff Rd. It has landmark qualities and contributes to the streetscape of Cliff Rd.
	4 James Street – Inter War dwelling This dwelling is a rare example of a Californian Bungalow constructed of sandstone base with half timber top. It has significance in its association with the renowned Glenn Murcutt, as extensions were undertaken by Murcutt. The original dwelling contributes to the aesthetic qualities of James St.

NORTHWOOD

ITEMS TO BE ADDED TO SCHEDULE 5 DRAFT LEP 2007:

	2 Upper Cliff Road- streetscape elements The sandstone walls are a rare example of residential landscape elements, utilising local sandstone in a distinctive pattern. The walls add distinction and character to the curve on the high side of Cliff Rd. and add to the garden settings of the dwellings beyond. They are historically significant associated with the 1911 City View Estate subdivision of 1911.
	4 Upper Cliff Road– streetscape elements The sandstone walls are a rare example of residential landscape elements, utilising local sandstone in a distinctive pattern. The walls add distinction and character to the curve on the high side of Cliff Rd. and add to the garden settings of the dwellings beyond. They are historically significant associated with the 1911 City View Estate subdivision of 1911.
	Kelly's Esplanade- streetscape elements The paths and roads of Kelly's esplanade are rare landscape elements in Lane Cove and the Sydney area offering close public views of the Lane Cove River. The paths and roads provide a natural landscape setting for the adjoining residential properties.
	Woodford Bay boatsheds The Woodford Bay boatsheds are significant in the recreational development associated with post war suburban expansion and for the association with Kingsford Smith who built one of the boatsheds. The timber boatsheds are aesthetically significant due to their contribution to a picturesque landscape setting of the Bay and are highly significant as rare examples of built form over water in the Sydney area.

NORTHWOOD

ITEMS NOT TO BE ADDED TO SCHEDULE 5, DRAFT LEP

	2 James Street - Eclectic 20th Century dwelling The timber, brick and sandstone dwelling includes the incorporation of an eclectic collection of lead light windows from various historical periods incorporated into the fabric of the house. However, the house has been significantly altered and little of the original fabric remains.
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6.1.3 Longueville

ITEMS TO BE ADDED TO SCHEDULE 5 DRAFT LEP 2007

	39 Mary Street – Victorian dwelling (Rio Vista) 39 Mary St. is historically significant as one of the earliest dwellings in Longueville, sited in a street with several similar aged dwellings taking advantage of the views over the Lane Cove River. The dwelling has local landmark significance terminating the view up Belicote Road, and is representative of single storey double fronted Victorian dwellings in the Sydney area.
	4 Amalfi Place – Federation outbuilding 4 Amalfi Place is historically significant as the sole remaining building of the former Amalfi Estate and is significant in its association with Joseph Palmer who built Amalfi House. Amalfi House was one of the most significant grand houses in Longueville and was demolished in 1958. The building is thought to have been used as a coach house and stables for Amalfi House and was constructed as part of the expansion of the house by Joseph Palmer in the late 1890's.

6.1.4 Lane Cove

ITEMS TO BE REMOVED FROM SCHEDULE 5 DRAFT LEP 2007

	31,33 and 35 Longueville Road Lane Cove Art Deco flat buildings which have been compromised by the setting ▪ Development of Longueville Road ▪ High traffic volume ▪ Little visibility from Longueville Road ▪ Do not add to the streetscape ▪ Deteriorated condition The flat buildings are significant as potentially the earliest flat buildings in Lane Cove. They are rare as a type in the area. Although they have interesting brick details, these examples are not of an extremely high quality or good condition.
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LANE COVE NORTH

ITEMS TO BE ADDED TO SCHEDULE 5 LEP 2007

	45 Parklands Avenue (stone walls) Inter War bungalow- sandstone garden wall and gate located on visible corner site. The garden wall of 45 Parklands Ave. is aesthetically significant as it contributes to the streetscape of similar houses of a high quality. It is located on a prominent corner in a garden setting.
	Cenotaph/War Memorial The Cenotaph is a socially significant memorial commemorating the fallen in World War II. It contributes to the sense of place off the Civic Area of the Lane Cove Shopping Centre on Longueville Road and is located in a prominent position adjacent to the World War I monument and library and providing a focus for Anzac Day services.

