

Appendix B

Executive Managers Report No. PLN33/13 and Council Minutes

(F2008/00501)

RESOLVED ON THE MOTION OF COUNCILLOR BROWNE, seconded by COUNCILLOR ANISSE,
THAT:

1. Council endorse progression of the Planning Proposal attached to Group Manager's Report No. PL28/13 to amend Schedule D (Heritage Items) of the Hornsby Shire Local Environmental Plan 1994 or Schedule 5 (Environmental Heritage) of the draft Hornsby Shire Local Environmental Plan.
2. Pursuant to Section 56(1) of the Environmental Planning and Assessment Act 1979, Council forward the Planning Proposal to the Minister for Planning and Infrastructure seeking a Gateway Determination to exhibit the Planning Proposal.
3. Following the exhibition, a report on submissions received in response to the public exhibition and consideration by the Heritage Advisory Committee be prepared for Council's consideration.
4. Council endorse the Hornsby Heritage information brochure for distribution to the general public.

FOR: COUNCILLORS ANISSE, AZIZI, BERMAN, BROWNE, COX, GALLAGHER,
HUTCHENCE, RUSSELL, SINGH AND TILBURY

AGAINST: NIL

14 PL41/13 Awareness Program for Safety of Awnings Over Public Lands

(F2011/00835)

RESOLVED ON THE MOTION OF COUNCILLOR BROWNE, seconded by COUNCILLOR HUTCHENCE,

THAT Council adopt the Awareness Program for Safety of Awnings Over Public Lands detailed in Group Manager's Report No. PL41/13.

FOR: COUNCILLORS ANISSE, AZIZI, BERMAN, BROWNE, COX, GALLAGHER,
HUTCHENCE, RUSSELL, SINGH AND TILBURY

AGAINST: NIL

13 HERITAGE REVIEW - STAGE 5

EXECUTIVE SUMMARY

- In 2011, Council endorsed a review of heritage items and heritage listed privately owned gardens as part of Heritage Review Stage 5.
- In accordance with Council's resolution, a heritage consultant was commissioned to undertake the Review, which included a review of 36 properties nominated for inclusion or removal from the schedule of heritage items and an analysis for retention or removal of 42 heritage listed privately owned gardens.
- It is recommended that Council endorse the recommendations of *Heritage Review - Stage 5* to be progressed as a Planning Proposal attached to this report for submission to the Department of Planning and Infrastructure for Gateway determination and exhibition.
- Miscellaneous amendments for existing heritage items, such as property description and/or address corrections resulting from approved subdivisions, are also proposed to be progressed as part of the Planning Proposal.

RECOMMENDATION

THAT:

1. Council endorse progression of the Planning Proposal attached to Group Manager's Report No. PL28/13 to amend Schedule D (Heritage Items) of the *Hornsby Shire Local Environmental Plan 1994* or Schedule 5 (Environmental Heritage) of the draft *HELP*.
2. Pursuant to Section 56(1) of the *Environmental Planning and Assessment Act 1979*, Council forward the Planning Proposal to the Minister for Planning and Infrastructure seeking a Gateway Determination to exhibit the Planning Proposal.
3. Following the exhibition, a report on submissions received in response to the public exhibition and consideration by the Heritage Advisory Committee be presented to Council.
4. Council endorse the Hornsby Heritage information brochure for distribution to the general public.

PURPOSE

The purpose of this report is to present the findings of Heritage Review Stage 5 (“the Review”) and seek endorsement of its recommendations to be progressed as a Planning Proposal for public exhibition.

BACKGROUND

The *HSLEP 1994*, gazetted in July 1994, includes heritage conservation provisions and lists over 800 heritage items and 6 heritage conservation areas. In response to requests for the deletion or inclusion of items in the heritage schedule, Council commenced a Heritage Review in 1995 which has been implemented over a number of stages as follows:

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|---------|---|
| Stage 1 | Aboriginal Heritage Study, Brooklyn Cemetery draft LEP, review of heritage items and correction of anomalies within existing listings. |
| Stage 2 | Review of the Beecroft-Cheltenham Heritage Conservation Area and Hornsby West Side Heritage Conservation Area, review of heritage items and correction of anomalies within existing listings. |
| Stage 3 | Review of heritage items and correction of anomalies within existing listings. |
| Stage 4 | Review of heritage items, heritage listed trees and correction of anomalies within existing listings. |

The Heritage Review is an important periodical project carried out by Council to reassess the statutory protection and identified heritage values of locally heritage listed items and heritage conservation areas within Hornsby Shire.

The objective of undertaking the Heritage Review in stages is to allow Council to respond in a reasonable time frame to identified changes that may have taken place and provide an ongoing opportunity to address issues raised by the community. Each stage is progressed with a limited budget, timeframe and scope of works to meet the intentions of the Strategic Planning Program. Historically, each review has taken approximately 2 years from the commencement of a review to the finalisation of any amendments to planning instruments to implement the review recommendations.

At its meeting on 2 November 2011, Council considered Executive Managers’ Report No. PLN74/11 and endorsed the content and direction of Heritage Review Stage 5 to include the following projects:

- Review of 36 built and landscape items for deletion, retention or inclusion; and
- Review of 42 privately owned heritage listed gardens.

In accordance with Council's resolution, expressions of interest were sought from suitably qualified and experienced heritage consultants to undertake the project. Following an assessment of the submissions against selection criteria (including appreciation and compliance with the project brief, scope of works, methodology, consultation strategy, project team, experience, budget and timetable) Godden Mackay Logan in association with Chris Betteridge, Heritage Gardens and Landscape Specialist of MUSEcape Pty Ltd were appointed as the consultant for Heritage Review Stage 5.

The consultant has submitted a report entitled *Hornsby Heritage Study Review Stage 5* dated March 2013. A copy of the report is available for viewing on Council's website at: hornsby.nsw.gov.au/planning-and-building/heritage-review-5.

DISCUSSION

The purpose of the Heritage Review Stage 5 is to address the accuracy and completeness of Council's list of heritage items. The Review has been prepared in accordance with the principles and guidelines set out in *The Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance* (Burra Charter) and the *NSW Heritage Manual* (NSW Department of Urban Affairs and Planning and Heritage Council of NSW First Edition, 1996).

The assessment of heritage items included in the Review was guided by the NSW Heritage Council Office Standard *Assessing Heritage Significance*, 2001 including historical research through a wide range of documentary resources; field surveys assessing the physical evidence and current condition, integrity and context of each item; consultation with selected stakeholders; analysis of the information and preparation of a report articulating the Review findings and recommendations.