LANE COVE

	Lloyd Rees Bandstand The Lloyd Rees Bandstand is historically significant in its association with the prominent artist Lloyd Rees who prompted its design. Rees contributed aesthetically during the design of the bandstand and contributed financially to the bandstand's construction. It is also historically significant as an important component of the first road closure – public plaza in Australia. The Lloyd Rees Bandstand is significant as it is likely one of the last bandstands constructed in Sydney. The Lloyd Rees Bandstand is aesthetically significant as a design by an award-winning designer Harry Howard who did a great deal of work in the Lane Cove area. The bandstand was featured as a significant steel structure in Magazines when it was constructed in 1983 as it used tensioned stainless steel and modern polyester fabrics. It forms a prominent visual focal point in the Lane Cove Plaza. The bandstand is socially significant to the Lane Cove community as the location of numerous local music concerts, speeches, gatherings and events in the 26 years since its construction.
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7.0 Recommendations

7.1 Recommendations for Schedule 5

- o Two items to be deleted
- o Twenty items to be added

7.2 Further Investigation

- o All items in Draft LEP 2007 to be put in SHI system
- o Cross reference Heritage Items to Lane Cove Council Heritage Maps
- o Every Item within the Greenwich Conservation Area should be scheduled with style, ranking and comments as part of a DCP for Greenwich Conservation Area
- o Create a Character/Conservation area for Parklands Avenue. Lane Cove North Precinct
- o Create Design Guidelines for alterations and additions to Heritage Items

APPENDIX

Community Consultation Letter

COUNCIL LETTERHEAD

Lane Cove Heritage Review -Stage 2

Lane Cove Council is currently undertaking a review of the Heritage Items in its Local Government Area. As part of this process, 29 items have been identified by local residents and Council staff for possible inclusion in the comprehensive Local Environment Plan. The items include parks, boathouses, streetscape elements (such as stone walls) and houses.

To determine whether these items should be included or not, an assessment sheet has been prepared on each item based on the history, physical evidence and significance and according to the Heritage Office's criteria for assessing heritate significance..

Your fence, house has been identified as one of these items. To continue the assessment process, Council wants to discuss its preliminary findings with you to seek your support in listing your property on the LEP.

To assist you with this important decision, please find enclosed the Heritage Office brochure about "*Heritage Listing- Benefits for Owners.*"

Council would like to discuss this matter with you on a one to one basis at your home. We have scheduled this process to occur between mid- July and mid-August of this year. Any time of the day or the evening Monday to Friday (up until 7:00pm) could be available.

Our two Heritage Consultants and a Council Representative would be attending the meeting.

Please contact **xxxxxx** at Lane Cove Council by email or phone by the **xx July** with a day and time to suit you and we will confirm the meeting.

We look forward to meeting with you.

Yours faithfully,

XXXXXXXXXX

Heritage Listing: Benefits for owners



Have you noticed headings like these in the property section of your local newspaper: “Full of Character”, “Loads of Charm”, “Remembering Yesteryear”? Chances are, these headlines are referring to a historic house, an elderly terrace or a charming cottage. They may even refer to a heritage-listed property. There is growing evidence to support the view that heritage listing has a positive impact on property values, and real estate advertisements are starting to reflect this.

The main reason why people purchase heritage buildings is because they like them. And they like them for all sorts of reasons. It may be because of their character, or their well established gardens. They may have wonderful settings or pose the challenge of renovation, which so many people relish.

Owning a heritage-listed property brings other advantages:

- Heritage listing provides certainty for owners, neighbours and intending purchasers. This is important when people are looking for a particular environment within which to live and work. It explains why certain suburbs, towns, villages and rural properties are sought after.
- Protection of an item also requires the local council to consider the effect of any proposed development in the area surrounding heritage items or conservation areas. This is positive as it ensures an appropriate context for heritage items.
- It confirms a heritage status that is a source of pride for many people. This status can be very useful for commercial owners in their advertising.