The outcomes of the Review include recommendations with respect to the:

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

In the case of garden and landscape items, the Review notes that a number of factors including, natural plant growth, introduction of new landscaping, the effects of prolonged drought, recent wet periods and the removal of some trees and other plantings have contributed to changes since the items were first assessed in the 1993 Heritage Study. Numerous properties inspected have lost large parts of their rear gardens as a result of subdivision and the lack of formative pruning of trees and hedges on a number of properties has resulted in the reduction of aesthetic value.

In the case of built items, the Review reports that almost all of the properties inspected have undergone a range of changes and alterations commensurate with modern lifestyle requirements. The changes often include rear alterations which, in most cases, have been undertaken sympathetically in accordance with the heritage provision of the *HSLEP 1994* and development guidelines included in the *Heritage Development Control Plan (DCP)*.

Recommendations

For each item, the Review provides an assessment of the significance, integrity and merit of each property and the information has been presented in a heritage inventory sheet format.

Of the 78 items reviewed, the Review recommends:

- 24 heritage items for deletion, comprising of 21 privately owned heritage listed gardens, 2 built items and 2 landscape items;
- 15 new heritage items for inclusion, comprising 14 built items, 1 landscape item and 4 privately owned heritage listed gardens;

- 23 items be retained with no amendments, comprising of 4 built items and 19 privately owned gardens;
- 8 items to be retained with amendments, comprising of 2 items to be listed as both 'house and garden' with built and landscape heritage values, 2 address corrections and 4 item name amendments;
- 5 items not to be progressed for heritage listing, comprising of 4 built items and 1 landscape item, as they do not meet the criteria for containing local heritage values; and
- 2 items to be nominated as potential heritage items subject to further investigation. In these cases, heritage listing is not been recommended. However, archival recording, historic research and conservation is encouraged.

The above recommendations have taken into account two situations where Council's position on subject properties has changed since the commencement of the Review:

- *Property Nos. 30-38 and 42 Oxford Street, Epping - Convict Relics (circa 1820 Saw Pit)* is recommended for inclusion on Council's heritage schedule in the Review. It is not recommended to be progressed as part of this report as it has been subject to further archaeological and heritage assessment as part of the Epping Town Centre Urban Activation Precinct. The listing of heritage items within the Epping Town Centre is being evaluated as part of the State Environmental Planning Policy for Epping that is the responsibility of the Department of Planning and Infrastructure.
- *Property No. 1015 Pacific Highway – House* was recommended for inclusion on Council's heritage schedule in the Review. It is not recommended to be progressed as part of this report as it was subject to a house fire in August 2012 with no significant fabric remaining.

The above recommendations are included in Summary Tables within an attachment to this report (Attachment 1).

Further Investigation

The Review concludes that the following privately owned heritage listed gardens which have landscape heritage values warrant further investigation as the houses associated with the gardens have potential built heritage values:

- 2-4 Hillcrest Road, Berowra;
- 15 Yallambee Road, Berowra;
- 27A Chester Street, Epping; and
- 149 Copeland Road, Beecroft.

It is not proposed to progress this properties in the current review but to consider their significance as part of the next Heritage Review identified on the Strategic Planning Program to commence in 2014.

The review also identifies 9 properties for internal inspection and archival recording. Although some interior spaces, fixtures and fittings have been assessed to be significant, or have the potential to be

significant, inspection and archival recording of the interiors of privately owned houses is costly and resource intense.

Existing practice is to encourage owners to carry out the recommended historical research and archival recordings as a condition of development consent with a copy submitted to Council, the local branch library or Historical Society. Accordingly, further investigation of the properties is not recommended at this stage.

Promotion and Education

The Review recommends that Council should produce a general information brochure to explain what it means to be heritage listed for existing and prospective owners in the Hornsby Shire. This type of brochure is provided by other Councils in the Sydney Metropolitan area and is highly effective in improving the understanding of local heritage and the meaning of heritage listing. The brochure would also provide advice on how to apply for a development application and how to find further information.

A draft heritage brochure has been prepared and is included as Attachment 4 to this report for endorsement by Council.

Miscellaneous Amendments

Council has recently prepared its Comprehensive LEP, which is a translation of the *HSLEP 1994* in accordance with DP&I *Standard Instrument*. At its meeting on 19 December 2012, Council resolved to endorse the draft *HLEP* for forwarding to the Department of Planning and Infrastructure for its making.

During the preparation of the draft *HLEP* minor amendments were made to Council's schedule of heritage items to correct anomalies within existing listings. Since this time, a number of heritage listed properties have been subdivided resulting in a change to their property description.

Accordingly, 5 further amendments are proposed to update existing heritage item listings to reflect the current property description (Lot and DP) and/or property address. Details for the proposed amendments are included in a summary table attached to the report (Attachment 2).

Statutory Considerations

A Planning Proposal has been prepared to progress the recommendations of Heritage Review Stage 5 for submission to the Department of Planning and Infrastructure for Gateway determination and exhibition.

The purpose of the Planning Proposal is to amend the *HSLEP 1994* or the draft *HLEP* (depending on the timing of the progression of the *Planning Proposal*) generally in accordance with the recommendations of the *Hornsby Heritage Study Review Stage 5*. The Planning Proposal would amend Council's LEP by:

- The removal of 24 heritage items that no longer warrant listing;
- The listing of 15 new items identified as having heritage significance;
- Updating 8 heritage item listings to reflect current significance;
- Updating 5 heritage items listings to reflect current property information; and
- Replacing the relevant map sheets of the Heritage Map for the Draft HLEP.

Statements of significance, in the form of inventory sheets, have been prepared for all new items.

The attached Planning Proposal (Attachment 3) sets out the proposed amendments in accordance with the Department's 'Guide to Preparing Planning Proposals'.

CONSULTATION

During the preparation of Heritage Review Stage 5, all owners were notified of the preparation of the review and were invited to participate in the review process. In some cases, the heritage consultant was able to meet with the owners of the properties for on-site consultation.

Further consultation with the wider community of Hornsby Shire would be undertaken should Council endorse the progression of the Heritage Review Stage 5 Planning Proposal. The proposed consultation strategy is included in the planning proposal.

During the exhibition period, the findings of Heritage Review Stage 5 and the recommendations of the Planning Proposal would be presented for consideration by the Heritage Advisory Committee. Further consultation would be undertaken with the Heritage Advisory Committee concerning any submissions received.

BUDGET

The budget for Heritage Review Stage 5 was \$75,000 (excluding GST). A further \$11,000 (excluding GST) was agreed upon as an extension to the brief. All funds have been expended and the consultant has satisfied all of the deliverables of the brief.

POLICY

There are no policy implications associated with this Report.

CONCLUSION

Heritage Review Stage 5 includes a review of heritage items and heritage listed privately owned gardens. A total of 76 properties were reviewed, including 36 built and landscape items for deletion, retention or inclusion and 42 privately owned heritage listed gardens.

It is recommended that Council endorse the findings of Heritage Review Stage 5 and progress a Planning Proposal to implement its recommendations for submission to the Department of Planning and Infrastructure for Gateway determination and exhibition.

It is also recommended that Council endorse a Hornsby Heritage information brochure.

RESPONSIBLE OFFICER

The officer responsible for the preparation of this Report is the Manager, Strategic Planning – Fletcher Rayner - who can be contacted on 9847 6744.

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Attachments:

1. Heritage Review Stage 5 - Recommendations
2. Heritage Review Stage 5 - Miscellaneous Amendments
3. Heritage Review Stage 5 - Planning Proposal
4. Hornsby Heritage Information Brochure

File Reference: F2008/00501

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HERITAGE REVIEW STAGE 5 - RECOMMENDATIONS

The following is a summary of the recommendations of the Review. Where the situation of the property has changed, a comment has been made by the Strategic Planning Branch and is shown in *red italics*.

1. Existing Heritage Items for Deletion:

The Review recommends 24 heritage items for deletion, comprising of 21 privately owned heritage listed gardens, 2 built items and 2 landscape items. The following table provides a summary table of the recommended deletions:

ID	Suburb	Property Address	Item	Comment	Recommendation
E37	Asquith	27 Royston Parade	Garden	Large exotic tree in residential lot, overhanging footpath and adjoining property. Needs arborist report when in leaf for condition and risk assessment. Aesthetic significance at a Local level derived from a large mature English Oak, which makes a positive contribution to the streetscape.	Remove from LEP. Include on Significant Tree Register.
E39	Beecroft	68 Beecroft Road	Garden	Garden has significantly altered since the 1993 Heritage Study but retains prominent Canary Island Date palms.	Remove from LEP Include mature palms on Significant Tree Register.
E40	Beecroft	128 Beecroft Road	Garden	Garden has been significantly altered since 1993 Heritage Study.	Remove from LEP.
E41	Beecroft	136 Beecroft Road	Garden	Garden has been altered since 1993 Heritage Study but retains significant specimen of Norfolk Island Pine.	Remove from LEP. Include Norfolk Island Pine on Significant Tree Register.
D31	Berowra	22 Hillcrest Road	Trees associated with 7 Wanill Place	Significant trees are actually on properties around cul-de-sac of Wanill Place. Some of these significant trees appear to relate to the re-subdivision of the landscape in the local area, with aesthetic significance and amenity value.	Remove from LEP. Include on Significant Tree Register.
A1	<i>Berowra</i>	<i>1015 Pacific Highway</i>	<i>House</i>	<i>Cottage burnt in house fire August 2012. No Significant fabric remains.</i>	<i>Remove from LEP.</i>
D32	Berowra	2 Waratah Road	"The Laurels" and garden	Poor maintenance and possible changes to the water table from the new residential development make the future uncertain for the remaining	Remove from LEP.

ID	Suburb	Property Address	Item	Comment	Recommendation
				six trees of the former row of eight trees. House to which they related has been demolished and the site subdivided.	
E48	Berowra	15 Yallambee Road	Garden	Site subdivided and garden significantly modified since 1993 Heritage Study. Remaining house requires investigation.	Remove from LEP. Investigate surviving building in next Heritage Review.
E49	Castle Hill	121–123 David Road	Garden	Remnant indigenous tree demonstrating an element of the pre-European settlement plant community. Historical and aesthetic significance locally.	Remove from LEP. Protect native trees under TPO.
E56	Cheltenham	7 The Promenade	Garden	Garden has altered since 1993 Heritage Study and is now mainly significant for the large Deodar.	Remove from LEP. Include Deodar on Significant Tree Register.
E60	Epping	132 Midson Road	Garden	Garden has changed since 1993 Heritage Study but large Hoop Pine still warrants listing.	Remove from LEP. Include Hoop Pine on Significant Tree Register.
E61	Epping	64–66 Norfolk Road	Garden—The Poplars	Camphor laurels and most other trees have been removed for redevelopment.	Remove from LEP.
A3	Hornsby	19C Ethel Street	Garden trees	The mature conifers (Bunya Pines) at 19C Ethel Street, across Galston Rd (33-35 Galston Rd) and at 10A Ethel Street are significant remnants of the historic cultural landscape of this part of Hornsby with landmark aesthetic values derived from their majestic scale and horticultural qualities.	Remove from LEP. Include maritime pine at 19C Ethel Street and Bunya Pines at 10A Ethel Street and 33-35 Galston Road on Significant Tree Register.
E65	Hornsby	61–63 Pretoria Parade	Gardens	All but one heavily lopped Camphor Laurel have been removed.	Remove from LEP.
E66	Mount Colah	547 Pacific Highway	Garden	Very tall Norfolk Island Pine is a landmark tree.	Remove from LEP. Include Norfolk Island Pine on Significant Tree Register.