- The assessment process leading to listing often unearths new information on the history and style of the place.
- Through flexibility clauses in local environmental plans, owners of heritage items can request councils to agree to land use changes, site coverage and car parking bonuses unavailable to other owners.
- Listing gives owners access to the free heritage advisory services provided by most councils in NSW.
- Listing provides potential savings through special heritage valuations and concessions. If the property is listed in a local or regional environmental plan (individually or in a conservation area) the owner can request a “heritage restricted valuation” for land tax and local rate purposes from the Valuer-General. If the property is on the State Heritage Register there is an automatic heritage valuation for both local rates and land tax purposes. Heritage restricted valuations mean that valuations of property are made on an existing development basis rather than on any presumption of future development.
- Listing gives access to local heritage fund programs run by many councils in NSW, particularly in rural areas, to provide small grants or loans to assist heritage projects.



Brownlow Hill is a rare colonial farming estate and is listed on the State Heritage Register. Photograph by C deen Morris.

- Listing on the State Heritage Register makes the property eligible for consideration under the Commonwealth's annual Cultural Heritage Grants Program, which is open to both private owners and community groups.
- Heritage listing enhances applications to other bodies where the building or site might be eligible for funding.

Debunking the myths about heritage listing

It can be easy to point the finger at heritage listing when problems arise, but the benefits can far outweigh any perceived negatives.

- ✓ Listing places no legal restriction on the sale or leasing of properties.
- ✓ Heritage buildings are best cared for when they are lived in and loved. This means they must be useable. Houses may need new bathrooms and kitchens; commercial buildings may need new services and fire protection.
- ✓ Listing does not exclude changes or additions or new buildings on the site, provided that these do not detract from the heritage significance of the listed items. This is consistent with what most owners want for their heritage properties. It is also consistent with advice from real estate agents that well looked after heritage properties are among the easiest to sell and can bring the highest prices.
- ✓ Listing does not exclude the adaptive re-use of a heritage item. Sometimes this is a sensible way of ensuring the future use of an important place. Examples include the conversion of a warehouse to residential use or the adaptation of a house to offices.
- ✓ Other than normal maintenance, it is not expected that owners take any additional measures or undertake restoration work. Action against owners is only pursued in situations where an owner is deliberately allowing a property to deteriorate and where discussions have failed to resolve the issue.
- ✓ Maintenance of heritage items and gardens does not require formal approval.
- ✓ Some owners occasionally open their heritage properties to the public, usually on an entry fee basis, either for themselves or charity. However, as with all private property, heritage listing does not allow the general public the right to visit the property without the express permission of the owner.



Photograph by Paramount Studios

How to find out if a property is heritage-listed:

In NSW there are two types of statutory heritage listing. A property is a heritage item if it is listed in:

- the heritage schedule of the local council's Local Environmental Plan;
- the State Heritage Register, a list of places and items of particular importance to the people of NSW.

There are also many non-statutory heritage lists, such as the National Trust Register and the Royal Australian Institute of Architects' Register of 20th Century Buildings.

Although these registers do not provide legal protection, they help to alert the community to the intrinsic heritage value of particular places.

To find out if a property is heritage listed, access the Heritage Office website: www.heritage.nsw.gov.au.

Alternatively, you can check with your local council to find out if a property is identified in the Local Environmental Plan.

The National Trust maintains a list of heritage properties available for purchase on its website: www.nationaltrust.com.au.



NSW
Heritage Office

For further information or advice contact:

NSW Heritage Office

3 Marist Place, Parramatta, NSW
Locked Bag 5020, Parramatta, NSW 2124
Tel: (02) 9873 8500 Fax: (02) 9873 8599

www.heritage.nsw.gov.au

Email: heritageoffice@heritage.nsw.gov.au

helping the community to conserve our heritage