ID	Suburb	Property Address	Item	Comment	Recommendation
E67	Normanhurst	2, 3, 5, 6 and 7 Bluegum Street	Gardens	Group of remnant indigenous trees in residential gardens reflect canopy species of original vegetation community. Through their majestic scale and aesthetic qualities these trees make a positive contribution to the streetscape and bushland identity of the area, as well as contributing to biodiversity, conservation and habitat protection.	Remove from LEP. Protect native trees under TPO.
E68	Normanhurst	7, 9, 11, 15 and 17 Capella Place	Rear gardens	Group of remnant indigenous trees in residential gardens reflect canopy species of original vegetation community.	Remove from LEP. Protect native trees under TPO.
E69	Normanhurst	1–7 Frith Avenue	Garden	House and most of garden removed since 1993 Heritage Study. The remnant garden and trees of a 1920s house, its significance has been reduced by the loss of the house, and much of its plantings, but a number of significant trees remain on the site. They interpret its original use and contribute to the aesthetic values of the site.	Remove from LEP. Include surviving non-indigenous trees on Significant Tree Register.
A5	Thornleigh	3 Pritchard Street	House	Originally a single-storey c1920s weatherboard cottage with a terracotta tiled roof. Now greatly extended and modified with the addition of an upper level, side wing and corrugated steel roofing. No longer a good or intact local example of a representative Federation period cottage. Significance is greatly diminished.	Remove from LEP.
E70	Thornleigh	17, 19, 21 and 23 Trelawney Street	Gardens	Group of remnant indigenous trees in residential gardens reflect canopy species of original vegetation community.	Remove from LEP. Protect native trees under TPO.
E71	Wahroonga	43 Bundarra Avenue	Garden	Large Pin Oak remains but rest of garden significantly altered.	Remove from LEP. Include Pin Oak on Significant Tree Register.
E76	Wahroonga	55, 57 and 57A Bundarra Avenue	Garden	Subdivisions since 1993 Heritage Study. No.57 has two remnant eucalypts in garden of new house; No.57A—two remnant eucalypts in garden of new house. Now significant	Remove from LEP. Protect native trees under TPO.

ID	Suburb	Property Address	Item	Comment	Recommendation
				only for remnant indigenous trees	
E78	Waitara	28–36 Balmoral Street	Gardens	Gardens have been altered since last Heritage Study and several lots have been subdivided, removing rear gardens. The Cypress Pines at No. 34 are significant elements in the streetscape	Remove from LEP. Protect native trees under TPO. Include mature Cypress at 34 Balmoral Street on Significant Tree Register.

2. New Heritage Items for Inclusion:

Fifteen new heritage items, comprising 14 built items, 1 landscape item and 4 privately owned heritage listed gardens are recommended for inclusion on Council's heritage schedule. The following table provides a summary table of the recommended inclusions:

ID	Suburb	Property Address	Item	Comment	Recommendation
B9	Beecroft	86 Sutherland Road	House and Garden	A fine example of an inter-war Old English Revival style residence which demonstrates the investment in substantial housing during the post-war infilling of the older subdivisions in Beecroft. The style and detailing of the house demonstrate accomplished architectural design and trades skills in its execution. The house is representative of an important period of Old English Revival houses in the North Shore area. The front garden, much of it contemporary with the house, has aesthetic values that complement the building and provide an appropriate landscape setting, with species popular in the 1950s.	List in LEP as house and garden
B10	Beecroft	88 Sutherland Road	House and Garden	A good example of a substantial Federation style bungalow, the house and garden are evidence of the more intensive residential development of Beecroft following the railway. The house is representative of the aesthetic character, form and fabric of the style and era, set in a generous garden which retains mature planting and has sympathetic new features.	List in LEP as house and garden

ID	Suburb	Property Address	Item	Comment	Recommendation
B11	Cheltenham	20 Cheltenham Road	House	Evidence of the comparatively late phase of subdivision of this area during the inter-war period and of commitment to quality building. A fine example of a corner site, specifically designed villa of restrained art deco style and detailing. Set across two generous garden allotments.	List in LEP.
E54	Cheltenham	28 The Promenade	Fence	The fine sandstone boundary fence is a prominent element in the streetscape of both 44 The Crescent and 28 The Promenade, with Local aesthetic significance and interpreting the former garden on the site.	List in LEP.
B14	Epping	34-36 Fernhill Avenue	"Eldruwin"	Eldruwin' is an important early house of the Epping area, the home of orchardist and manufacturer Alfred Wooster, who built and occupied the house from 1893-1920. Compared to other orchard houses in the area which were built during the same period, the design and aesthetic approach to 'Eldruwin' demonstrates technical achievement and an aesthetic sensitivity to its location and the Wooster family's requirements. A rare example of a substantial Victorian house built for a prominent orchardist family. Set in a mature garden, Eldruwin has been conserved and sympathetically adapted by ongoing owners.	List in LEP.
B16	Hornsby	52 Dural Street	"Birklands"	The siting and design of 'Birklands' was oriented to enjoy specific views of Hornsby's remarkable bushland valleys on the spurs and ridges to the west. Former home of local architect Louis S Robertson from c1901-1932, whose work in the LGA includes the Hornsby War Memorial and the extension to Beecroft School of Arts. 'Birklands' is representative of the earlier houses in the Hornsby area which sought healthful locations with bushland views on the edge of Sydney suburbia.	List in LEP.

ID	Suburb	Property Address	Item	Comment	Recommendation
B17	Hornsby	6 Rosemead Road	"The Haven"	'The Haven' is part of the wave of subdivision of the larger estates of Hornsby which occurred in the late nineteenth century to create smaller residential allotments. It was the home of Rev Thomas Watson from 1903-1905, headmaster of Barker College, until he retired and returned to England. An early weatherboard house of the Federation era, its form, fabric and location demonstrates the association of bedrooms with open air verandahs, sited to appreciate the Old Man Valley views. Representative of the small Federation-era bungalows designed for families, sited for bushland enjoyment and healthful open air on Hornsby's outskirts.	List in LEP.
B18	Hornsby	8 Rosemead Road	"Kuranda"	A finely detailed Arts and Crafts house of unusual design, demonstrating significant investment in quality building in Hornsby as the larger estates were subdivided. Built by architect Roscoe Collins as his family home, it is also associated with Robin John Tillyard, entomologist, who lived in the house from 1909-1922. Designed to demonstrate new approaches to suburban villa design, 'Kuranda' features key elements of the Arts and Crafts style and materiality. 'Kuranda' is a rare example of its style in Hornsby, an adventurous early bungalow that was publicised in contemporary journals.	List in LEP.
B19	Normanhurst	41 Pennant Hills Road	"Chislehurst"	A large, late Federation era house built in 1913, situated in a generous garden setting which demonstrates the subdivision of local farms for residential allotments. A prominent, large house in a corner position surrounded by a mature garden, 'Chislehurst' was associated with the Small family for more than 50 years and is representative of the early residential development along Pennant Hills Road following the decline of orcharding in the area.	List in LEP.

ID	Suburb	Property Address	Item	Comment	Recommendation
B20	North Epping	311 Malton Road	House	The bungalow is a remnant of the orcharding era of the development of North Epping, now on a much subdivided, but still generous curtilage. The building demonstrates careful aesthetic consideration in its detailing and proportions, being designed to maximise its relationship with its garden (and former surrounding orchards), and with principal rooms of formal composition below a fine, sweeping slate roof. The bungalow is representative of the orcharding homes that were once the major residences of the area prior to its residential redevelopment and post-war subdivision.	List in LEP.
B21	North Epping	80 Norfolk Road	House and Garden	Demonstrates early large acre residential subdivision of North Epping and closer subdivision as suburban development encroached on the orchards. Successful adjustment of the setting of the house to a diminished curtilage. Representative example of Federation style house and generous front garden with original planting. Historic association with Grigg family who built the house. A DA for a second-storey addition has been approved DA/433/2008 dated 30/5/2008. If this proceeds, the heritage value of the property would be severely diminished, to the point of deletion from the list.	List in LEP.
B22	Pennant Hills	108 Bellamy Street	House and Garden	A remarkably intact Pettit & Sevitt designed project home, designed c1972, which retains its original form, fabric and features. An excellent example of a contemporary, modest home designed by prominent architects for the project home market and maintained in excellent condition.	List in LEP.
B23	Pennant Hills	10 Harold Avenue	"Fairview"	'Fairview' is a representative example of the generous interwar bungalows built in Pennant Hills as orchards were subdivided, associated with the Yeo family.	List in LEP.

ID	Suburb	Property Address	Item	Comment	Recommendation
B25	Singleton's Mill	1549 Singleton Road	House	A cottage associated with the Singleton family has stood in this location since before 1884, and is evidence of the early Hawkesbury River settlement. The simple pitched roof cottage form is clearly an early building in a formerly agricultural landscape, prominent in views from the eastern side of the river. Singleton's cottage is representative of the small vernacular cottages that were built by early Hawkesbury River settlers that have by and large now been lost or substantially rebuilt.	List in LEP. Listing to apply to riverfront portion which includes former farmed area and cottage.
B27	Wahroonga	32 Ingalara Avenue	House	The house, its garden, its fittings and contents demonstrate a time capsule of its construction in 1938, a period rarely well recorded in the residential development of Sydney. The house has been associated with the Waterworth family from its construction to today. The house demonstrates the aesthetics of the Art Deco period in a modest cottage form. The house, its associated documentation, furniture and fittings and garden has the potential to yield information that will contribute to an understanding of NSW's cultural history, and that of the Shire. The house is a rare survivor in its present state, uncommon in its intactness and integrity. The garden retains the original gates, sections of the original wall and a number of mature trees characteristic of the period in which the house was built.	List in LEP.

One item recommended for heritage listing in the Review is not recommended to be progressed as part of this report as it has been subject to further archaeological and heritage assessment in separate Planning Proposal, as follows:

ID	Suburb	Property Address	Item	Comment	Recommendation
B15	Epping	30-38 and 42 Oxford Street	Convict relics – circa 1820s saw pit	The site of a former convict timber getting establishment in Oxford Street, Epping appears to be of potential state significance, but the extent of its physical remains is	List in LEP. <i>Progression for heritage listing will form part of the</i>

				unclear. A formal Archaeological Assessment of the area, with primary documentary research, plan analysis and registration is warranted. The archaeology provisions of the Heritage Act are likely to apply to the site and its vicinity. Early assessment of the extent of the remains is strongly recommended, together with a plan for its interpretation. Valuable research into this site has been initiated by local historian Ralph Hawkins.	<i>recommendations included in the Epping Town Centre Planning Proposal.</i>
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3. Existing Heritage Items for Retention/No Change:

Of the 78 items reviewed within the study, it is recommended that 23 items be retained on Council's heritage schedule as locally significant heritage items. As such, these listings do not require amendment as part of a future amending LEP. The 23 items comprise of 4 build items and 19 privately owned gardens. The following table provides a summary table of the recommended items to be retained with no change:

ID	Suburb	Property Address	Item	Comment	Recommendation
C28	Beecroft	59 Beecroft Road	House	This late Victorian house is evidence of the spread of settlement along Beecroft Road following the closer subdivision of earlier orcharding properties for residential redevelopment. The house form and fabric are typically Victorian with Federation overlay and extensive modern modifications to rear. Front and rear gardens have been extensively modified. No evidence of a well has been sighted or is known of by current owners.	Retain on LEP.
E42	Beecroft	2-4 Boronia Avenue	Gardens	No 2 appears to have had a new fence constructed since the 1993 Heritage Study. Gardens have also been altered since the 1993 Heritage Study but retain significant elements.	Retain on LEP.
E43	Beecroft	149 Copeland Road	Garden	New front fence since 1993 Heritage Study but garden retains significant elements.	Retain on LEP.
E44	Beecroft	156A Copeland Road	Garden	Garden has altered since 1993 Heritage Study but retains significant elements.	Retain on LEP.

ID	Suburb	Property Address	Item	Comment	Recommendation
E46	Beecroft	25 Wongala Crescent	Garden	Surviving front fence, curvilinear bride path and plantings typical of the Federation period, including a magnificent specimen of <i>Camellia sasanqua</i> . Local historic and aesthetic significance as representative of a particular garden style.	Retain on LEP.
E47	Berowra	2-4 Hillcrest Road	Garden	Gardens retain original layout and plantings and the house is largely original. Fine sandstone fence and gate posts, most likely associated with adjacent heritage-listed Blackwood House, and ornamental trees, particularly the specimen of lemon scented gum at number 4.	Retain on LEP.
A2	Brooklyn	51 Brooklyn Road	House	One of the first cottages constructed on the subdivided farm of Joseph Gannon, Kingscourt documents the closer WWI residential subdivision along Brooklyn Road. Situated on a bend of the road, the later sympathetic second-storey addition has emphasised the long standing historic presence of the building, and its landmark prominence.	Retain on LEP.
E50	Cheltenham	183 Beecroft Road	Garden	A largely intact period garden on a prominent corner, conserving fine original or early features including a curved gravel drive, twin entries with stone gate pillars and wrought iron gates, garden beds and a garden of trees and shrubs of the late Federation/Interwar era. Of historical and aesthetic significance.	Retain on LEP.
E51	Cheltenham	22 Cheltenham Road	Garden	Garden retains many original features including the boundary fence, pedestrian gate and plantings. White pool fence for pedestrian safety on nature strip is visually intrusive.	Retain on LEP.
E52	Cheltenham	10-12 The Boulevard	Garden	New front fence since 1993 Heritage Study but garden retains many original features. Despite alteration since the 1993 Heritage Study, this garden retains considerable original fabric	Retain on LEP.

ID	Suburb	Property Address	Item	Comment	Recommendation
				representative of its period and has Local aesthetic significance derived from mature tree and shrub plantings.	
E54	Cheltenham	46 The Crescent	Garden	Garden dilapidated but retains original features including timber arbour, row of cypress, original sandstone front fence and timber vehicle and pedestrian gates.	Retain on LEP.
E55	Cheltenham	48 The Crescent	Garden	Several garden features have been removed since the 1993 Heritage Study (including the gravel drive and some plantings) but garden retains early significant plantings and sandstone front fence retains continuity with adjoining properties at 44 and 46 The Crescent.	Retain on LEP.
E57	Dural	452 Galston Road	Garden	Garden – Pukekara Park. Although of more recent date than suggested in the 1993 Heritage Study, this garden has considerable aesthetic significance as a “plantsman’s garden” featuring a wide variety of ornamental trees and flowering shrubs.	Retain on LEP.
E58	Dural	454 Galston Road	Garden – Kelvin Park	Garden—Kelvin Park Representative of large 1960-70s rural gardens with ornamental shrubs massed blow canopy trees. Plantings have declined since 1993 Study.	Retain on LEP.
E59	Epping	27A Chester Street	Garden	Some plants have gone from garden since 1993 Heritage Study but it retains many original features including the landmark Deodar.	Retain on LEP.
E62	Hornsby	4 Lisgar Road	Garden	A locally significant hillside garden for its aesthetic values derived from trees, terraced garden beds and mature plantings, particularly cycads, azaleas and tree ferns. Also significant is the ornamental sandstone lily pond with a central fountain.	Retain on LEP.
E63	Hornsby	6 Lisgar Road	Garden	Bushland remnant with Local significance and positive streetscape contributions. Primarily significant for remnant native trees and sandstone outcrops, but also	Retain on LEP.

ID	Suburb	Property Address	Item	Comment	Recommendation
				with some exotic oriental's, making major contribution to streetscape in conjunction with 4 and 8 Lisgar Road.	
E64	Hornsby	8 Lisgar Road	Garden	Primarily significant for remnant native trees and sandstone outcrops, making major contribution to streetscape in conjunction with 4 and 6 Lisgar Road.	Retain on LEP.
A4	Pennant Hills	6 Greycliffe Avenue	House	Evidence of the influence of European modernism in Australian domestic architecture, important in demonstration a new design approach in a suburban context. Associated with local architect Raymond Smith, as his own house. A rare example of 1940s residential modernism in Hornsby Shire.	Retain on LEP.
A6	Thornleigh	33 Yaralla Crescent	House	An architect designed Sydney School split level compact home, sensitively adapted to its steeply sloping site. House is remarkably intact and well maintained; an excellent example of Hornsby's 1960s fringe development.	Retain on LEP.
E72	Wahroonga	45 Bundarra Avenue	Garden	The horticultural qualities of the mature trees give the garden aesthetic significance at a Local level and contribute greatly to the streetscape of Bundarra Avenue and the Wahroonga North Heritage Conservation Area.	Retain on LEP.
E74	Wahroonga	51 Bundarra Avenue	Garden	Exotic trees and shrubs and indigenous remnant trees have aesthetic significance at a Local level as evidence of the tree layer of pre-European settlement vegetation or regrowth thereof.	Retain on LEP.
E77	Wahroonga	1 Pacific Highway	Garden	Garden retains landmark palms and an earlier garden with Local historical and aesthetic significance derived from their species and horticultural qualities at a major intersection.	Retain on LEP.

4. Items not to be Progressed to Heritage Listing:

Of the 21 items reviewed as potential heritage items, it is recommended that 4 built items and 1 landscape item not to be progressed for heritage listing as they did not meet the criteria for containing local heritage values. The following table provides a summary table of the items recommended no to be progressed:

ID	Suburb	Property Address	Item	Comment	Recommendation
B7	Beecroft	81 Beecroft Road	House	Hornsby Council advised GML that the property forms part of an area which has been rezoned to accommodate higher density under the Housing Strategy DCP 2011, and that further review was not required.	No further assessment.
B12	Cheltenham	77 Cheltenham Road,	House	Originally a single-storey weatherboard house with a tile roof built c1948. Second-storey extension c2002/3 in timber has unsympathetically altered the external appearance, extended the footprint to south, widened the verandah and extended the verandah to the northern side. The addition of the second-storey has diminished any previous heritage values.	Do not list in LEP.
B13	Epping	2 Dorset Street	House	Said to match the adjacent heritage-listed Federation house at No.5 Dorset Street – but bears little resemblance to its neighbor. No apparent heritage qualities.	Do not list in LEP.
B24	Pennant Hills	Hillcrest Road	Trees in Road Reserve	Very large remnant indigenous trees in road reserve with branches overhanging road, footpath and adjacent properties. Need regular arborist assessment for condition, risk assessment and management recommendations.	Protect remnant native trees under TPO.
B26	Thornleigh	7 Station Street	House	DA and Construction Certificate for residential alterations and additions 2009.	Do not list in LEP.

Two items reviewed as potential heritage items were identified to have potential cultural heritage values subject to further investigation. In these cases, heritage listing has not been recommended, however archival recording, historic research and conservation is encouraged, as follows:

ID	Suburb	Property Address	Item	Comment	Recommendation
B8	Beecroft	50 Sutherland Road	Log Dragging Rills	Rare evidence of Beecroft timber getting industry, two parallel ditches/swales in lower area of heavily vegetated Lot. Detailed historic research required to establish comparative significance.	Encourage conservation. Historic research and archival record.
D36	Hornsby Heights	441 Sommerville Road	Crosslands Reserve – House Ruins and Well	Archaeological remains of former buildings, walls and a well within Crosslands Reserve, identified in a 1911 survey of the area, in a ruinous condition, and likely represent various phases of construction and occupation. Should any disturbance or interpretation of the remains be necessary, this should be archaeologically monitored, consistent with the provisions of the NSW Heritage Act.	Detailed Historical Research to fully document the occupation and history of the Reserve.

5. Heritage Items Requiring Amendment:

Eight existing heritage items are recommended for amendment. The following table provides a summary of the recommended amendments to existing listings:

ID	Suburb	Property Address	Item	Comment	Recommendation
E38	Beecroft	2, 2A and 4 Beecroft Road	Garden	Significant items are the sandstone wall, probably relating to Blackwood House (8 Beecroft Road) and both exotic and indigenous trees.	Retain on LEP. Amend listing to identify the fence as a built element. Include exotic trees on Significant Tree Register (see table below).
E45	Beecroft	15 Kirkham Street	Garden	Address is now known as 6 Parker Close. Most of trees in listing have gone. Garden has association with Mary Duigan, a prominent local gardener.	Retain on LEP. Amend listing to update address.
D33	Castle Hill	423-521 Old	Oakhill College,	Oakhill College is a significant site in the history of the region,	Retain on LEP. Amend listing to remove

ID	Suburb	Property Address	Item	Comment	Recommendation
		Northern Road	original building, gate house and grounds	initially as a homestead complex, and now as a major regional educational institution, with associated buildings and landscaping. Institutional buildings, notably the three-storey De La Salle building, illustrate the aesthetic preferences of the brothers of Romanesque architecture. Oakhill has strong associations with the De La Salle brothers and their educational work and with the extensive school and religious communities, as evidenced in its buildings and associated national brothers' cemetery. A rare example of a regional educational and institutional complex. Although the original homestead and gatehouse have been demolished and much of its curtilage redeveloped for housing, the remnant mature cultural tree planting and elements of the homestead garden on the hilltop site remain, dating from about 1910. Archaeological remains of earlier buildings are likely. Proposals for unsympathetic new windows on the De La Salle building and removal of existing grave markers from the cemetery require careful consideration of heritage impacts.	reference to the gate house now demolished.
E53	Cheltenham	44 The Crescent	Garden	The fine sandstone boundary fence is a prominent element in the streetscape of both The Crescent and The Promenade, with Local aesthetic significance and interpreting the former garden on the site.	Retain on LEP. Amend to only include the fence, which relates to the pre-subdivision boundary and extends along street boundary of 28 The Promenade, Cheltenham. List fence of 28 The Promenade, Cheltenham.
D34	Dangar Island	36 Grantham	House	'Joyville' is associated with the 1921 subdivision of the island	Retain on LEP.

ID	Suburb	Property Address	Item	Comment	Recommendation
		Crescent		for residential development, and is evidence of Dangar Island's increasing popularity for residential and weekend recreational use in the 1920s. It is associated with its first owners, the Starrett family, who built and occupied the cottage 1922-1936. The original cottage form is evidence of the inter-war era in its construction, with sheltering verandahs and hipped roof using materials of fibro, tin and timber that could be readily transported to the island. 'Joyville' is representative of the cottages of its era in its original form and fabric. Located on one of the islands first residential subdivisions, its ongoing residential use both as a weekender and as a permanent residence, is evidence of its enduring functionality.	<i>The House is identified as Archaeological item on draft LEP Schedule 5. The House should be identified as a built item. Remove from Part 3 Archaeological Sites and include in Part 1 Heritage Items.</i>
D35	Epping	3 Pembroke Street	St Albans Anglican Church and grounds	The Church site and its buildings have been the focus of Anglican worship since 1896, and it has an enduring association with the Anglican ministry to its congregation and the Epping community more generally, as it continues to play a lively community role today. The existing Church (1922) was designed by Burcham Clamp, the parish hall and rectory (1934) were designed by Professor Leslie Wilkinson, both being Diocesan architects of prominence and accomplishment. Ongoing architectural engagement with local architects has contributed the War Memorial Hall (1957) and completed the second stage of the Church and spire	Retain on LEP. The listed address should be amended to 3 -5 Pembroke Street. A Conservation Management Plan (CMP) is needed for the site which can build upon the partial analysis of the Church property undertaken by NBRS in 2005. This will guide future development of this important site.

ID	Suburb	Property Address	Item	Comment	Recommendation
				(1961). Together with its mature remnant indigenous trees and landscaping it represents a remarkable enclave in the village area of Epping, notable in the streetscape. The almost complete archive of the parish records of St Alban's provides a remarkable research repository, available to yield information about the history of the site and the area. Rectory recommended for listing in Stage 4 Heritage Review, but not progressed by Council due to concern regarding structural stability. The Church complex is incorrectly called number 3 Pembroke Street in the existing listing, but described as inclusive of the adjacent lot. The listing should encompass numbers 3 -5.	
C29 E73	Wahroonga	48 Bundarra Avenue	House	Landskrona is a substantial Inter-war house and garden demonstrating the subdivision of Wahroonga's early estates for a second generation of significant houses. 'Landskrona' is a finely detailed and executed house and garden of quality and distinction.	List house as well as garden in LEP.
C30 E75	Wahroonga	54 Bundarra Avenue	House	A distinguished, architect designed inter-war house in remarkably intact condition on its original one acre Lot, set in a mature garden with a wide variety of cultural plantings and mature trees from the period 1930-50, of high Local significance in the Wahroonga North Heritage Conservation Area. Garden has been altered since 1993 Heritage Study but retains many significant features.	List house as well as garden in LEP.

HERITAGE SCHEDULE – MISCELLANEOUS AMENDMENTS

A number existing heritage items have be subject to recently approved subdivisions. The following is a summary of the recommended amendments to update the correct property information included in Schedule D (Heritage Items) of the *HSLEP 1994* or Schedule 5 (Environmental Heritage) of the draft *HLEP* depending on the timing of the progression of the Planning Proposal.

Development Application	Suburb	Property Address	Item	Comment	Recommendation
DA/1173/1999	Beecroft	100 Beecroft Road	"Vintage Cellars" building	Approved subdivision resulting in a new parcel allotment.	Amend property description to Lot 1 DP 1168541.
DA/605/2011	Beecroft	115 Beecroft Road	"Carmel"	Approved subdivision resulting in new parcel allotment.	Amend property description to Lot 1 DP 1172114.
DA/739/2012	Hornsby	2A Manor Road	"Mount Wilga" and grounds	Approved subdivision resulting in new parcel allotment.	Amend property description to Lot 101 DP 1166007.
DA/1538/2010	Hornsby	8A Northcote Road	Former Hornsby Kuring-gai Hospital and Community Centre	Approved subdivision resulting in new property address and parcel allotment. Recommend to amend item name as the building is no longer associated with the Hornsby Hospital or Community Centre.	Amend item name to House. Amend property address to 26 Pulbrook Parade Amend property description to Lot 1 DP 1165114.

approvals process, information required, and how to develop sympathetic renovations.

2. **Find a good fit:** Fit the planned use to the site, building and room. Example: A good fit (or compatible use) is placing new kitchens or bathrooms into existing service rooms to limit damage to fine old interiors.
3. **Keep authenticity:** Aim to retain inside and outside heritage features (like fireplaces, decorative ceilings, windows, roofs and fences). Reuse rather than remove or replace sound heritage materials.
4. **Position discretely:** Place extra living space and changes to the rear or least-conspicuous position to maintain the main public appearance, setting and features of the place.
5. **Continue patterns:** In modern or traditional additions, reflect forms and patterns of the adjoining old building without imitating its exact details to harmonise new with old. Examples: Window sill lines, materials, roof forms, building proportions and fences are typical patterns to follow in new additions.
6. **Separate new forms:** Separate the mass of new buildings from the old so the old remains prominent. Examples: From the heritage building, step-down the height of additions (wall and roof ridge heights) and increase building setbacks.
7. **Reveal heritage features:** Removing unsympathetic alterations and restoring original features like open verandahs and fences can transform a place's appearance and appeal.
8. **Make change reversible:** meaning new work can be removed later without damaging the old.

These tips have been adapted from the Heritage Council of NSW. These tips are not compulsory or inflexible. They do not replace other professional guidelines, planning controls or direct the consent authority's assessment of proposals.

How can I find out more information on my property?

Researching property history is often necessary to understand the heritage significance of a heritage item or the role of the property within a heritage conservation area. Some sources of information include:

- Hornsby Local Environmental Plan (HLEP)
- Hornsby Development Control Plan (HDCP)
- Hornsby Shire Council libraries
- State Library
- NSW Heritage Office website - <http://www.heritage.nsw.gov.au/>
- External heritage consultants or historical societies
- Books and publications

For further information

To determine whether your property is heritage listed or in a heritage conservation area in Hornsby Shire, look at the Heritage Maps under the HLEP. Heritage items are also listed under Schedule 5 of the HLEP.

Please consult the HLEP, HDCP and Council officers to determine whether development consent is required and for development application submission requirements.

The HLEP is available at hornsby.nsw.gov.au/hlep

The HDCP is available at hornsby.nsw.gov.au/hdcp

How can I find out more or ask a question?

Please call Council's Duty Planner on 9847 6760 (Monday to Friday, 8.30am to 5pm).

Strategic Planning Branch
Hornsby Shire Council
296 Pacific Highway, Hornsby
PO Box 37, Hornsby NSW 1630

Telephone 9847 6666
8.30am-5pm Monday to Friday

hornsby.nsw.gov.au/heritage

Cover Photo:
"Mindaribba"
14-18 Malton Road, Beecroft

your guide to Heritage



What is heritage?

Heritage relates to places and objects that have a sense of living history, and which offer physical links that connect the community to earlier generations and their way of life. Conserving heritage helps us to understand our past and contribute to the future.

Heritage Listings

Places and objects are listed when they have what is known as heritage significance. Ancient, old and modern places are all listed. These demonstrate the length and breadth of Australia's rich history. Hornsby Council in "Schedule 5 - Environmental Heritage" of the Hornsby Local Environmental Plan (HLEP) lists:

■ Heritage Items

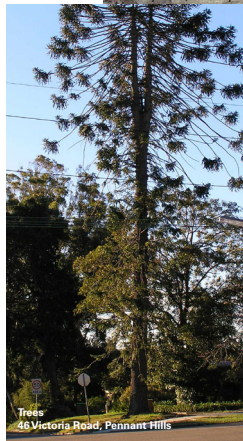
Heritage items include buildings, landscaping, gardens, parks, archaeological relics or Aboriginal sites.

■ Heritage Conservation Areas

Heritage conservation areas are places where the historical origins and relationships create a cohesive sense of place or have a distinctive character. The subdivision history and pattern, a consistent age, style or materials of buildings, street features and landscaping can make a heritage conservation area significant.



Sandstone Steps
Quarry Road, Hornsby



Tree
46 Victoria Road, Pennant Hills



Wiseeman's Ferry Cemetery
Singleton Road, Wiseeman's Ferry

What can I do with my property?

The Hornsby Development Control Plan (HDCP) assists property owners of heritage value when proposing changes to their property. "Part 9 Heritage" of the HDCP outlines the types of development Council encourages and provides guidance relating to design, siting, streetscape, fences, landscaping and demolition. Character statements are also provided for each heritage conservation area.

Do I need a development application?

Generally, Council's approval (development consent) is required for the carrying out of external works to a heritage item or a component of a heritage conservation area. For submission requirements refer to "9.1.2 - Development Application Submission Requirements" of the HDCP.

In some cases, where Council is satisfied that the proposal will not have an adverse impact on the heritage item or heritage conservation area, a development application is not required. This may include minor alterations and additions such as day-to-day gardening, cleaning, and minor maintenance work. Further details concerning works that do not require consent and the process for obtaining confirmation from Council regarding same is contained in "9.1.1 - Development Without Consent" of the HDCP.



"Belmont"
241 Pacific Highway, Hornsby

Common misconceptions about heritage listing

Listing is an unfair interference

Heritage listing simply means that a merit based development assessment process will apply when lodging a Development Application. The process for considering the heritage listing of a property is made after carefully assessing the significance of the item and consulting with land owners, neighbours, interest groups and the general public.

Heritage listing prevents change and growth

Heritage listing will not prevent development on, or changes to, a property. Any proposed alterations and additions can be assessed for approval. However, Council promotes sympathetic changes to retain the authenticity of heritage items and areas.

Heritage listing devalues property

In many cases, heritage listing has no effect on property values. Heritage listing can provide greater certainty that future changes will be sympathetic. Sensibly maintained, the old keeps its appeal in the long term and only grows in rarity with age.

Heritage listing turns my property into a museum

The heritage listing of a place does not require property owners to open their property to the general public or restore their property to dictate a place in time. A heritage listed property only requires normal day-to-day maintenance.

My property isn't "old" enough to be listed

There are lots of reasons that buildings or places have heritage significance, other than age and beauty. Design style and connections to important people or events mean that old, new, large, small, plain and intricate items can form part of our heritage.

Heritage renovating tips

1. **Start with good advice:** from Council or a heritage consultant to understand your listing, the